

2.17 ACRES | DILLON ROAD
Desert Hot Springs, California 92240



FOR SALE
~~\$259,000~~ \$175,000



outlines are approximate

KATE RUST
Partner
DRE# 01267678
kate@meadecommercial.com
(760) 409-1532

DANYELL MEADE
Vice President
DRE# 02056792
dmeade@meadecommercial.com
(760) 779-8823

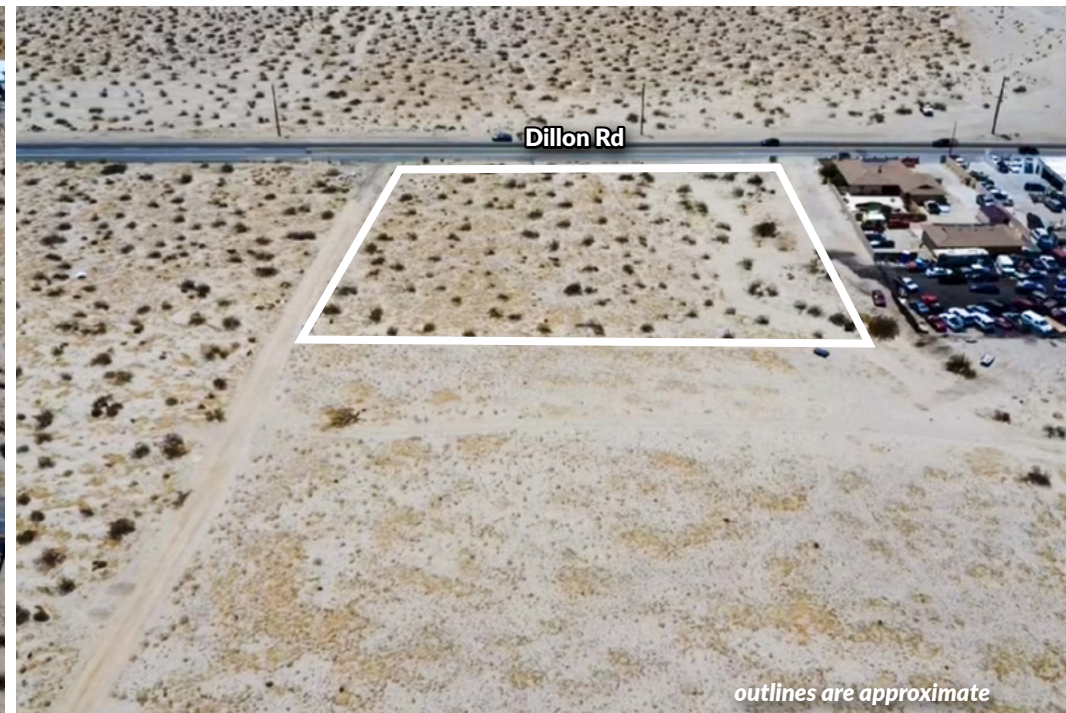
72100 Magnesia Falls Drive, Ste 2, Rancho Mirage, CA 92270
meadecommercial.com | CA DRE Lic 02439728

PROPERTY OVERVIEW

FOR SALE | 2.17 ACRES VACANT LOT
Dillon Road, Desert Hot Springs, CA 92240

PROPERTY HIGHLIGHTS

- 2.17 Acres / 94,525 SF
- Zoned I-L (Light Industrial) which allows for warehouses, mini storage, wholesaling, and distribution.
- Moving Company
- Indoor Recreational Equipment Rental
- Indoor Maintenance and Repair
- Furniture, Cabinet, Woodworking Shops
- Convenience Store
- Nurseries and Garden Centers
- Recently annexed in the Cannabis Zone
- Land use also allows for Industrial Energy Production
- Ideally located near Palm Springs and I-10.



MARKET OVERVIEW

FOR SALE | 2.17 ACRES VACANT LOT
Dillon Road, Desert Hot Springs, CA 92240

WHY DESERT HOT SPRINGS AREA?

Desert Hot Springs is a vibrant, growing, and innovative City that represents California's legacy of exploration and discovery. The first City in Southern California to legalize cannabis, Desert Hot Springs embraces and empowers business owners from many industries. At the same time, it offers many enticing qualities for entrepreneurs and residents alike.

