

PALM SPRINGS AIRPORT

DOWNTOWN  
PALM SPRINGS

SITE 39.4 ACRES

111

10

10



City of  
**Palm Springs, CA**

**GARNET AVENUE + INDIAN CANYON**

For More Information, Contact:

**LEE SPENCE**  
EXECUTIVE VICE PRESIDENT  
P: 909.652.9044 | C: 909.969.8800  
lee.spence@daumcommercial.com  
CA License #00954487

**MARK SCHAFER**  
VICE PRESIDENT  
P: 909.652.9052 | C: 949.923.9890  
mark.schafer@daumcommercial.com  
CA License #01902664

**JACK VANDER WOUDE**  
TAHITI GROUP  
P: 909.798.8750  
tahiti.tahiti@verizon.net



# City of Palm Springs, CA

## GARNET AVENUE + INDIAN CANYON

### PROPERTY HIGHLIGHTS

- Price: To Be Determined
- Property Type: Land
- Property Sub-type: Industrial
- Proposed Use: Industrial
- Sale Type: Investment
- Total Lot Size: 39.40 AC
- No. Lots: 1
- Zoning Description: E-1
- APN / Parcel ID: 666-330-007
- Permitted Uses:
  - Fabrication
  - Manufacturing
  - Trucking
  - Warehousing
  - Recycling
  - Cannabis
  - And Many More

39.4 acres of land. 1/2 mile of at grade I-10 freeway visibility. Zoned E-1, Energy - Industrial. A wide array of uses permitted., including, Manufacturing, truck parking, lumber yard, and recycling with a land use permit. Indian Canyon on / off ramps are 1,500 ft to the east, offering easy 10 freeway on and off. Truck stop use allowable. A fed-ex ground facility is next door. The Indian Canyon off ramp area in north Palm Springs is set to boom with the construction of a sewer line planned for 2021.

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558





City of  
**Palm Springs, CA**  
GARNET AVENUE + INDIAN CANYON

For More Information, Contact:

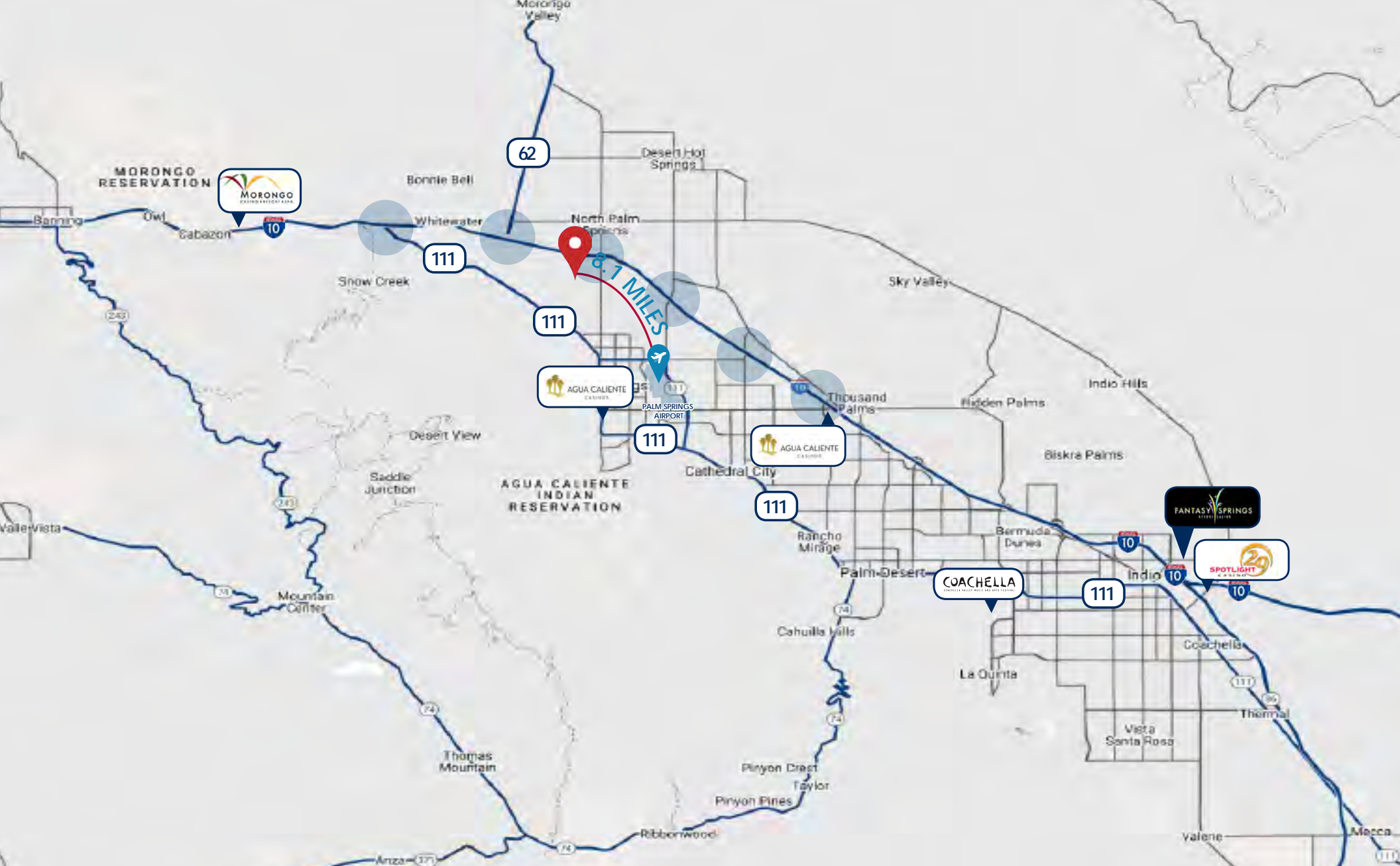
**LEE SPENCE**  
EXECUTIVE VICE PRESIDENT  
P: 909.652.9044 | C: 909.969.8800  
lee.spence@daumcommercial.com  
CA License #00954487

