

FOR SALE

133.01 ACRES

6250 DILLON RD.
Desert Hot Springs, CA

NEAR THE I-10 FREEWAY

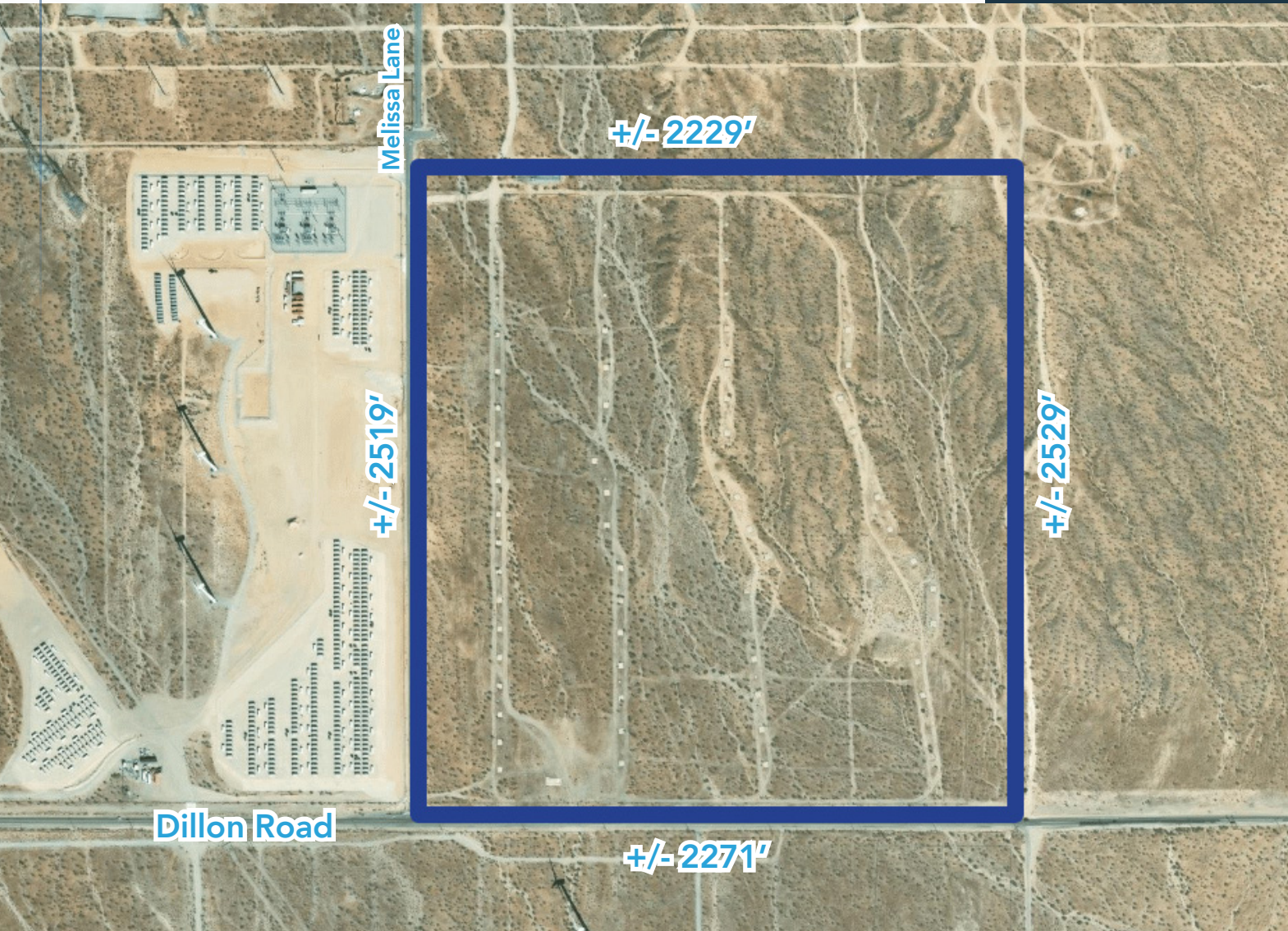


Colliers

±133 ACRES

6250 DILLON RD.

Desert Hot Springs, CA



+/- 133.01 Acre Lot
Land size

+/- 5,793,915 SF
Land Square Footage

Wind Energy (W-E)
Zoning County of Riverside

