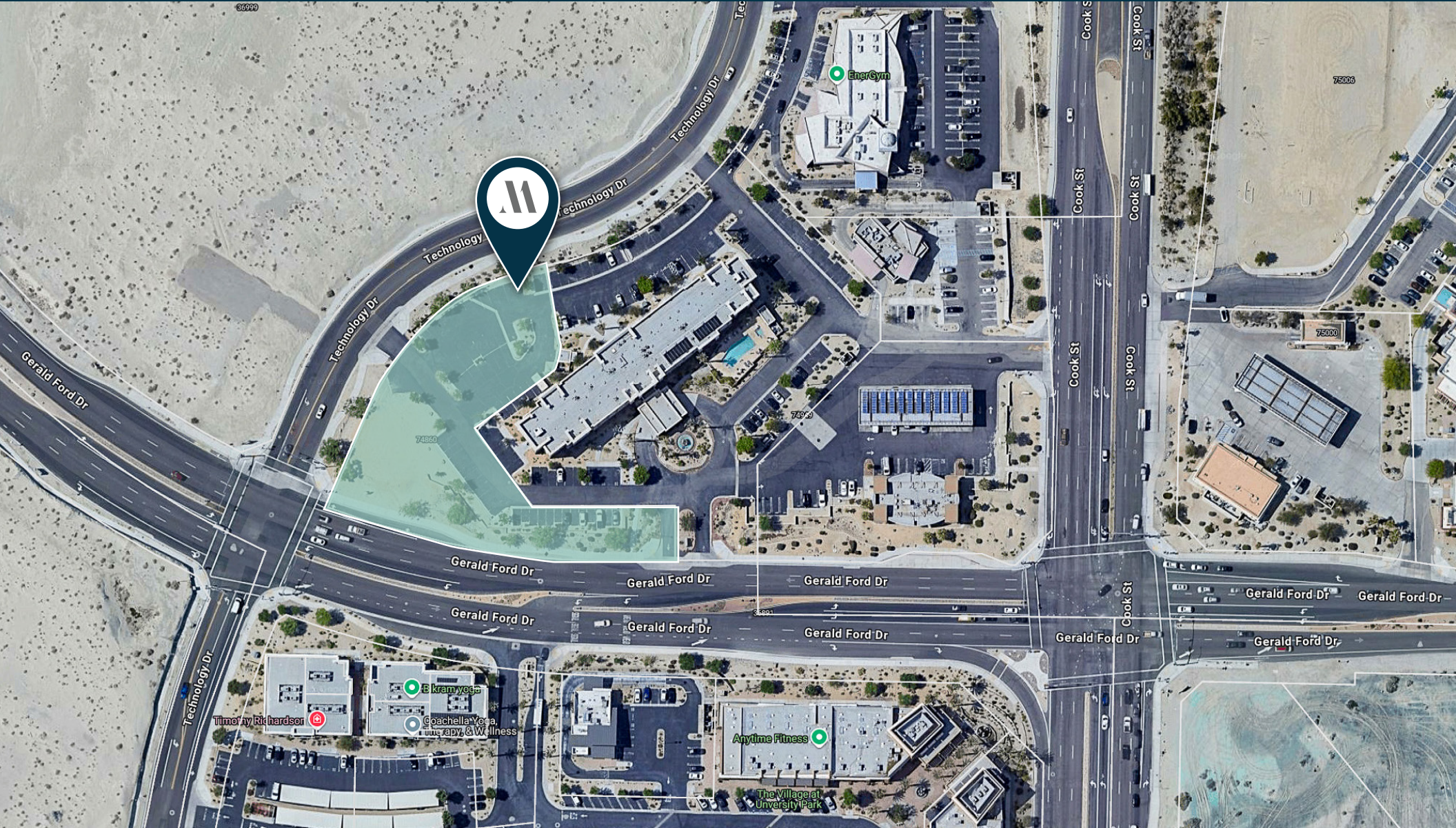


1.27 ACRES COMMERCIAL LAND
APN: 694-190-004 | PALM DESERT, CA 92221
FOR SALE: \$729,000



NOEL F. RAMOS
Partner
DRE# 01338562

nramos@meadecommercial.com
(760) 799-1384

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

PROPERTY INFORMATION

1.27 ACRES COMMERCIAL LAND
APN: 694-190-004 | PALM DESERT, CA 92211

EXECUTIVE SUMMARY

This parcel has already been developed with key attributes like ingress/egress, roadways, parking, curbs, sidewalks, landscaping, and a retention basin. The only thing left for an owner/user is to construct the 4,000 to 5,000 square feet building. This is a rare and valuable opportunity where all the work and costs have been incurred to develop nearly 70% of the parcel.

