14011 PALM DRIVE

94,384 SF DIVISIBLE RETAIL BOX OPPORTUNITY



DESERT HOT SPRINGS, CA

CBRE

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For More Information, Please Contact:

Pablo Rodriguez
First Vice President
+1 909 418 2041
Lic. 01870757
pablo.rodriguez1@cbre.com

Justin Marlowe
Vice President
+1 714 922 5916
Lic. 01992131
justin.marlowe@cbre.com

Steve Bernier
Director | Nemark Pacific
+1 310 697 6652
Lic. 02241836
steve.bernier@nmrk.com

CBRE

I

INVESTMENT SUMMARY



Offering Overview

PROPERTY ADDRESS
14011 Palm Drive
Desert Hot Springs
CA 92240

TOTAL RENTABLE SF
94,384 SF (can be subdivided)

TOTAL LAND SF
314,067 SF

TOTAL LAND AC
7.21 Acres

YEAR BUILT
1992

YEAR RENOVATED
2021

PARKING STALLS
±507 Spaces (±5.23/1,000)





Investment Highlights

- **Prominent Big Box Opportunity -** Featuring 94,384 SF of available space with flexibility to divide and accommodate a myriad of retail uses, this opportunity presents one of largest available retail footprints in the Coachella Valley.

- **Ideal Grocery Destination –** With only two large-format grocers in the trade area, Vons and Stater Bros, grossing more $39M and $44M in annual sales, respectively, the Desert Hot Springs market is a prime destination for another grocer looking to tap into the area's growing consumer base.

- **Prime Location at Dominant Intersection -** Highly visible at the signalized intersection of Palm Drive & Two Bunch Trail, the Property benefits substantially from the over 43,000 cars driving by the site daily.

- **Excellent Demographics -** The immediate 5-mile trade area features a population exceeding 49,000 residents with an average household income over $73,000.

- **Significant Capital Improvements -** The Property is fully sprinklered and features notable recent capital improvements including a new roof, HVACs, parking lot resurfacing and significant power upgrades over a traditional retail box.

- **Abundant Parking -** Situated on 7.2 acres, 14011 Palm Drive offers a generous 5.4/1000 parking ratio, with an additional 118 shared spaces available as part of the larger center.

- **Strong Accessibility –** With ±414 feet of Palm Drive frontage and ±252 feet on Two Bunch Palms Trail, the Property contains five direct points of ingress and egress between these two thoroughfares.



Strong Demographics - over 49,841 people living within 5 miles of the property



Aerial


14011
PALM DRIVE
Riverside County Department of Public Social Services
metro by T-Mobile
H&R BLOCK
TWO BUNCH PALMS TRAIL - 11,803 CPD
PALM DRIVE - 31,665 CPD
WELLS FARGO
N

II

PROPERTY OVERVIEW



Property Details

PROPERTY ADDRESS
14011 Palm Drive, Desert Hot Springs, CA 92240

LOCATION DESCRIPTION
The property is located at the northwest corner of Palm Drive and Two Bunch Palms Trail in the City of Desert Hot Springs, Riverside County, California. Desert Hot Springs is located within the Coachella Valley geographic region, sometimes referred to as the Desert Empire. The Property is situated proximate to the I-10 (via Palm Drive) and State Route - 62 freeways.

BUILDING AREA
Approximately 94,384 SF of rentable space that can be subdivided.

BUILDING AREA
This property consists of one tax parcel containing approximately 7.21 acres or 314,067 square feet of land area

ADDRESS	PARCEL	BUILDING/LAND SF
14011 Palm Drive Desert Hot Springs, CA 92240	656-020-037	94,384 SF/7.21 Acres

ZONING
The parcel is zoned Commercial by the city of Desert Hot Springs.

PARKING
The property features an expansive parking lot with 507 total spaces, including 18 handicap spaces. There are also an additional 118 spaces that are part of the full shopping center.

ACCESS
There are five direct points of ingress and egress to the Property - two via Palm Drive and three via Two Bunch Palms Trail.

