

5.27 ACRES MIXED USE PALM SPRINGS

KEY CORNER LOCATION



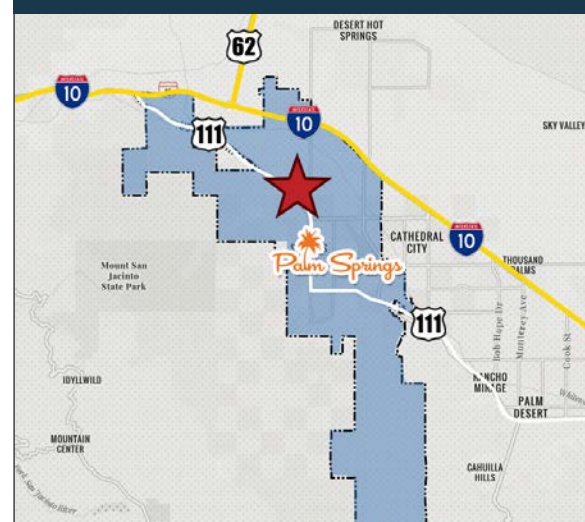
SEC N PALM CANYON DR & RACQUET CLUB RD, PALM SPRINGS, CA

FEATURES

- Five prime mixed use acres located at a major, signalized intersection in Palm Springs
- Adjacent to high-quality planned residential development, the Village at Racquet Club, proposed for 104 residential units
- Impressive demographics and traffic counts
- Improved with curb and sidewalk
- Excellent access and visibility on two major streets
- Under-served area ideal for drive-thrus, restaurants, and retail
- Close proximity to Miralon, a 309-acre development consisting of 752 single family residences, 398 multi-family homes, and amenity center currently under construction

PRICE: \$2,700,000 (\$11.76/SF)

VICINITY MAP



SUSAN HARVEY

DRE #00957590

susan@dppllc.com

Cell: 760.250.8992

DesertPacificProperties.com 760.360.8200

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SITE AMENITIES & AERIAL



SITE AMENITIES

- **Location:** The property is located at the southeast corner of N Palm Canyon Drive & Racquet Club Rd in Palm Springs, CA.
- **Zoning:** P-D-D (Planned Development District); Resort Combining Zone Overlay (APNs 504-250-029, 031 only)
- **General Plan:** Mixed Use
- **APN:** 504-250-029 (1.41 AC), 031 (.46 AC), 033 (.56 AC), portion 504-250-034 (2.18 AC - Parcel A per LLA 25-02-0205), Portion 504-250-034 (.66 AC - Parcel B per LLA 25-02-0205)
- **Parcel Size:** 5.27 acres
- **Utilities:** Water: 12" line in N Palm Canyon; 10" line in Racquet Club Rd
Sewer: Contact City of Palm Springs
- **Airport Land Use Compatibility Zone:** Zone E
- **Comments:** This is a well located property at the Gateway to Palm Springs with frontage on two major roads. The adjacent property, Village @ Racquet Club, is proposed for 104 residential units, consisting of 31 single family residences, 53 townhomes, and 20 moderate affordable apartments. This site presents a unique opportunity to develop retail uses including grocery, retail, and restaurant uses in an under-served area.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	11,174	37,388	79,095
2025 Households	5,607	19,125	38,852
Avg. Income	\$101,296	\$104,709	\$109,327

TRAFFIC COUNTS

N Palm Canyon at Racquet Club - NW	17,138
N Palm Canyon at Racquet Club - SE	16,698
Racquet Club at N Indian Canyon Dr	6,826

