±5,139 SF VALUE-ADD INVESTMENT OPPORTUNITY
FORMER 10 BEDROOM GROUP HOME



13630 MOUNTAIN VIEW RD, DESERT HOT SPRING, CA

FEATURES

- Value-Add Opportunity. Former 10 Bedroom Veterans Group Home Ready For Renovation
- ± 5,139 Sf Building On 0.67 Acre
- Hot Mineral Water Well
- Desirable Corner Location In Spa Zone Overlooking Desert Hot Springs
- VS-M (Visitor-Serving Mixed) Zoning, Allows Residential Care, Assisted Living, Transitional & Supportive Housing Potential
- Renovation & Repositioning Opportunity
- Owner Financing Available

ASKING PRICE: $799,000 ($155/SF)

COACHELLA VALLEY



VICINITY MAP

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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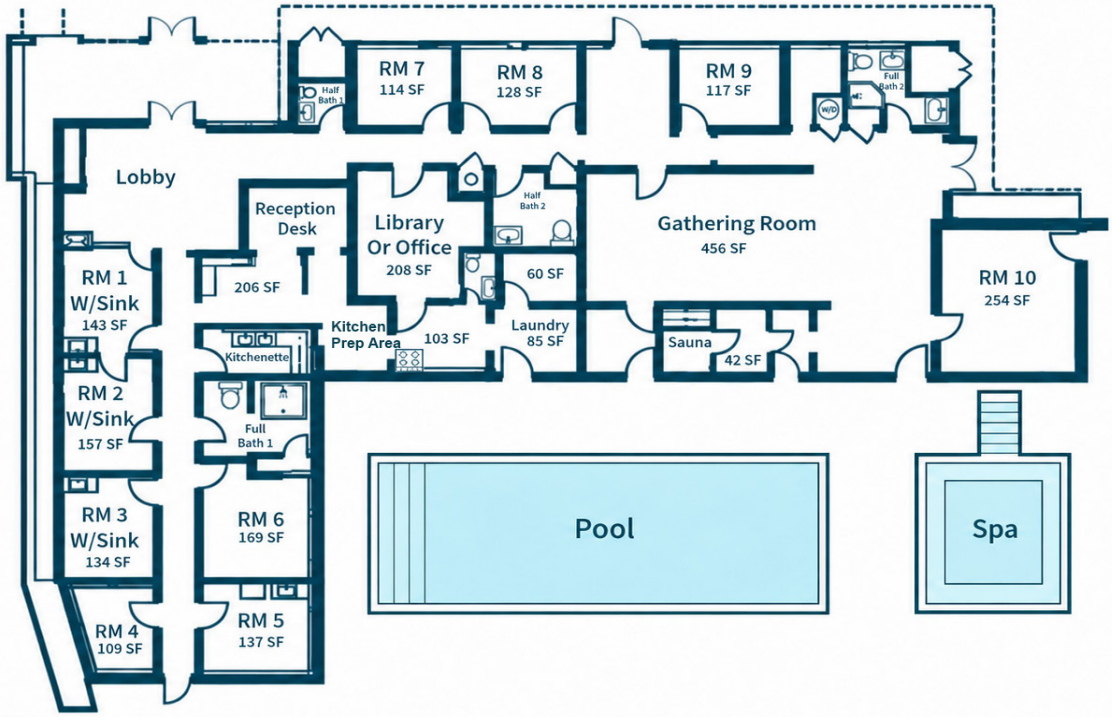


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±5,139 SF VALUE-ADD INVESTMENT OPPORTUNITY
FLOOR PLAN & SITE AMENITIES

Desert Pacific PROPERTIES, INC. COMMERCIAL REAL ESTATE

FLOOR PLAN



BUILDING AMENITIES

- 10 Bedrooms, 5 Bathrooms - 3-1/2 Baths and 2 Full Baths with Showers
- Single Story Layout
- Kitchen and Additional Food Preparation Area
- Common Living and Dining Areas
- Office / Dining Area
- Laundry Facilities
- Wheelchair Access
- Enclosed Pool Area and Oversized Spa (non operational)
- Sauna
- Hot Water Well (condition unknown)

Directions: 13630 Mountain View Rd is located on the east side of Mountain View Road, just south of Hacienda Avenue in Desert Hot Springs.

SITE AMENITIES

- Building Size: ±5,139 SF (According to County Assessor)
- Parcel Size: .67 AC (According to County Assessor's Info)
  (Buyer to verify parcel size and building size)
- APN: 644-193-001
- Zoning: VS-M (Visitor-Serving Mixed) allows transitional housing, support housing including senior/congregate care housing, residential care facilities including commercial assisted living and nursing homes, rehabilitation facilities. Link
- Fire Sprinklers: No
- Construction: Wood-Frame Construction
- Year Built: 1958
- Parking: 14 Spaces
- Terms: Cash, Owner Will Carry with 30% down at 7% interest for 5 years
- Comments: Property is in need of repair and being sold "AS-IS".