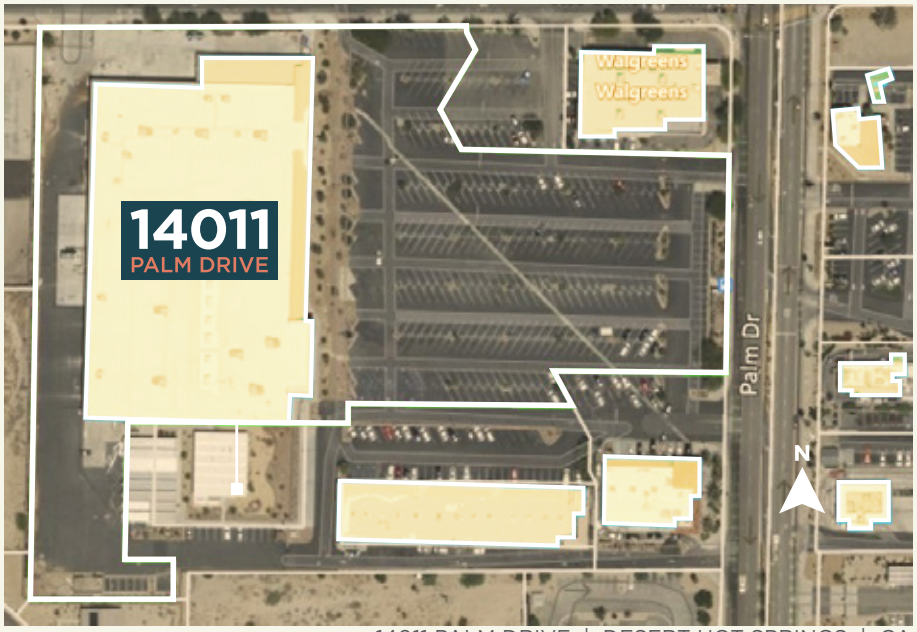
TRAFFIC COUNTS

Palm Drive	31,665 CPD
Two Bunch Palms Trail	11,803 CPD

YEAR BUILT
1992 – Built
2021 – Renovated

BUILDING HEIGHT
24'-0"

PARCEL MAP



Aerial


Two Bunch Palms Resort
DESERT HOT SPRINGS TOWN CENTER
VONS
Brands Overstock
SUBWAY
cricket
BURGER KING
VONS
Desert Hot Springs Middle School
Riverside County Community Action Partnership
Riverside County Library System
AQUA SOLEIL
H&R BLOCK
Mojave River Academy
PALM DRIVE - 31,665 CPD
KFC
CASTAÑEDA'S
TWO BUNCH PALMS TRAIL - 11,803 CPD
GROCERY OUTLET
Riverside County Department of Public Social Services
metro by T-Mobile
14011
PALM DRIVE
N