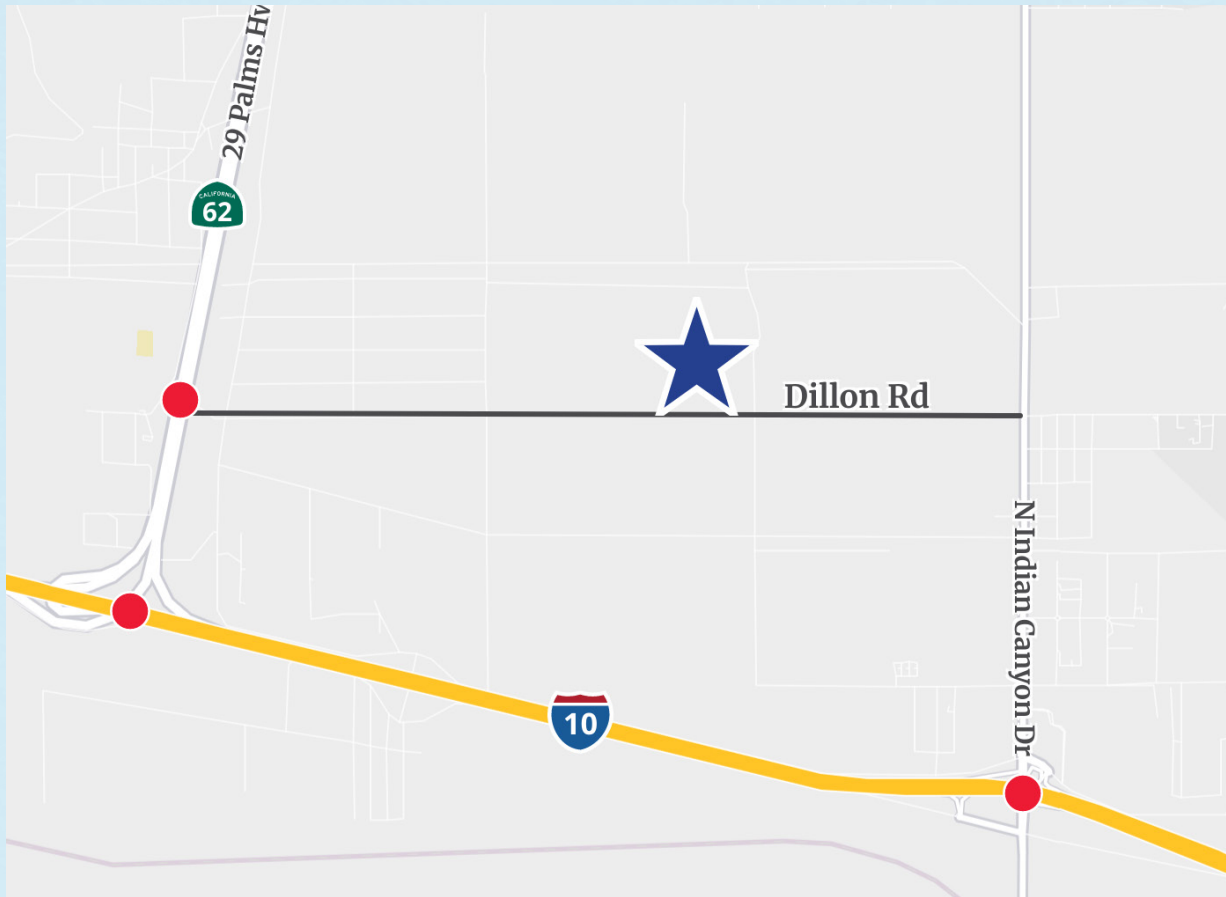
APN# 668-270-012
Parcel Number

Permitted Uses
Transmission Facility
Electric Storage Facility
Solar Power Plant

Location
Near I-10 Freeway and Hwy
62

Close Proximity
to Amazon Fulfillment Center
Edison Plant & Planned
Development Projects
Amenities: Restaurants, Gas
Stations, Fedex