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

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DESERT HOT SPRINGS VISITOR-SERVING DISTRICT

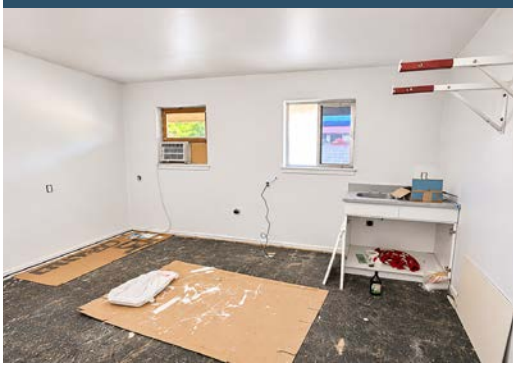
PHOTOS

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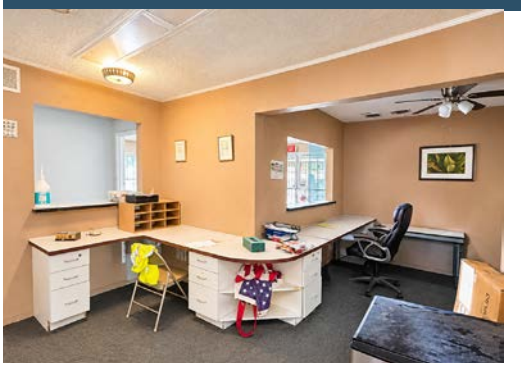
BEDROOM 1



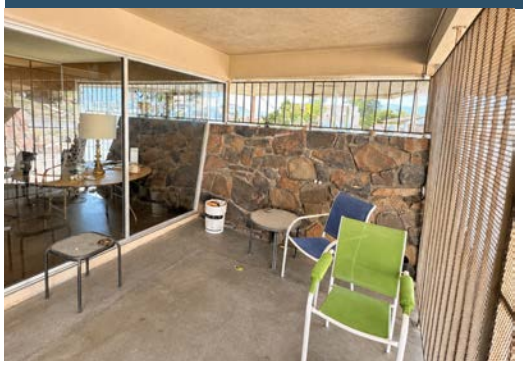
BEDROOM 8



RECEPTION DESK



COVERED ENTRYWAY



EXTERIOR



HOT WATER WELL



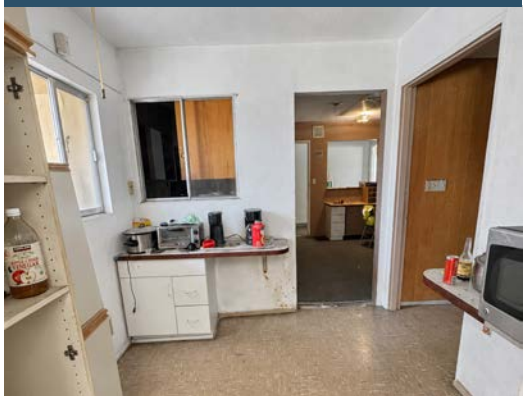
POOL



SPA



FOOD PREP



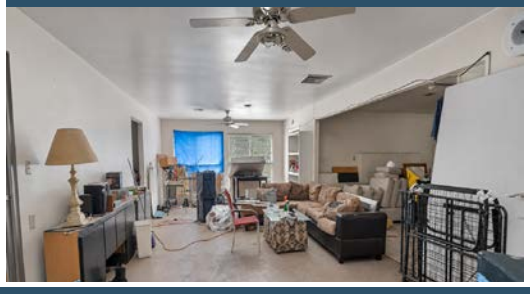
LIBRARY/OFFICE



PHOTOS

VIDEO

LIVING ROOM



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DESERT HOT SPRINGS VISITOR-SERVING DISTRICT

AERIAL

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DESERT HOT SPRINGS SPA ZONE / VISITOR - SERVING DISTRICT

13630 Mountain View Road in Desert Hot Springs, CA presents a unique value-add investment opportunity with approximately 5,139 SF of improvements situated on a 0.67-acre corner lot. Located in a residential neighborhood with convenient access to downtown Desert Hot Springs, the property offers potential for transitional housing, supportive housing, assisted living, or other residential care uses, subject to applicable approvals. The existing building features multiple rooms, common areas, kitchen facilities, a central courtyard with an in-ground swimming pool, and outdoor gathering spaces, providing an adaptable layout for a variety of housing and care-related operations.

Desert Hot Springs is nationally recognized for its natural hot mineral water resources and wellness-oriented resorts, creating a distinctive setting for residential care and recovery-oriented housing. The property's VS-M (Visitor-Serving Mixed) zoning provides opportunities for adaptive reuse and repositioning, subject to City requirements. With its substantial building footprint, established residential surroundings, and renovation potential, the property offers investors, developers, and housing operators an opportunity to transform an existing facility into a productive income-generating asset.

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