This commercial land is located in the City of Palm Desert with direct frontage to Gerald Ford Drive. (It is in close proximity to Gerald Ford Drive and Cook Street.) The property is situated within a predominant commercial area with existing businesses such as the Hampton Inn, Fairfield Inn, ARCO AMPM, Starbucks, the future California State University at Palm Desert campus, and nearby Acrisure Arena. The subject property is specifically located at the south west corner adjacent to the Hampton Inn.

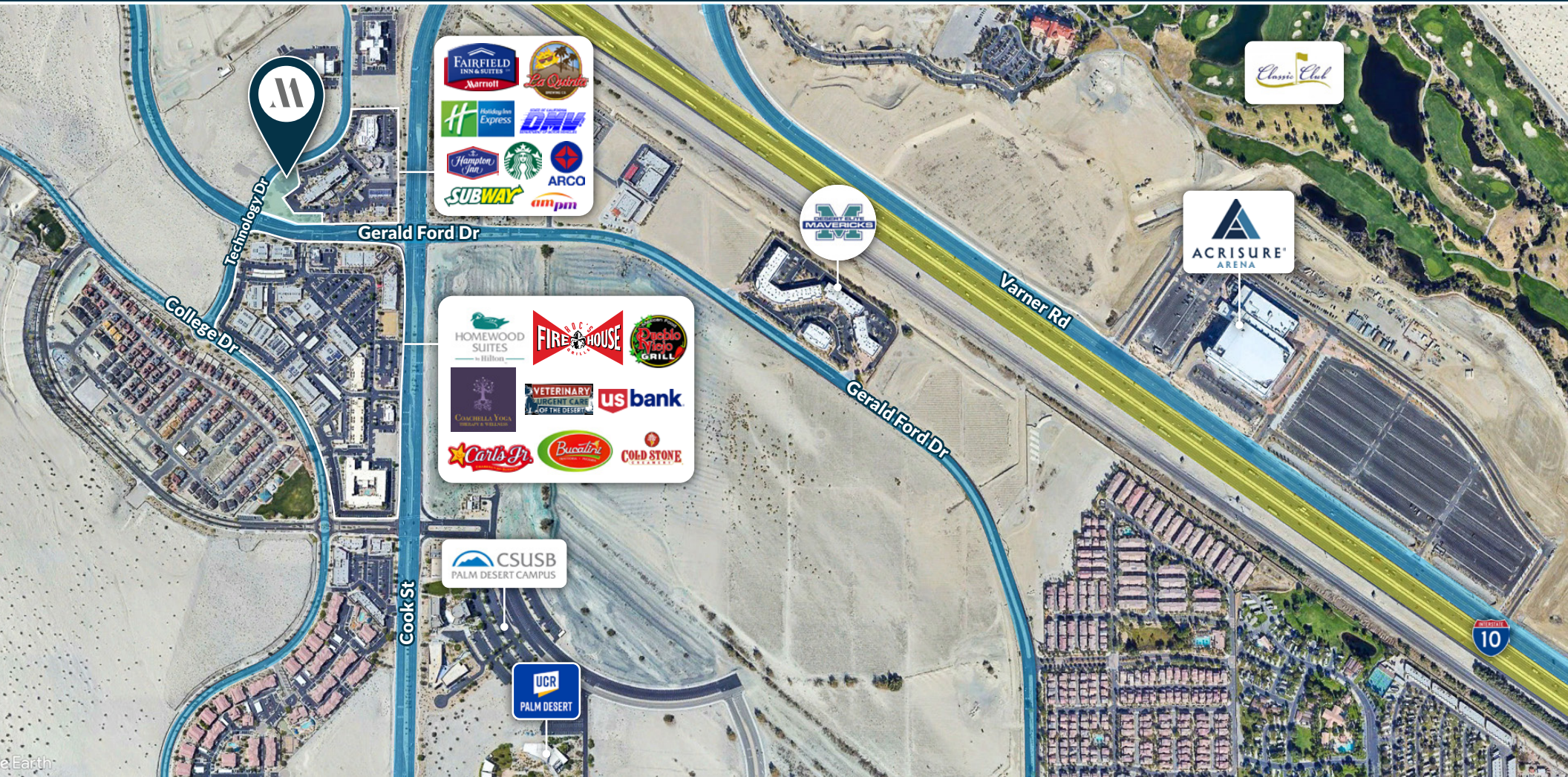
PROPERTY INFORMATION

Parcel	694-190-004
Land Size	1.27 Acres / 55,321 SF
Zoned	Planned Commercial (PC) with the sub-zonings of Regional Commercial Center (PC-3), and Freeway Commercial Overlay District. (FCOZ). This results in many possibilities for use of the land.
Uses	Construct up to a 5,000 SF building. Among the desired uses are a sit down restaurant and general office. Shared parking exists with the Hampton Inn Hotel.



AERIAL MAP

1.27 ACRES COMMERCIAL LAND
 APN: 694-190-004 | PALM DESERT, CA 92211



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	3,235	37,478	117,034
Households	1,490	18,131	18,131
Median Household Income	\$92,132	\$82,887	\$79,772
Median Age	53.4	62.4	59.8
Traffic Volume	I-10 and Cook Street: 109,056 ADT Gerald Ford Dr and Cook Street: 29,553 ADT		

PLAT MAP

1.27 ACRES COMMERCIAL LAND
 APN: 694-190-004 | PALM DESERT, CA 92211

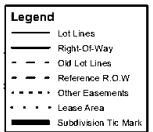
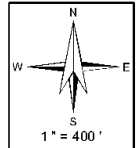
N 1/2 OF SEC. 33 T.4S, R.6E
 CITY OF PALM DESERT

