

0.14 ACRES | VACANT COMMERCIAL LAND  
PALM DRIVE, DESERT HOT SPRINGS, CA 92240  
FOR SALE: \$49,000



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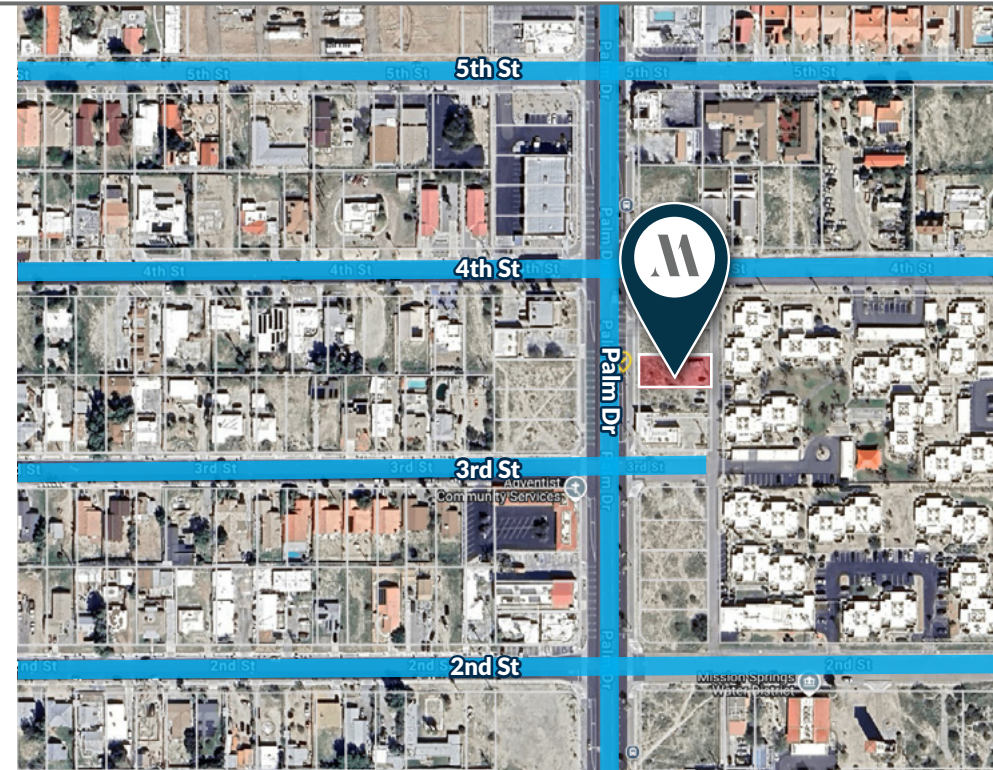
72100 Magnesia Falls Drive, Ste 2, Rancho Mirage, CA 92270  
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# PROPERTY OVERVIEW

