



OFFERING MEMORANDUM

COACHELLA VALLEY INDUSTRIAL CENTER

±184 INDUSTRIAL ZONED ACRES





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SITE OVERVIEW



LOGISTICS ADVANTAGE

- Emerging Coachella Valley Logistics Corridor
- Gateway to Next-Gen SoCal Distribution
- Scale Without Inland Empire Constraints
- Access to SoCal, Arizona and Nevada
- Last-Mile and Door-to-Door Coordination

Service area: up to **115 miles** with efficient access to **Ports of Long Beach and Los Angeles**

PROPERTY HIGHLIGHTS



±184 Acres of Industrial Zoned land w/ rare scale



Competitive alternative to IE West & East land pricing



Flat usable site allowing for efficient development



Ideal for large-scale or phased industrial development



Access to the I-10 freeway (improved Indian Canyon on/off ramp)



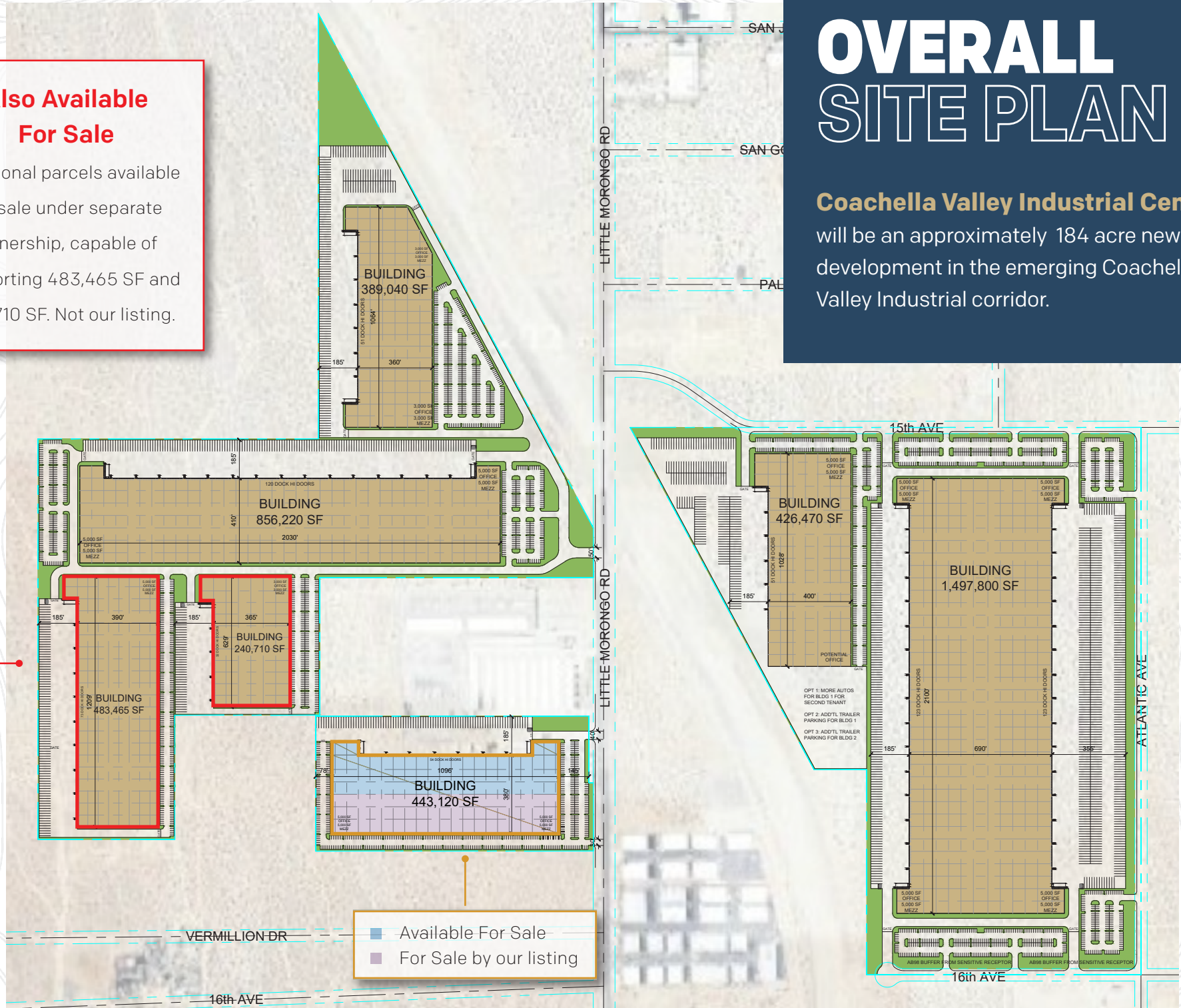
OVERALL SITE PLAN

Coachella Valley Industrial Center

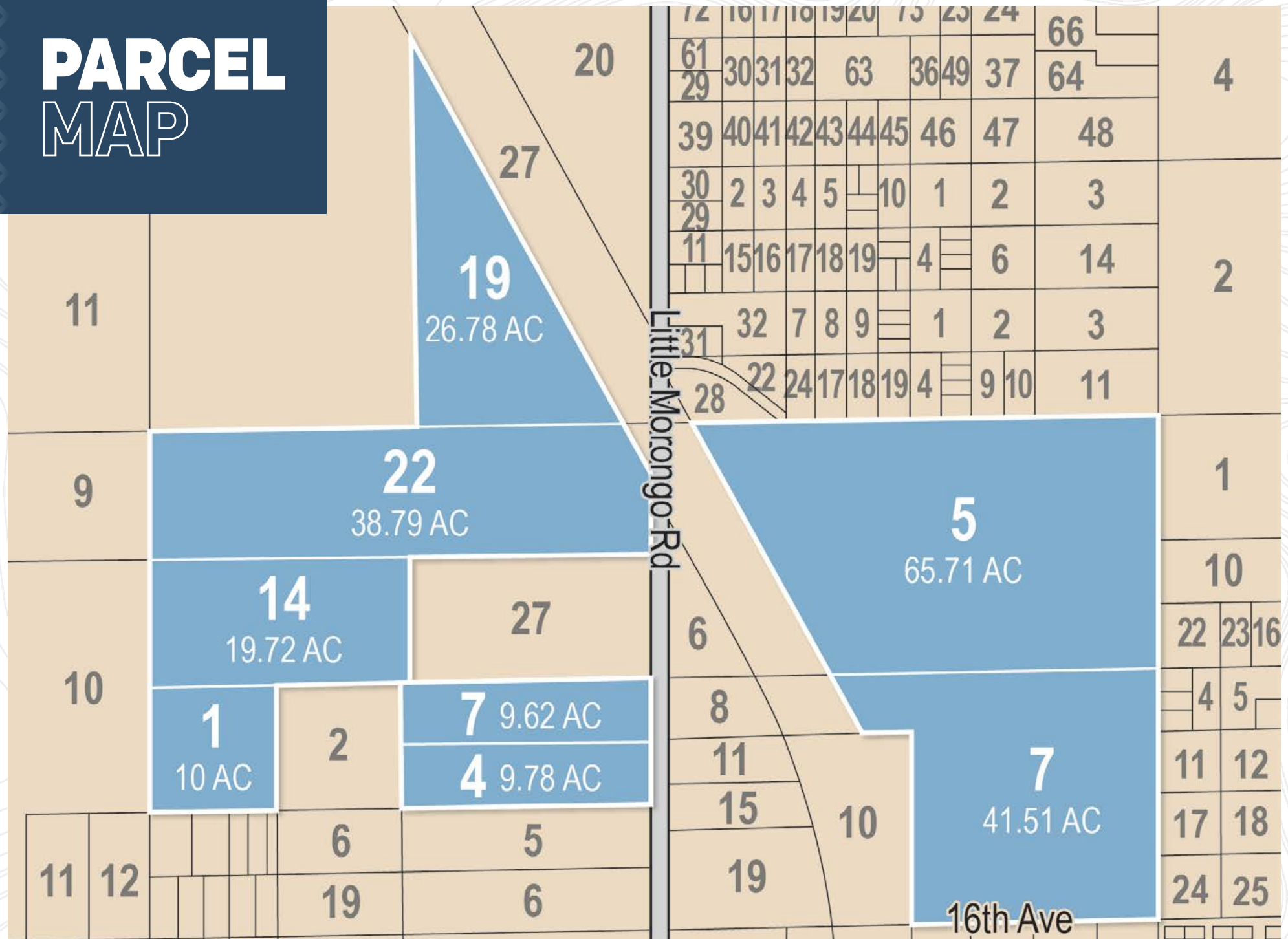
will be an approximately 184 acre new development in the emerging Coachella Valley Industrial corridor.