Gallery

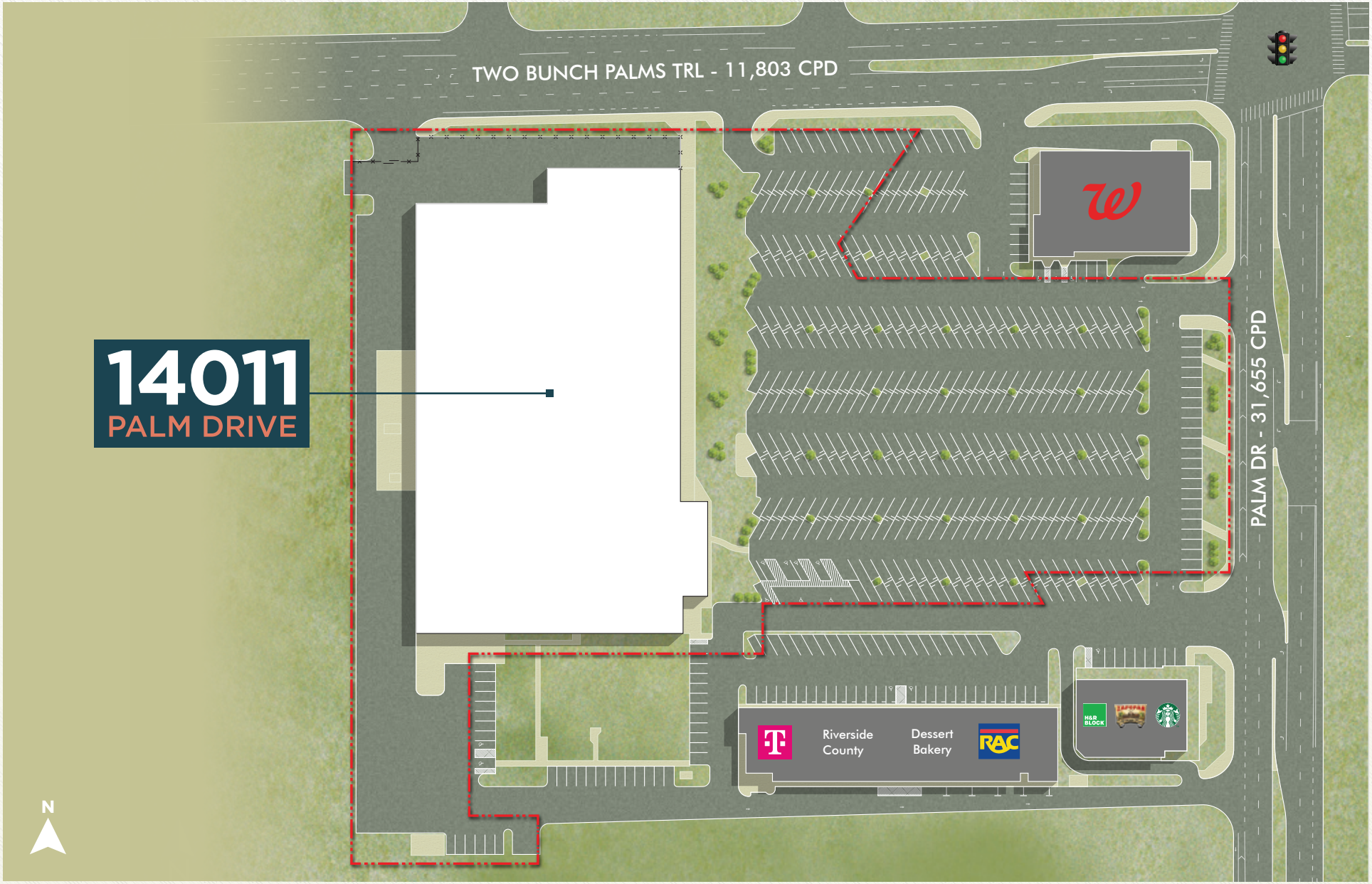

Royal Emerald




TWO BUNCH PALMS TRAIL - 11,803 CPD
PALM DRIVE - 31,665 CPD


TWO BUNCH PALMS TRAIL - 11,803 CPD
PALM DRIVE - 31,665 CPD

Site Plan


TWO BUNCH PALMS TRL - 11,803 CPD
14011
PALM DRIVE
PALM DR - 31,655 CPD
Riverside County
Dessert Bakery
H&R BLOCK
N

III

AREA OVERVIEW



Area Overview

CITY OF DESERT HOT SPRINGS

Desert Hot Springs is a city located in the Riverside County, California and is within the Coachella Valley geographic region, sometimes referred to as the Desert Empire. The city was incorporated in 1963 and has a City Council-City Manager form of government. As of 2025, Desert Hot Spring's population was estimated to be 33,663 residents. Because of its affordability, annual population growth is expected to increase 0.58 annually between 2025 and 2030, resulting in an expected population of just over 34,655 residents by 2030. Desert Hot Springs is a beautiful and rare city of spas and resorts just minutes from Palm Springs, situated in the foothills of Joshua Tree National Park. Known for its many natural hot springs, Desert Hot Springs was built over one of the world's finest natural hot mineral water aquifers. A favored tourist destination is complete with retail establishments, restaurants, spas, golf courses and countless recreational amenities with many views of the Coachella Valley and thousands of acres of gorgeous mountains. Desert Hot Springs is also known as one of the more affordable places to live within the Coachella Valley. Located within approximately two hours of both Los Angeles (via 1-10) or San Diego (via 1-15) Desert Hot Springs is on the direct route from Los Angeles to Phoenix. Palm Springs International Airport is only twelve miles away, offering connections to all parts of the world.