T.R.A. 018-073
 018-380
 018-392
 018-415
 061-054

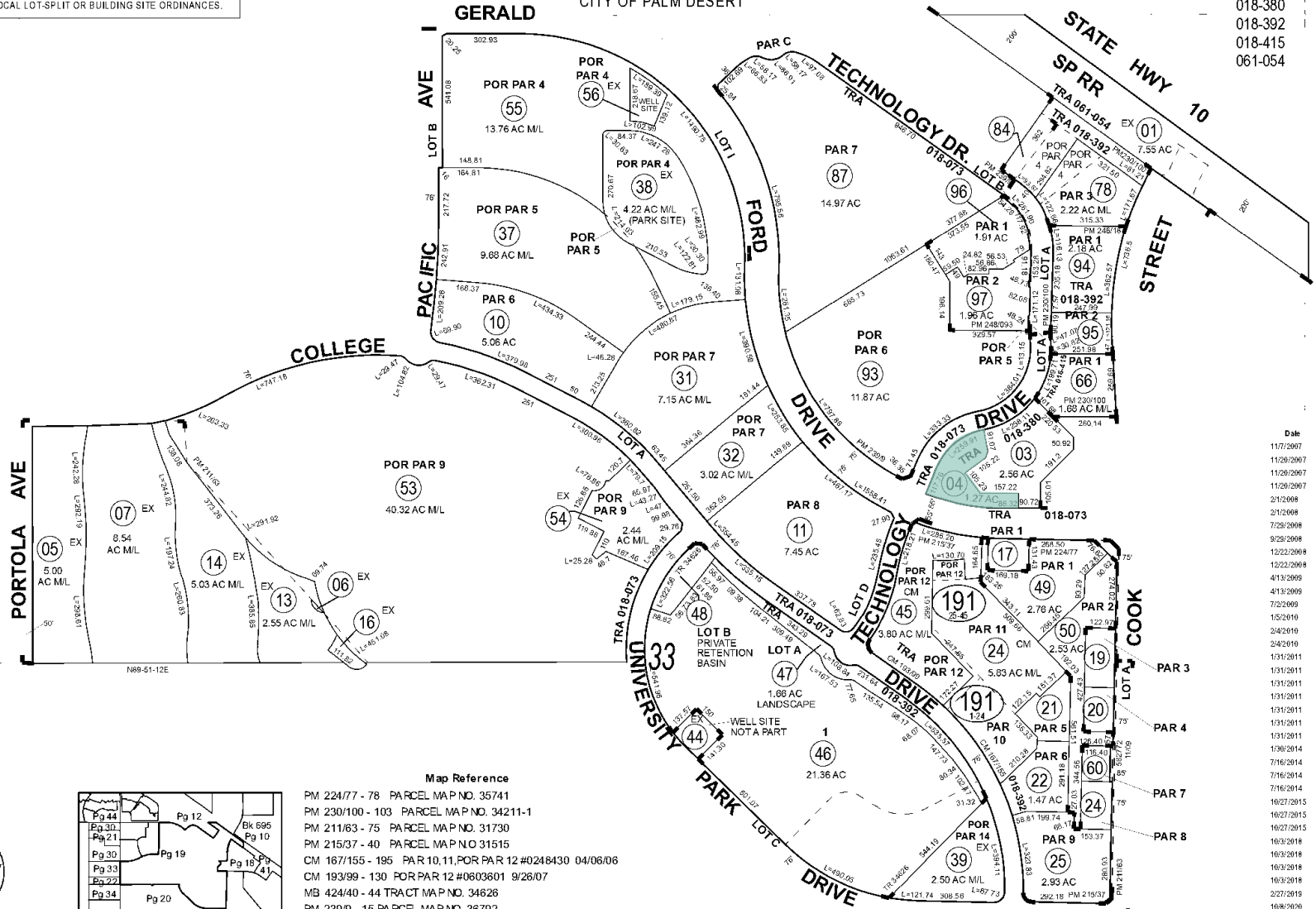
694-19

653-39
 653-40

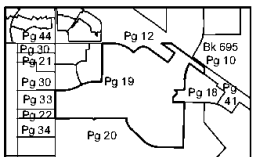
SHEET 1 OF 2



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.



Date	Old Number	New Number
11/7/2007	BK 653.19	39
11/28/2007	42	191.1-24
11/28/2007	28	40-42
11/28/2007	25, 27, 41, 42	43
2/12/2008	30	44, 45
2/12/2008	45	46-48
7/29/2008	40	191.25-45
9/29/2008	18	49, 50
10/22/2008	15	53, 54
10/22/2008	9	51, 52
4/13/2009	34	57, 58
4/13/2009	36	55, 56
7/22/2009	190-8	59, 60
1/5/2010	190-23	60, 61
2/4/2010	252	66
2/4/2010	51	61-65, 67
1/31/2011	57	69, 71
1/31/2011	12, 67, 71	73
1/31/2011	62, 75	78
1/31/2011	33	67, 68
1/31/2011	63	74, 75
1/31/2011	65	76, 77
1/31/2011	68, 69	72
1/30/2014	73	79, 80
7/16/2014	64	80, 81
7/16/2014	76	82, 83
7/16/2014	74, 77, 81, 83	84
10/27/2015	59, 120-15, 16	120-21
10/27/2015	80, 82, PG. 12	PG. 12
10/27/2015	120-21	85-87, 120-26