Also Available For Sale

Additional parcels available for sale under separate ownership, capable of supporting 483,465 SF and 240,710 SF. Not our listing.



PARCEL MAP



SITE PLAN OVERVIEW



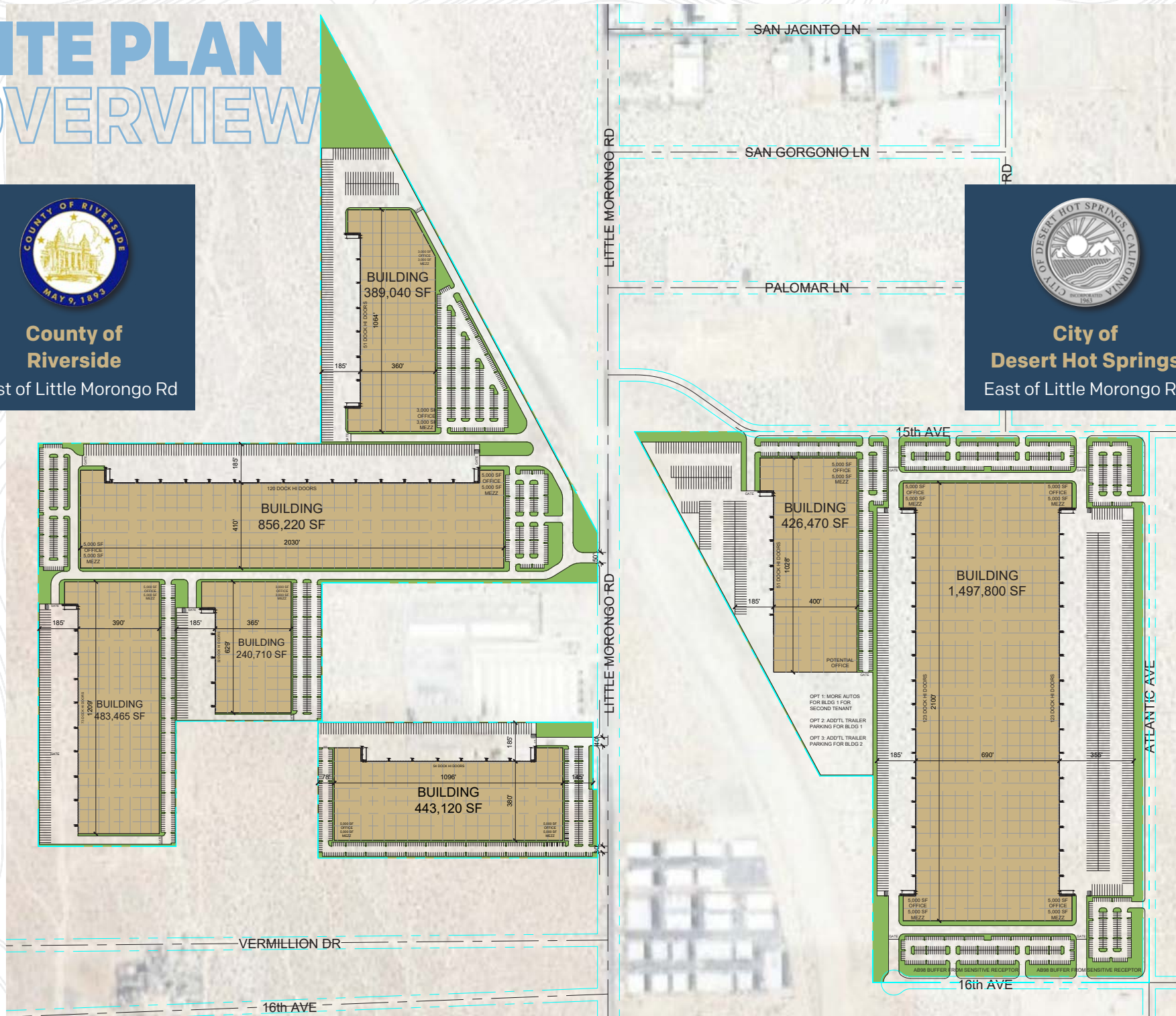
**County of
Riverside**

West of Little Morongo Rd

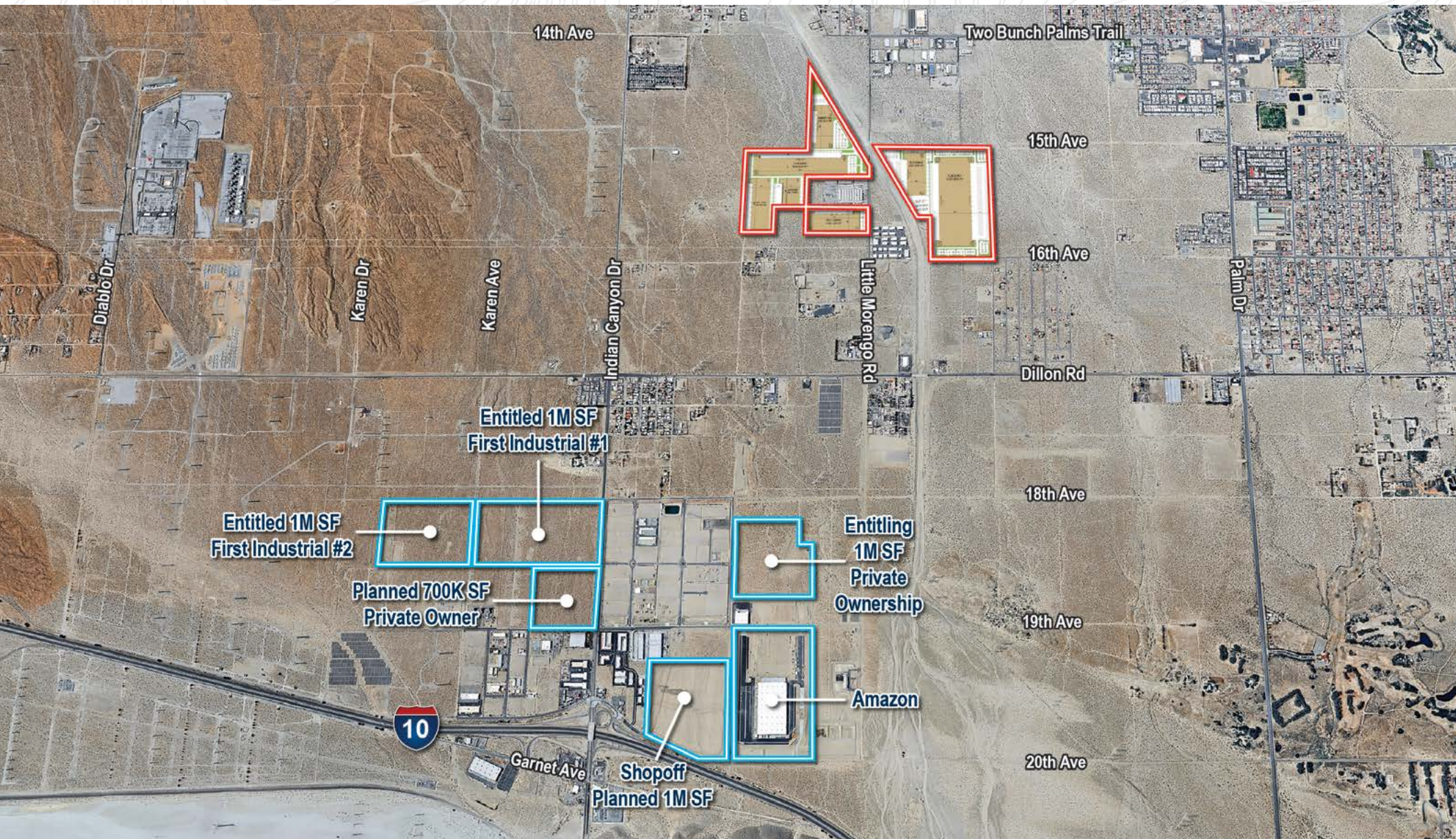


**City of
Desert Hot Springs**

East of Little Morongo Rd



REGIONAL OWNERSHIP OVERVIEW



SITE LOCATION

DESERT HOT SPRINGS, CA

Located in the emerging Coachella Valley logistics corridor, the site captures the next wave of inland growth-bringing port-driven demand with scalable access to Southern California and key distribution markets across the Western U.S.