COACHELLA VALLEY

Coachella Valley is a large desert valley in the eastern portion of Riverside County. As of 2025 Coachella Valley has a population of nearly 460,000 people and the valley remains part of the 13th largest metropolitan area in the United States. The valley extends northwest for approximately 45 miles through Riverside County and southeast from the San Bernardino Mountains to the saltwater Salton Sea, the largest lake in California. It is approximately 15 miles wide along most of its length, bounded on the west by the San Jacinto Mountains and the Santa Rosa Mountains and on the north and east by the Little San Bernardino Mountains. Irrigation, particularly from the Coachella Canal, has created a productive agricultural region, specializing in date gardens along with supporting citrus fruits, truck crops, cotton and alfalfa. The city of Coachella sits in the heart of the valley and is a shipping point for its produce.

33,663
2025 ESTIMATED POPULATION

11,153
2025 ESTIMATED HOUSEHOLDS

$74,571
AVERAGE HOUSEHOLD INCOME

*5 Mile Stats







Radius Demographics

POPULATION

	3 MILES	5 MILES	10 MILES
2025 Population - Current Year Estimate	41,218	49,481	132,480
2030 Population - Five Year Projection	42,390	51,052	135,838
2020 Population - Census	40,479	47,729	129,027
2010 Population - Census	34,393	40,785	121,925
2020-2025 Annual Population Growth Rate	0.29%	0.58%	0.42%
2025-2030 Annual Population Growth Rate	0.56%	0.63%	0.50%

