±5,328 SF PRIME RETAIL BUILDING

PRIME CORNER LOCATION ON PALM DR. & PIERSON BLVD



11940 PALM DR, DESERT HOT SPRING, CA

FEATURES

- ± 5,328 SF Building On Prime Corner at Palm Dr & Pierson Blvd
- Located in Downtown Desert Hot Springs Commercial District
- High Visibility With Strong Drive-By Traffic
- Easy Access From All Directions
- Over 100 Ft Palm Dr Frontage on Main City Corridor
- High Visibility Mural Artwork Design
- Ideal for Retail, Office, or Service Use
- Close to City Events, Public Art, and Downtown Activity
- Strong Signage and Branding Opportunity

ASKING PRICE: $1,332,000

REDUCED FROM $1,650,000

COACHELLA VALLEY



VICINITY MAP

Desert Pacific PROPERTIES, INC. COMMERCIAL REAL ESTATE



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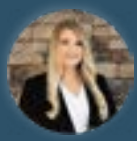

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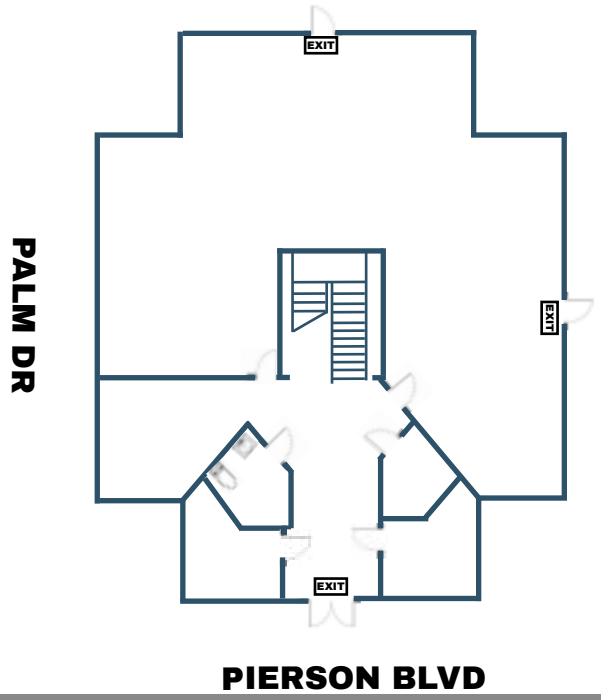
±5,328 SF PRIME RETAIL BUILDING

FLOOR PLAN & SITE AMENITIES

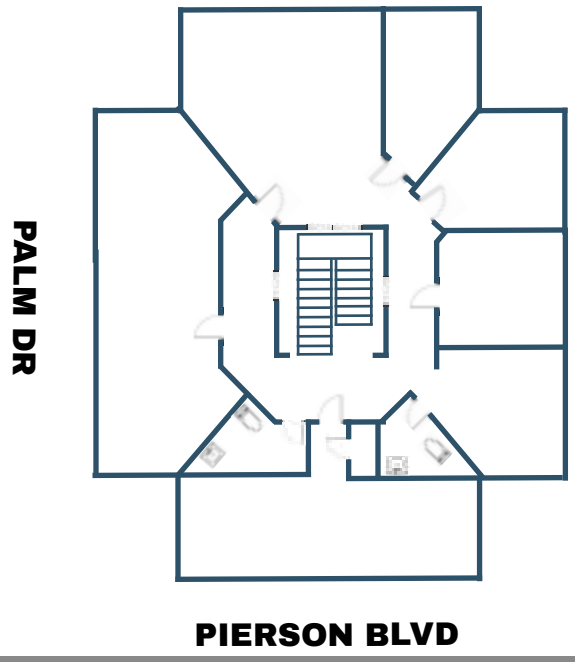
Desert Pacific PROPERTIES, INC. COMMERCIAL REAL ESTATE

FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



Directions to 11940 Palm Dr, Desert Hot Springs, CA 92240 From I-10, take the Palm Drive exit, head north on Palm Drive toward Desert Hot Springs, and continue straight to 11940 Palm Drive, which will be on the right before Pierson Blvd.