DESERT HOT SPRINGS DEMOGRAPHICS



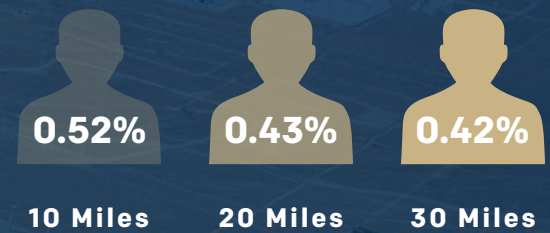
Daytime Population 2025



Population Forecast 2030



Population Growth 2025-2030



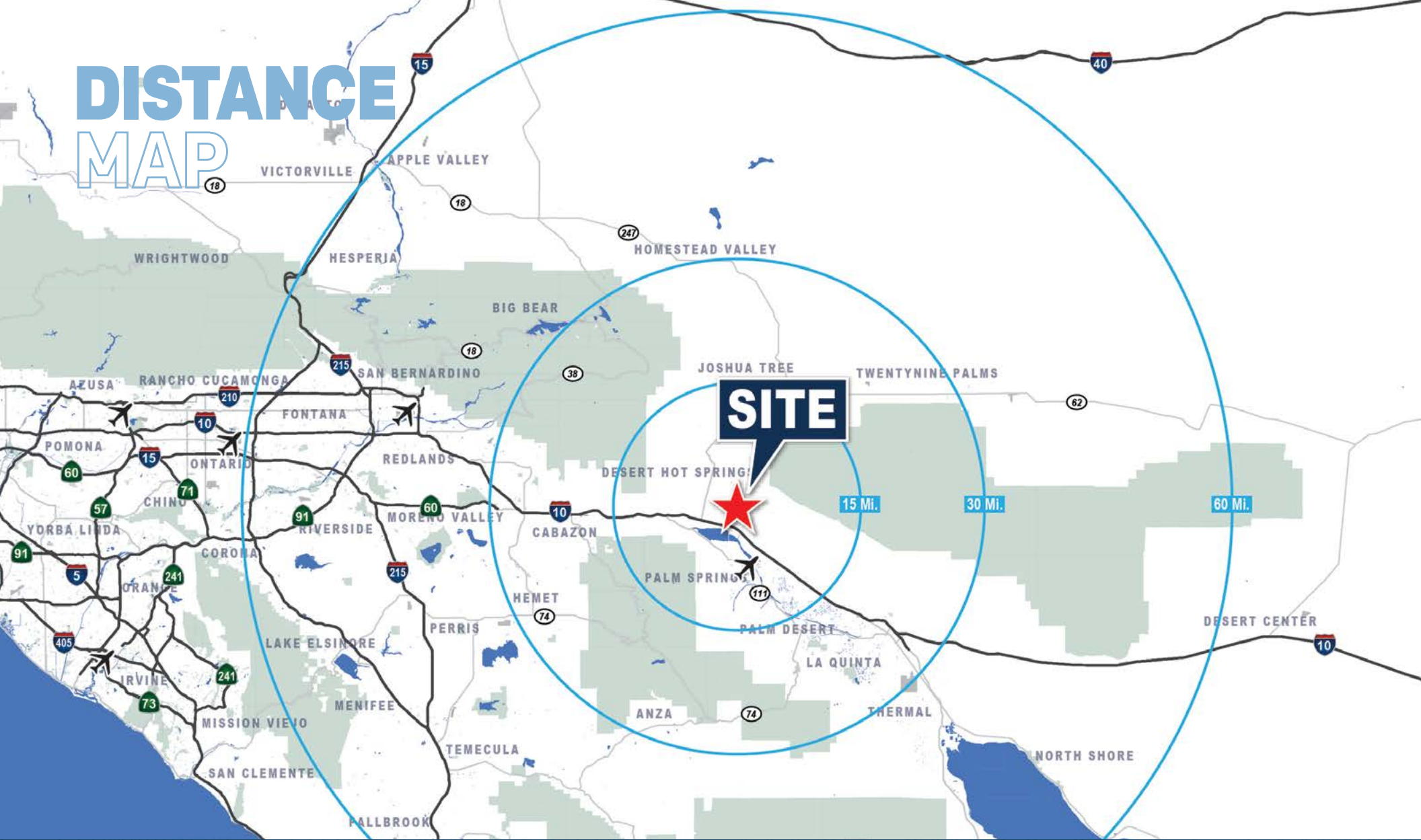
Average HH Income 2025



Estimated Employees 2025



DISTANCE MAP



LOCATION HIGHLIGHTS



±118 Miles

Ports of Long Beach
& Los Angeles



±55 Miles

BNSF San Bernardino
Intermodal Facility



±52 Miles

Los Angeles
International Airport



±52 Miles

San Bernardino
Airport



±11 Miles

Palm Springs Airport



±68 Miles

Ontario
International Airport



±106 Miles

Long Beach Airport



±92 Miles

John Wayne
Airport

FWY INTERCHANGES



±0.5 Miles



±28 Miles



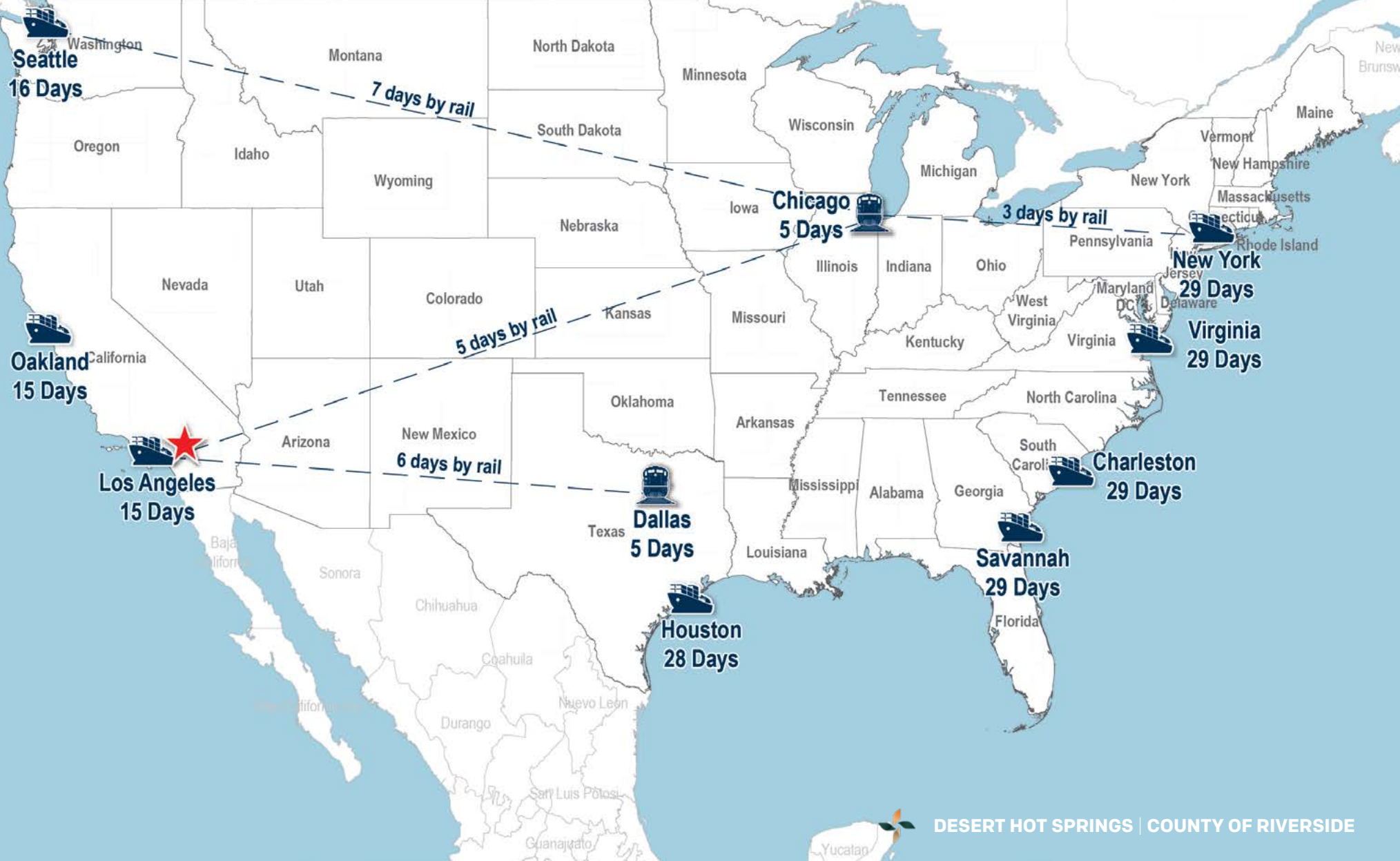
±46 Miles



±57 Miles

Value of Imports from Mexico 2025

COUNTRY PORTS MAP