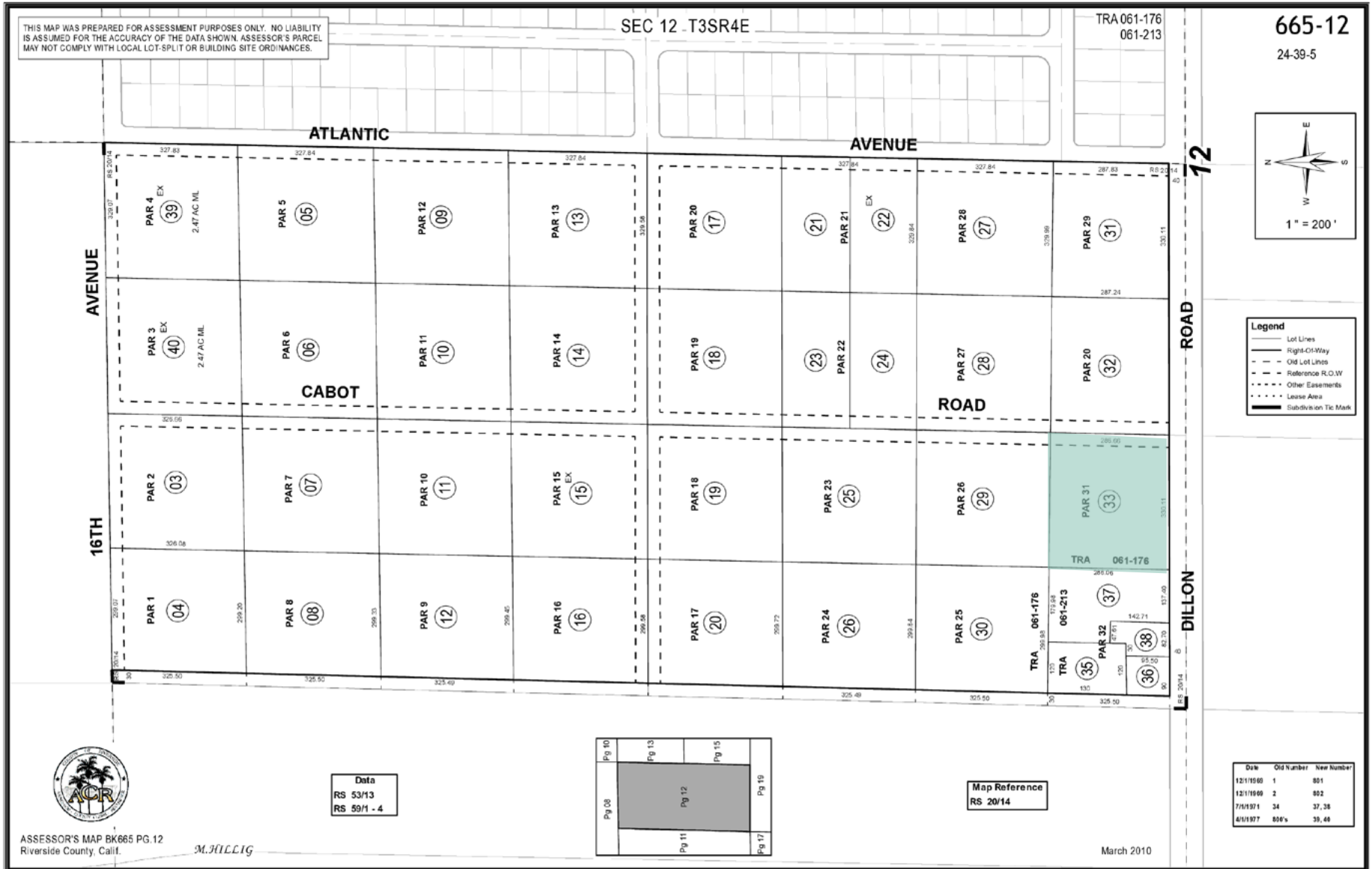
The City of Desert Hot Springs is committed to becoming a world class health and wellness destination based upon its famous miracle waters, unique desert ecosystem, spectacular mountain views, and natural environment.

Desert Hot Springs has the fastest growing population in the Coachella Valley and is booming with new development:

- Amazon 600,000+ SF storage center (under construction)
- Desert Gateway-1,000,000 SF logistics center and hotel
- 141 Single Family Homes at Skyborne (Village 2) by Lennar
- Ovation-402 Residential Condos with a club house approved
- GHA is currently building new residential homes inside Aventura Palms neighboring the subject property
- Lennar is building Rancho Descano, 76 Single Family Homes, neighboring the subject property
- New Residential Housing Development next to Rancho Descano
- 64 Unit Multi-family residential project just received entitlements along Camino Campanero neighboring the subject property
- 167 Unit Multi-family residential project just received entitlements along Park Lane neighboring the subject property
- Desert Storage-63,000+ SF RV Storage
- A new public Safety Campus to include a new 6300+ SF Police Annex and a remodel of the existing fire station



DILLON ROAD
APN: 665-120-033



AERIAL MAP | DEMOGRAPHICS

FOR SALE | 2.17 ACRES VACANT LOT
Dillon Road, Desert Hot Springs, CA 92240



DEMOGRAPHICS	1-mile	3-mile	5-mile
Population	239	27,918	58,152
Households	75	8,620	19,820
Median Household Income	\$29,721	\$39,175	\$46,712
Average Daily Traffic (ADT)	Little Morongo Rd. and Dillon Rd.: 9,620 N. Indian Canyon Drive: 13,545 I-10: 89,322		

KATE RUST
kate@meadecommercial.com
760-409-1532

DANYELL MEADE
dmeade@meadecommercial.com
760-899-8980

© MEADE COMMERCIAL, INC. | 2026

*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

YOUR ADVISORS



KATE RUST

Partner

DRE# 01267678

kate@meadecommercial.com

760-409-1532



DANYELL MEADE

Vice President

DRE# 02056792

dmeade@meadecommercial.com

760-899-8980

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

COPYRIGHT NOTICE

© 2026 Meade Commercial, Inc. All Rights Reserved.

Meade Commercial, Inc. Broker Lic. 02439728

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

Phone Number: 760.837.1880 | meadecommercial.com