10/3/2018	190-45	88-89
10/3/2018	190-46	90-91
10/3/2018	190-8, 91	92
10/3/2018	190-8, 90	93
2/27/2019	190-61	94-95
10/8/2020	92	96, 97
9/23/2021	58, 70, 72, 79	98
9/23/2021	98	FGS.55-57
9/23/2021	35	FG.57



Map Reference
 PM 224/77 - 78 PARCEL MAP NO. 35741
 PM 230/100 - 103 PARCEL MAP NO. 34211-1
 PM 211/63 - 75 PARCEL MAP NO. 31730
 PM 215/37 - 40 PARCEL MAP NO. 31515
 CM 187/155 - 195 PAR 10, 11, POR PAR 12 #0248430 04/06/08
 CM 193/99 - 130 POR PAR 12 #0603601 9/26/07
 MB 424/40 - 44 TRA CT MAP NO. 34626
 PM 239/9 - 15 PARCEL MAP NO. 36792
 PM 246/18 - 20 PARCEL MAP NO. 37491
 PM 248/83 - 96 PARCEL MAP NO. 37488



ASSESSOR'S MAP BK694 PG. 19
 Riverside County, Calif. e250853

Oct 2021

YOUR ADVISOR



NOEL F. RAMOS

Partner

DRE# 01338562

nramos@meadecommercial.com

(760) 799-1384



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

Phone Number: 760.837.1880 | meadecommercial.com