DESERT HOT SPRINGS OVERVIEW

Desert Hot Springs & Coachella Valley – Industrial Growth Overview

The Coachella Valley is quickly emerging as a strategic extension of Southern California’s industrial and logistics footprint, driven by sustained population growth, infrastructure investment, and ongoing constraints in core Inland Empire markets. As land availability tightens and pricing continues to rise closer to the Ports of Los Angeles and Long Beach, developers and users are increasingly pushing east along the I-10 corridor in search of scalable, cost-effective alternatives.

Desert Hot Springs is uniquely positioned at the forefront of this shift. With immediate access to Interstate 10 and proximity to the broader Southern California freeway network, the city offers efficient connectivity to the Inland Empire, the Ports, and key distribution routes serving the Western U.S. Its abundance of developable land, more streamlined entitlement environment, and lower basis relative to coastal and infill markets make it an attractive option for large-scale industrial and logistics development.

Surrounding cities including Palm Springs, Indio, and La Quinta continue to support regional growth through expanding residential communities, tourism, and a deepening labor pool—further reinforcing the Valley’s long-term viability as a distribution and employment hub. As the Coachella Valley transitions into a more diversified, year-round economy, Desert Hot Springs stands out as a forward-looking location capable of accommodating the next wave of industrial demand.





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