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

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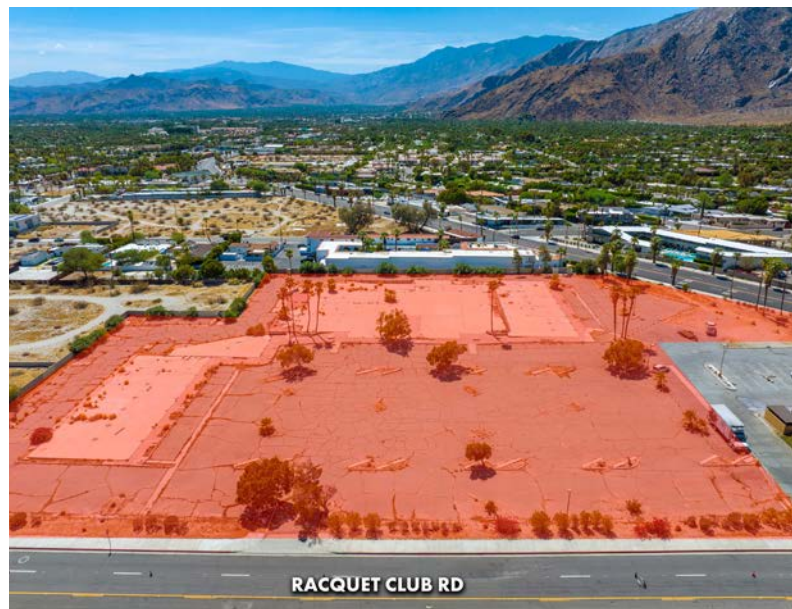
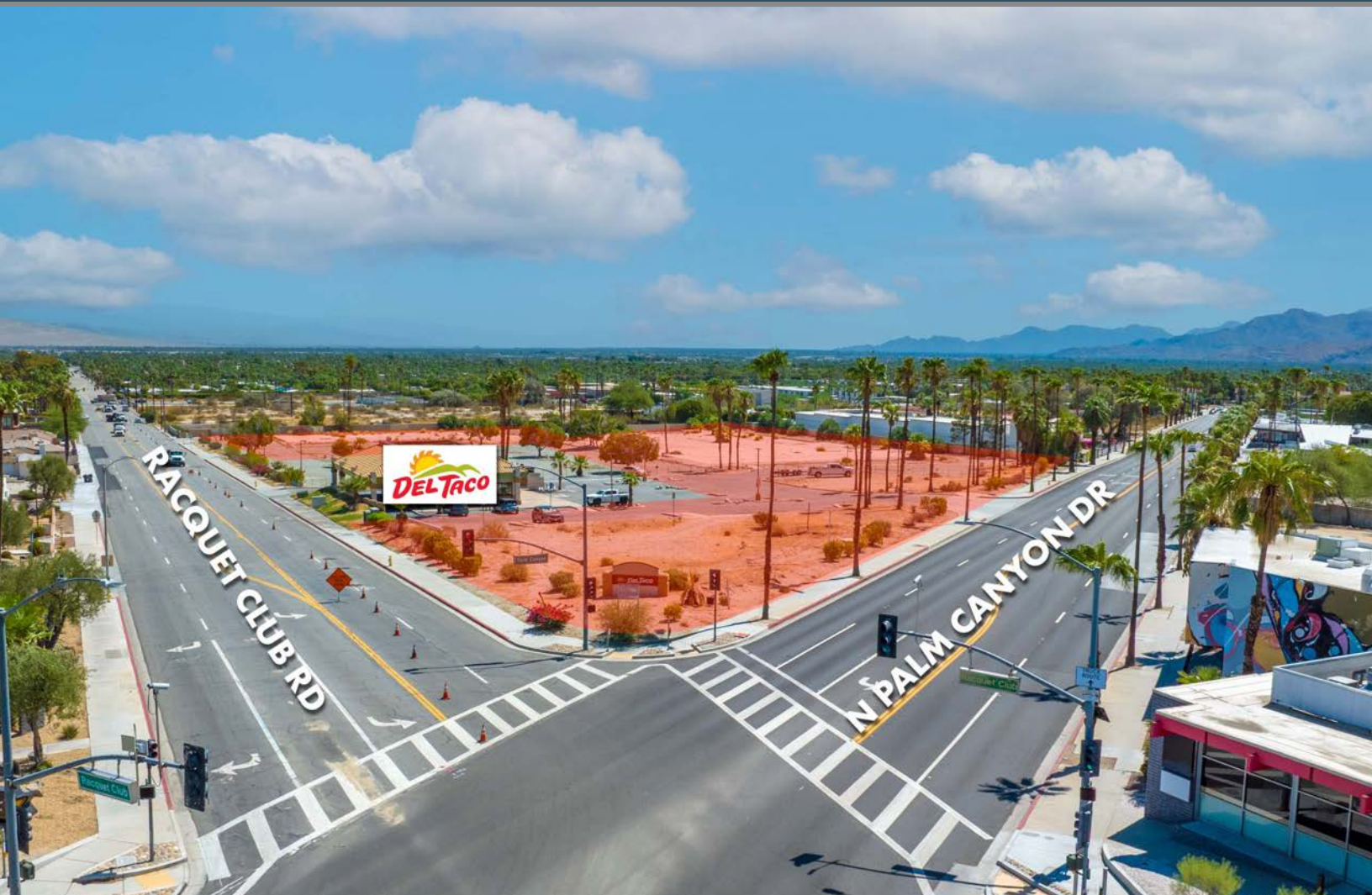
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