SITE AMENITIES

- **Building Size:** ±5,328 (According to City Permit)
  First Floor
  Second Floor
- **Parcel Size:** .34 AC (According to County Assessor's Info)
  (Buyer to verify parcel size and building size)
- **APN:** 639-293-029
- **Land Use Zoning:** C-D Commercial Downtown (Allows: Office, Restaurant, Medical, Art Gallery, Retail) Link
- **Power:**
- **Fire Sprinklers:** No
- **Construction:** Masonry
- **Year Built:** 1985
- **Highest & Best Use:** Ideal for Retail, Office, or Service Use
- **Parking:** 19 Spaces
- **Traffic Count:**
  Palm Drive Cross St: N 3rd St Traffic Count: 13,763 (2025)
  Pierson Blvd Cross St: E Mesquite Ave Traffic Count: 6,066 (2024)
  Pierson Blvd Cross St: W Cactus Dr Traffic Count: 6,390 (2024)
- **Walk Score®:** Very Walkable (74)
- **Terms:** Cash, OMC (Owner May Carry)

SITE PLAN



Demographics	1 Mile	3 Miles
Population	17,995	42,903
Households	5,734	13,826
Median Age	32.30	34.40
Median HH Income	$37,778	$44,609
Daytime Employees	2,178	4,637
Population Growth '24 - '29	+5.76%	+6.37%
Household Growth '24 - '29	+5.51%	+6.18%

760.766.7000 | DesertPacificProperties.com | 78-100 Main Street, Suite 206 La Quinta, CA 92253

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.

LA QUINTA VILLAGE COMMERCIAL DISTRICT

PHOTOS

Desert Pacific PROPERTIES, INC. COMMERCIAL REAL ESTATE

PIERSON BLVD EXTERIOR



PALM DR EXTERIOR



PARKING LOT-EXTERIOR



PIERSON BLVD ENTRANCE



FIRST FLOOR



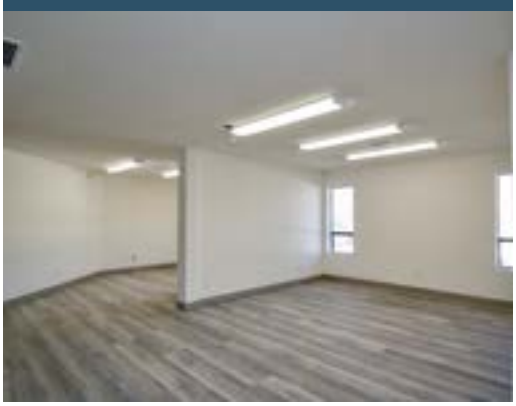
FIRST FLOOR RESTROOM



SECOND FLOOR OFFICE



SECOND FLOOR OFFICE



SECOND FLOOR OFFICE



SECOND FLOOR OFFICE



PHOTOS

VIDEO

STAIRS



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DESERT HOT SPRINGS DOWNTOWN COMMERCIAL DISTRICT

AERIAL



DESERT HOT SPRINGS DOWNTOWN COMMERCIAL DISTRICT

11940 Palm Dr, Desert Hot Springs, CA is located in the heart of the Downtown Desert Hot Springs Commercial District at the prime corner of Palm Dr and Pierson Blvd. This is one of the city's most visible intersections, offering steady daily traffic, strong signage exposure, and easy access from all directions. Palm Dr is the main north–south business corridor, while Pierson Blvd connects the city east to west. The corner location makes the property ideal for retail, office, or service uses that depend on visibility and convenience.

The building is enhanced by a large, city-commissioned mural by artist TRAV, making it a recognizable downtown landmark and adding character and built-in branding. Desert Hot Springs continues to invest in public art, downtown events, and streetscape improvements, which are increasing foot traffic and activity along Palm Dr. With new housing, reinvestment, and growing local businesses nearby, this property sits at the center of a downtown area that is gaining momentum and long-term appeal.

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