FOR SALE | 0.14-Acre Raw Vacant Land  
Palm Drive, Desert Hot Springs 92240

## PROPERTY HIGHLIGHTS

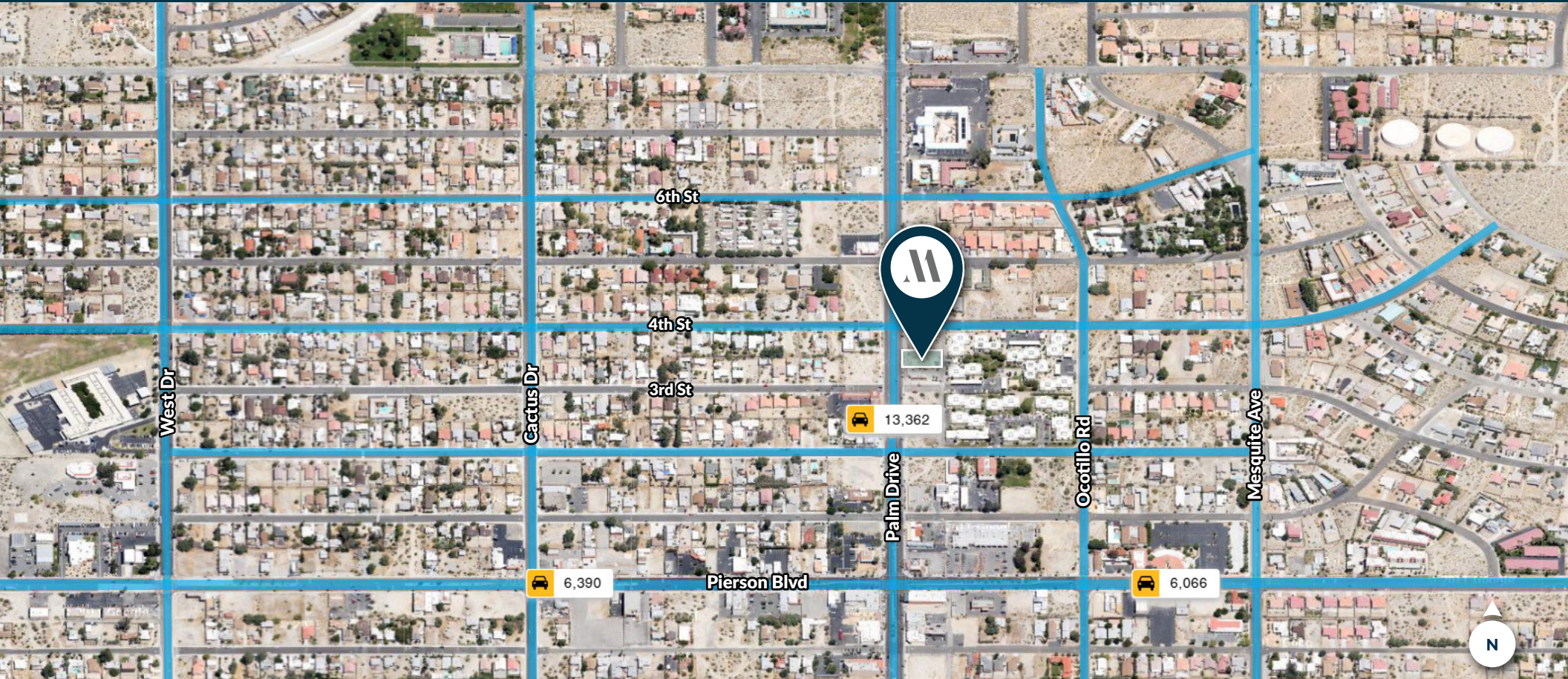
- Size:** 0.14 acres / 6,098 sq. ft.  
**APN:** 639-281-003  
**City:** Desert Hot Springs, CA 92240  
**County:** Riverside County  
**Zoning:** C-G, General Commercial  
**Uses:** This district is intended to accommodate a wide range of retail sales, business, dining, personal, and professional services, as well as entertainment and lodging.  
**Frontage:** 50' on Palm Drive
- » Sidewalks are in
  - » Utilities in Street
  - » Two Blocks from Downtown
  - » Notable retailers in the area: Dollar General, Auto Zone, and 7-Eleven





# DEMOGRAPHICS

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| DEMOGRAPHICS                     | 1-mile   | 3-mile   | 5-mile   |
|----------------------------------|----------|----------|----------|
| Population                       | 15,779   | 43,039   | 50,456   |
| Households                       | 5,109    | 13,888   | 16,785   |
| Median Household Income          | \$39,341 | \$44,728 | \$43,836 |
| Median Age                       | 33       | 34.4     | 35.3     |
| Bachelor's Degree or Higher      | 10%      | 14%      | 14%      |
| Avg. Household Consumer Spending | \$26,303 | \$28,405 | \$28,054 |



|  |           |             |
|--|-----------|-------------|
|  | ~2 Miles  | ~5 minutes  |
|  | ~11 Miles | ~20 Minutes |
|  | ~12 Miles | ~22 Minutes |
|  | ~32 Miles | ~40 Minutes |

### WHY DESERT HOT SPRINGS AREA?

Desert Hot Springs is a vibrant, growing, and innovative City that represents California's legacy of exploration and discovery. Desert Hot Springs is the fastest growing city in the Coachella Valley. 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 2nd fastest growing population in the Coachella Valley and is booming with new development:

- 600,000 SF Amazon distribution center just completed.
- 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
- 76 Single Family Homes -Rancho Descano
- Palari-Mighty Buildings-77 new sustainable 3-D printed Single Family Home Development
- New 60,000 SF Warehouse Facility for storage of POD's units
- 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

## YOUR ADVISORS



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