LOCATOR MAP



[click for permitted Uses](#)


133.01 AC
Land Acreage


IDEAL USE
Industrial Redevelopment


WAREHOUSING


DISTRIBUTION
Perfect for Solar on Roof

AERIAL MAP

SITE

Dillon Rd

 SOUTHERN CALIFORNIA
EDISON

± 1.9M SF
Planned

± 1.06M SF
Planned

± 740K SF
Planned

Business Park

19th Ave



ARCO

amazon

Fulfillment
Center -
Completed

Denny's

76

Pilot's
GRAND CANTINA

DEL TACO

FedEx

Jack
in the box

Chevron

TRADEWAY
LOGISTICS

20th Ave

N Indian Canyon Dr

Annual Imports from Mexico nearshoring have seen significant growth in the last few years, surpassing the Ports of L.A. & Long Beach - the busiest ports in the United States.



CENTRALIZED NEARSHORING DISTRIBUTION HUB

DEMOGRAPHICS [click for report](#)

Overview	25 Miles	50 Miles	100 Miles
Population	530,477	2,539,502	16,034,986
Annual Population Growth Rate (2010-2020) <i>Desert Hot Springs (2010-2023) = 21.6%</i>	0.70%	0.94%	0.51%
Daytime Residents Population	314,324	1,436,860	8,476,222