**MARK SCHAFFER**  
VICE PRESIDENT  
P: 909.652.9052 | C: 949.923.9890  
mark.schafer@daumcommercial.com  
CA License #01902664

**JACK VANDER WOUDE**  
TAHITI GROUP  
P: 909.798.8750  
tahiti.tahiti@verizon.net

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558





City of  
**Palm Springs, CA**  
GARNET AVENUE + INDIAN CANYON

For More Information, Contact:

**LEE SPENCE**  
EXECUTIVE VICE PRESIDENT  
P: 909.652.9044 | C: 909.969.8800  
lee.spence@daumcommercial.com  
CA License #00954487

**MARK SCHAFFER**  
VICE PRESIDENT  
P: 909.652.9052 | C: 949.923.9890  
mark.schafer@daumcommercial.com  
CA License #01902664

**JACK VANDER WOUDE**  
TAHITI GROUP  
P: 909.798.8750  
tahiti.tahiti@verizon.net

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558





# PALM SPRINGS

Palm Springs, California lies on the western edge of the Coachella Valley, within the Colorado Desert. Located approximately 110 miles southeast of Los Angeles and 140 miles northeast of San Diego, it's an easy two hour drive. The permanent year-round population is about 45,000, and doubles during the winter season.

Palm Springs is welcoming visitors to its new dynamic downtown with stylish hotels, new fashionable restaurants, new chic shops and boutiques, new fun entertainment venues as well as welcoming public spaces for gathering, celebrating and relaxing. With our warm days and balmy nights, this complements the ambiance that is positively seductive. With 360 days of sun-kissed weather and drop-dead gorgeous scenery, it's no wonder Palm Springs is like no place else and a comeback as Hollywood's playground with a growing nightlife, burgeoning art scene and edgy vibe.

It could be the surge of super hip (and becoming super large) events like the Palm Springs International Film Festival, Modernism Week, and Coachella and Stagecoach Music Festivals. Or the openings of incredibly unique museums such as the Architecture and Design Center in downtown Palm Springs.

The Rat Pack lived, loved and played here...it doesn't get any better than that. Stars such as Frank Sinatra, Bob Hope and Lucille Ball all built homes here (that you can now rent!), adding a touch of stardust. Wearing a favorite vintage outfit, shopping for midcentury modern treasures in Uptown Design District, dining alfresco in downtown bistros under the warm sun...now that's a vacation.

But frantic and hurried we are not. This is a place to relax. The colors are saturated by the warm desert light, and the living is easy. Nestled at the base of the majestic San Jacinto Mountains, the City of Palm Springs is the ancestral home of the Agua Caliente Band of Cahuilla Indians. The streets, lined with palm trees, are perfect for exploring boutique shops, art galleries and museums while soaking up the warm sunshine.