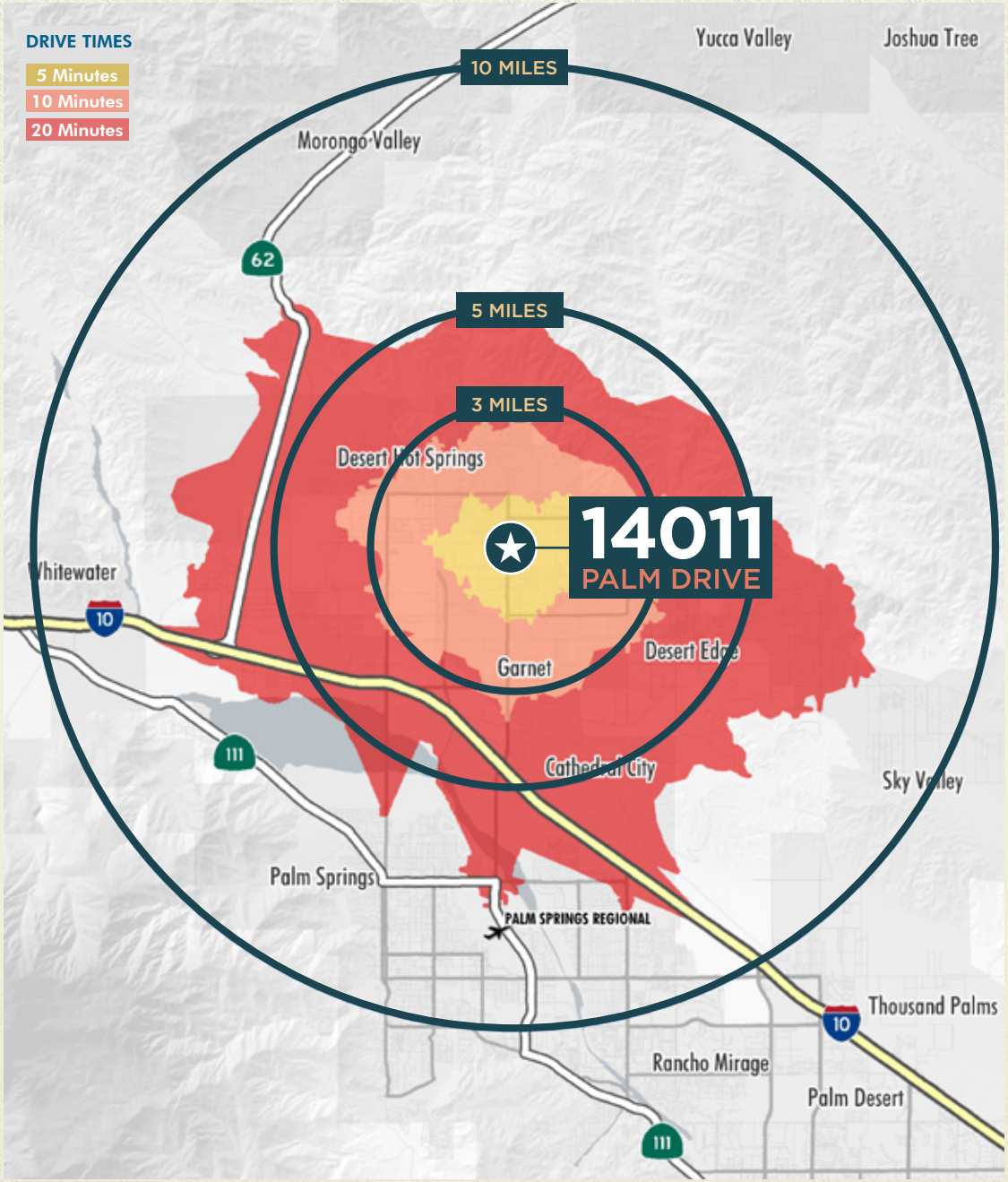
HOUSEHOLDS

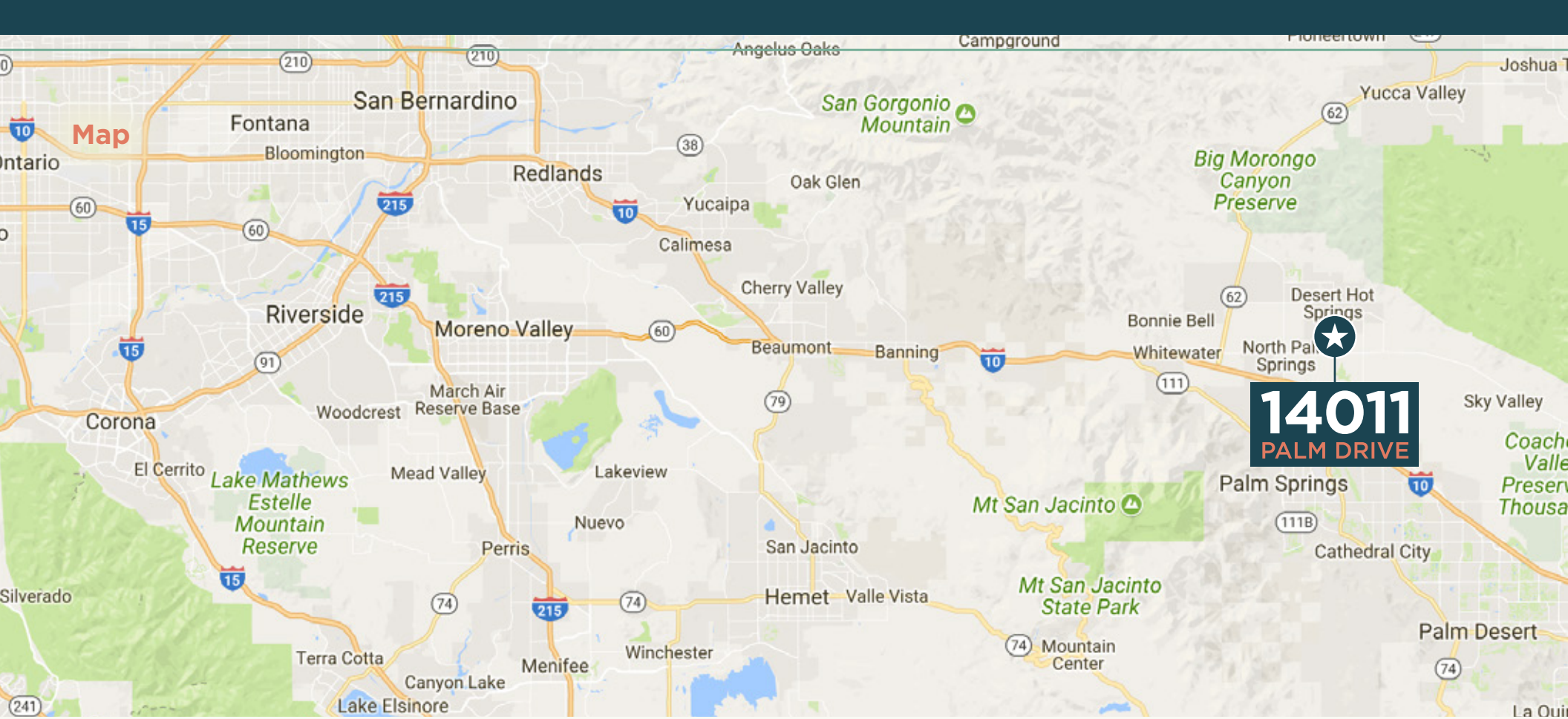
	3 MILES	5 MILES	10 MILES
2025 Households - Current Year Estimate	13,431	17,115	52,303
2030 Households - Five Year Projection	13,949	17,808	54,278
2020 Households - Census	12,971	16,321	49,703
2010 Households - Census	11,158	14,180	45,694
2020-2025 Compound Annual Household Growth Rate	0.56%	0.76%	0.82%
2025-2030 Annual Household Growth Rate	0.76%	0.80%	0.74%
2025 Average Household Size	3.05	2.87	2.50