DRIVE DISTANCE



FWY Interchanges



±0.5 Miles



±28 Miles



±46 Miles



±57 Miles



Ports

Port of Los Angeles
& Long Beach

±118 Miles



Airports

Palm Springs
Airport

±11 Miles

Ontario
Airport

±68 Miles

John Wayne
Airport

±92 Miles

San Bernardino
Airport

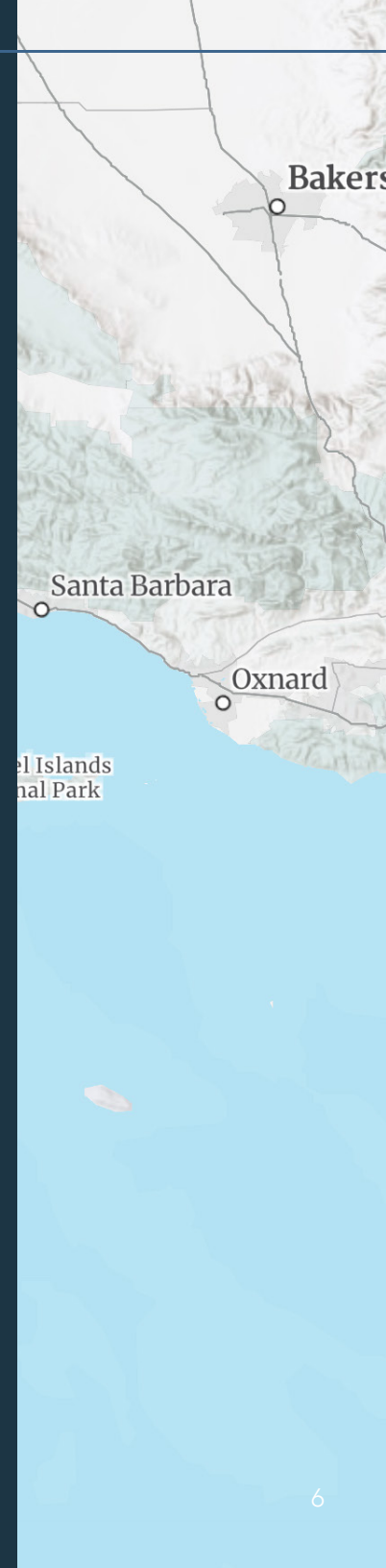
±52 Miles

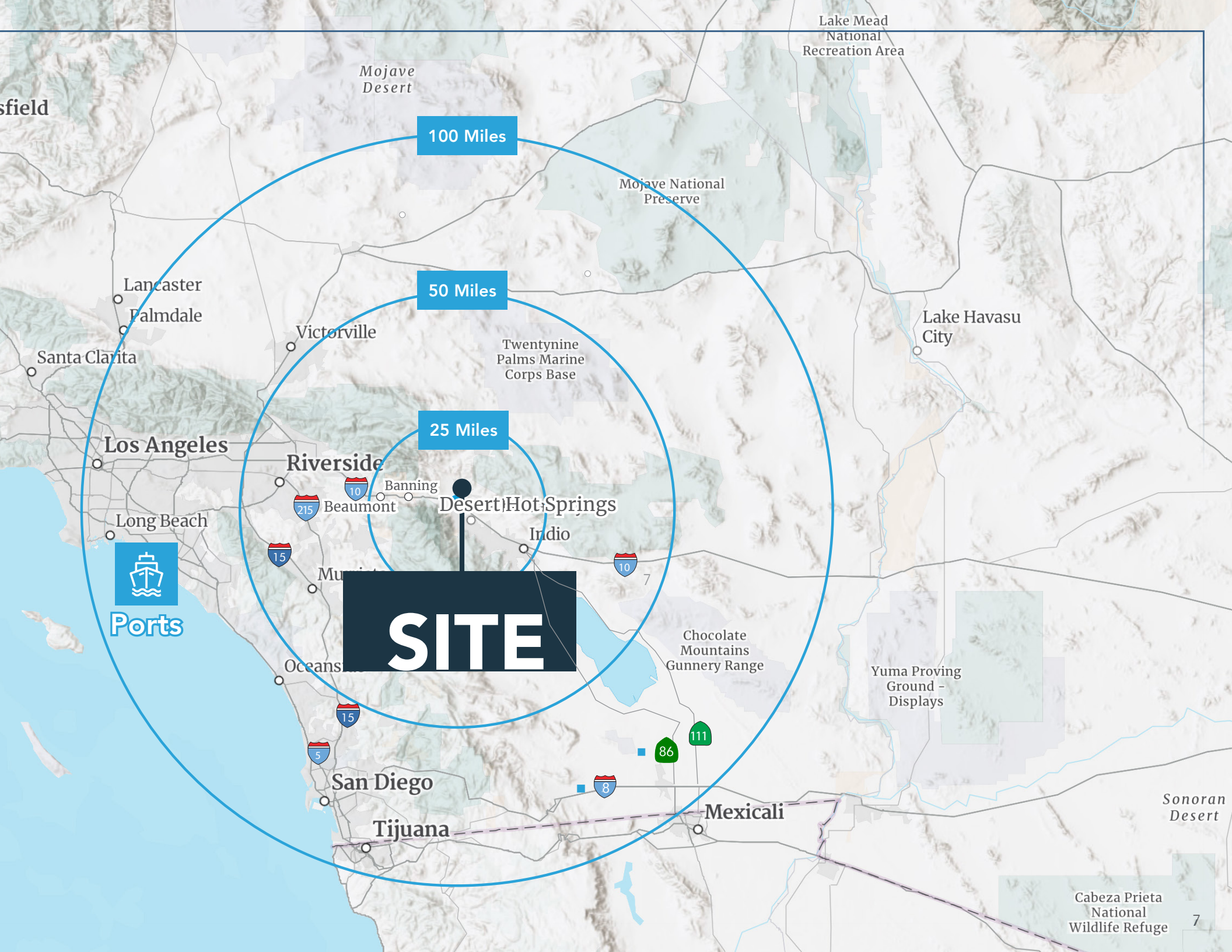
Los Angeles
Airport

±120 Miles

Long Beach
Airport

±106 Miles





field

Mojave Desert

Lake Mead National Recreation Area

100 Miles

Mojave National Preserve

50 Miles

Lake Havasu City

Victorville

Twentynine Palms Marine Corps Base

Santa Clarita

Lancaster
Palmdale

25 Miles

Los Angeles

Riverside

Desert Hot Springs

Banning
Beaumont

Indio

Long Beach



Ports

SITE

Murietta

Chocolate Mountains Gunnery Range

Yuma Proving Ground - Displays

Oceanside

I-15

I-5

San Diego

Tijuana

I-8

SR-86

SR-111

Mexicali

Sonoran Desert

Cabeza Prieta National Wildlife Refuge

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