

2.17 ACRES | DILLON ROAD
Desert Hot Springs, California 92240



FOR SALE

~~\$259,000~~ \$170,000



outlines are approximate

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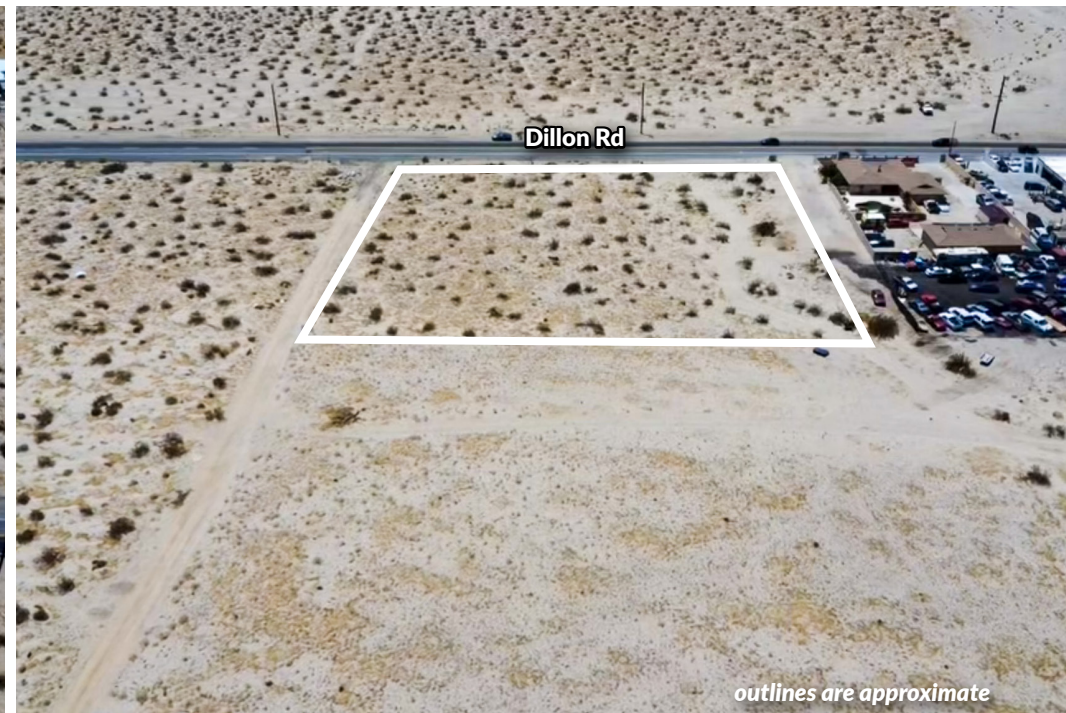
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PROPERTY OVERVIEW

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

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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



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC 12 -T3SR4E

TRA 061-176
061-213

665-12
24-39-5

Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tie Mark

ASSESSOR'S MAP BK665 PG.12
Riverside County, Calif.

M.HILLIG

Data
RS 53/13
RS 59/1 - 4

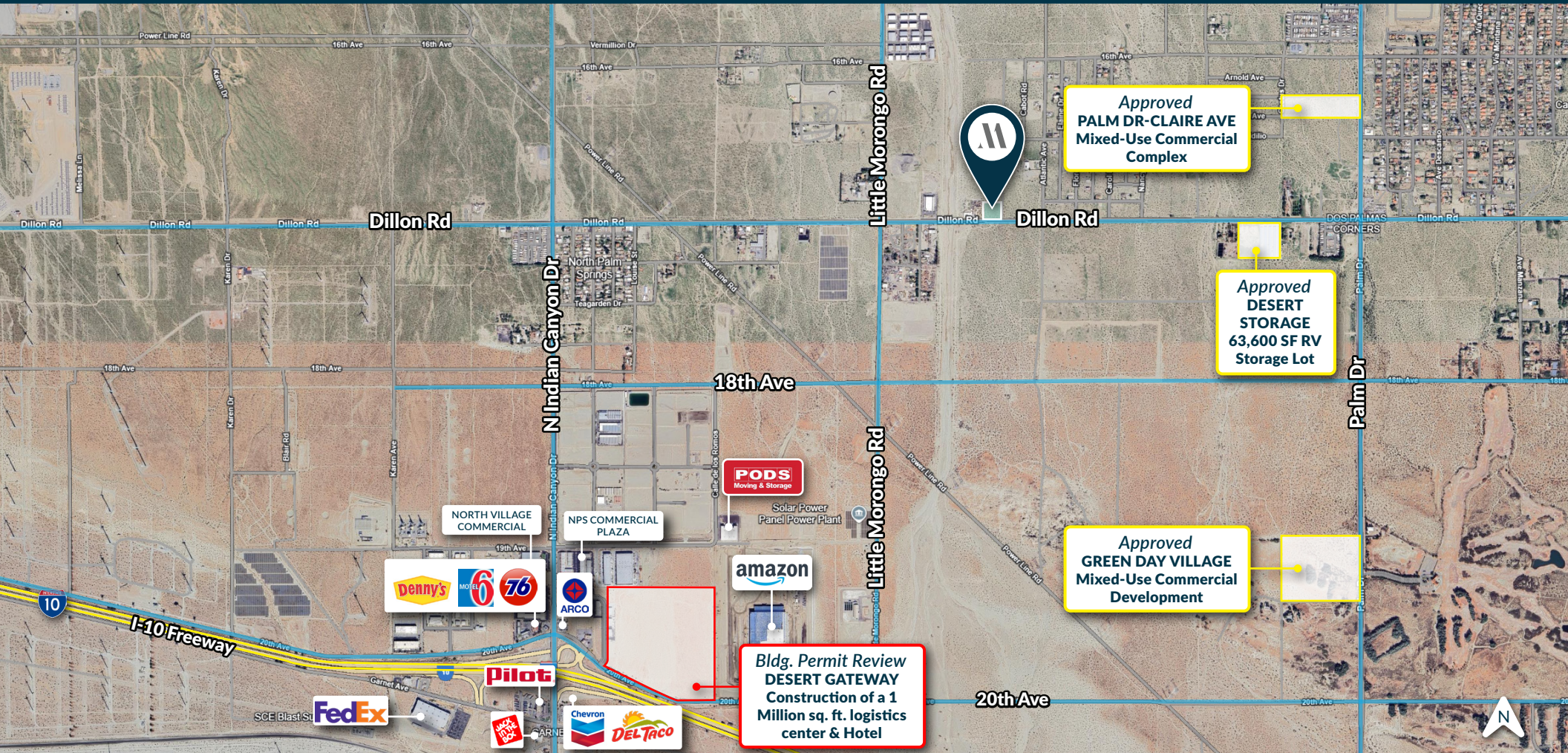
Map Reference
RS 20/14

Date	Old Number	New Number
12/1/1969	1	801
12/1/1969	2	802
7/1/1971	34	37, 38
4/1/1977	886's	39, 40

March 2010

AERIAL MAP | DEMOGRAPHICS

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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		

YOUR ADVISORS



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