City of  
**Palm Springs, CA**  
GARNET AVENUE + INDIAN CANYON

For More Information, Contact:

**LEE SPENCE**  
EXECUTIVE VICE PRESIDENT  
P: 909.652.9044 | C: 909.969.8800  
lee.spence@daumcommercial.com  
CA License #00954487

**MARK SCHAFER**  
VICE PRESIDENT  
P: 909.652.9052 | C: 949.923.9890  
mark.schafer@daumcommercial.com  
CA License #01902664

**JACK VANDER WOUDE**  
TAHITI GROUP  
P: 909.798.8750  
tahiti.tahiti@verizon.net

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558



# PALM SPRINGS

## DEMOGRAPHICS & TRAFFIC COUNTS

VIEW MORE

Demographics	1 mile	3 miles	5 miles
2019 Total Population:	19	1,195	4,274
Median Household Inc:	\$27,500	\$42,386	\$43,461

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
I-10	State Hwy 62	1.12 E	86,191	2018	0.59
I-10	State Hwy 62	1.19 E	86,449	2012	0.65
Indian Canyon	Dillon Rd	0.17 N	17,638	2018	0.92

EMPLOYMENT SHARE OF SECTORS, PALM SPRINGS, REST OF COACHELLA VALLEY (2016 Q4 - 2017 Q4)

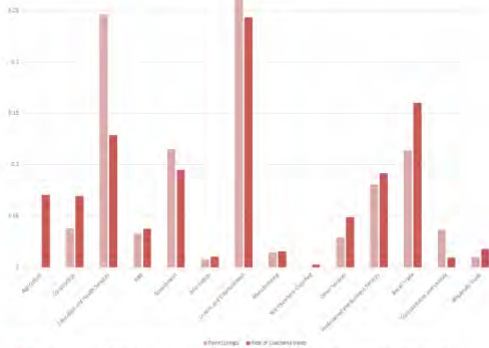


Figure 9. There is a significantly higher employment share in Education and Health Services in Palm Springs when compared to the Rest of the Coachella Valley. Source: EDD, California

CITY POPULATION, COACHELLA VALLEY, 2018 (ESTIMATE)

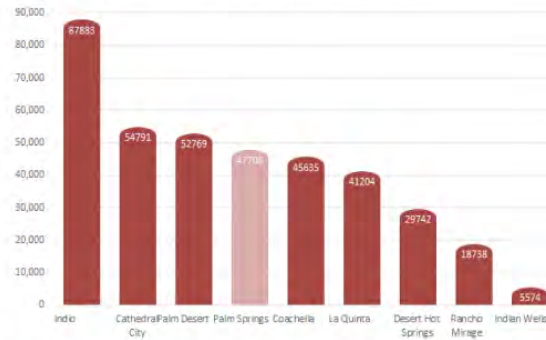


Figure 1. shows that Palm Springs ranks fourth by population size among the nine cities of the Coachella Valley. Source: California Department of Finance

TOTAL HOUSEHOLD INCOME, ANNUAL, COACHELLA VALLEY CITIES, 2016

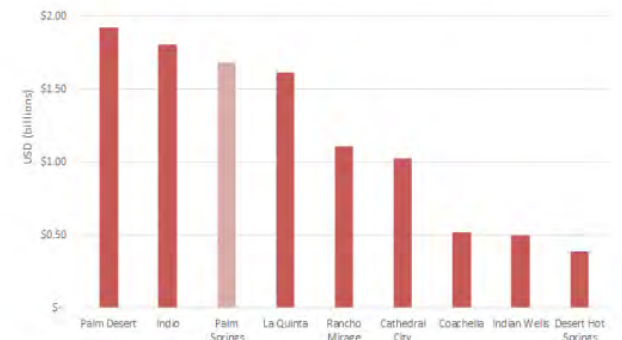


Figure 6. indicates that Palm Springs ranked 3rd by total household income. Source: American Community Survey.



City of  
**Palm Springs, CA**  
GARNET AVENUE + INDIAN CANYON

For More Information, Contact:

**LEE SPENCE**  
EXECUTIVE VICE PRESIDENT  
P: 909.652.9044 | C: 909.969.8800  
lee.spence@daumcommercial.com  
CA License #00954487

**MARK SCHAFFER**  
VICE PRESIDENT  
P: 909.652.9052 | C: 949.923.9890  
mark.schafer@daumcommercial.com  
CA License #01902664

**JACK VANDER WOUDE**  
TAHITI GROUP  
P: 909.798.8750  
tahiti.tahiti@verizon.net

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/FAQ Corp. # 01129558