INCOME

	3 MILES	5 MILES	10 MILES
Under $15,000	1,857	2,290	5,364
$15,000-$24,999	1,322	1,715	4,295
$25,000-$34,999	1,020	1,399	3,667
$35,000-$49,999	1,991	2,520	6,323
$50,000-$74,999	2,014	2,630	7,863
$75,000-$99,999	1,645	1,994	5,759
$100,000-$149,999	2,408	3,001	8,937
$150,000-$199,999	780	1,001	4,445
$200,000 and Over	394	565	5,651
2025 Average Household Income	$72,397	$73,343	$104,807
2030 Average Household Income	$81,736	$82,346	$117,023
2025 Median Household Income	$56,938	$55,676	$69,968
2030 Median Household Income	$66,250	$64,412	$79,342
2025 Per Capita Income	$23,854	$25,444	$41,556
2030 Per Capita Income	$27,183	$28,794	$46,942

Souce: Esri




Map
Angelus Oaks
Campground
San Bernardino
Fontana
Bloomington
Redlands
San Gorgonio Mountain
Yucca Valley
Big Morongo Canyon Preserve
Oak Glen
Yucaipa
Calimesa
Cherry Valley
Riverside
Moreno Valley
Beaumont
Banning
Bonnie Bell
Whitewater
Desert Hot Springs
14011
PALM DRIVE
Sky Valley
Corona
Woodcrest
March Air Reserve Base
El Cerrito
Lake Mathews Estelle Mountain Reserve
Mead Valley
Lakeview
Nuevo
Perris
San Jacinto
Hemet
Valle Vista
Mt San Jacinto
Palm Springs
Cathedral City
Mt San Jacinto State Park
Silverado
Terra Cotta
Menifee
Winchester
Canyon Lake
Lake Elsinore
Mountain Center
Palm Desert



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CMPM 14011 Palm Dr_OM_Rodriguez_v05_GH 30/10/26

14011 PALM DRIVE



For More Information, Please Contact:

Pablo Rodriguez
First Vice President
+1 909 418 2041
Lic. 01870757
pablo.rodriguez1@cbre.com

Justin Marlowe
Vice President
+1 714 922 5916
Lic. 01992131
justin.marlowe@cbre.com

Steve Bernier
Director | Nemark Pacific
+1 310 697 6652
Lic. 02241836
steve.bernier@nmrk.com

14011 Palm Drive
Desert Hot Springs, CA

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