

**ZONED COMMERCIAL / MIXED USE FOR SALE**

# THOUSAND PALMS MIXED USE LOTS

Ramon Road & Rosemary Lane, Thousand Palms, CA 92276



**SALE PRICE:** \$8.00 / SF

**PRICE PER ACRE:** \$348,480

**PORTFOLIO SIZE:** 9.78 Acres

**APN #:** Numerous

**ZONING:** Commercial / Mixed Use

## PROPERTY OVERVIEW

Commercial development opportunity. All properties are divided into 3 groups, with a total of 55 individual lots, each with it's own individual APN. Mixed use residential uses are allowed with a CUP. Up to 50% Residential on ground floor.

APN's:

693-020-001 to 035

693-031-001 to 017

650-133-001 to 008

## PROPERTY FEATURES

- Property has been Mapped
- 55 Individual Lots
- On Sites Include: Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

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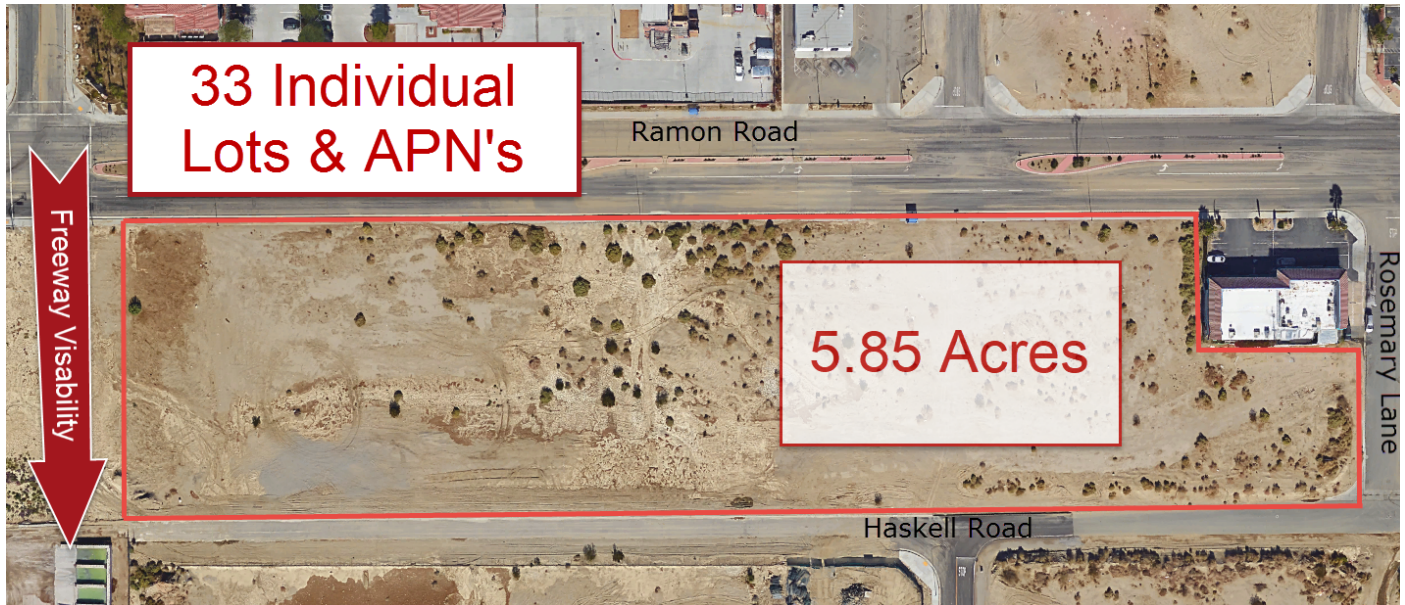
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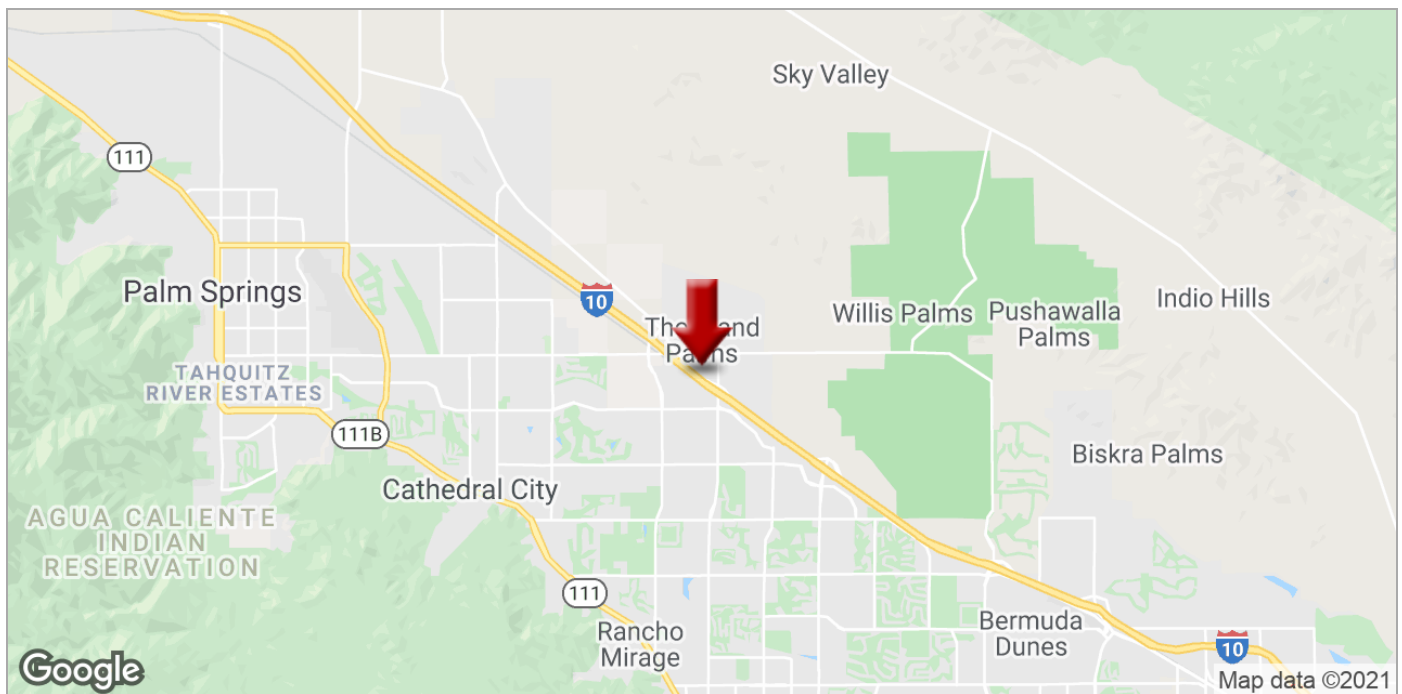
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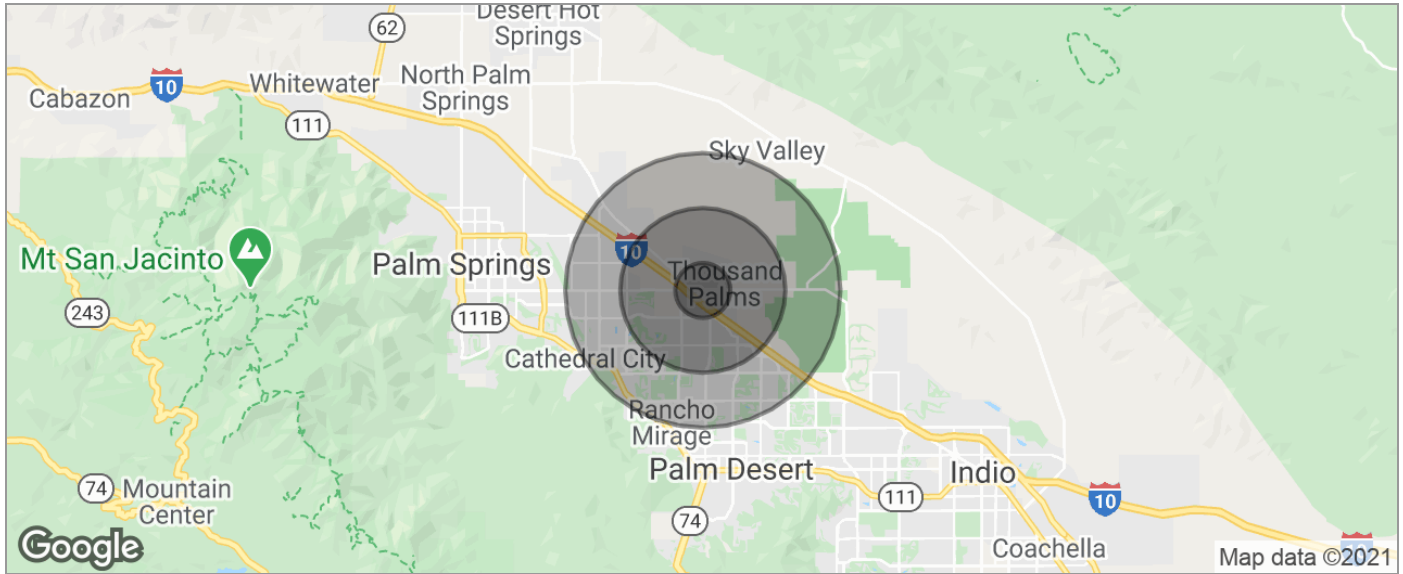
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,730	15,474	59,765
MEDIAN AGE	42.4	50.1	48.6
MEDIAN AGE (MALE)	43.0	50.7	48.8
MEDIAN AGE (FEMALE)	41.5	49.4	48.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,435	6,542	25,498
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$59,092	\$93,144	\$91,637
AVERAGE HOUSE VALUE	\$818,253	\$758,773	\$513,185
RACE	1 MILE	3 MILES	5 MILES
% WHITE	78.1%	83.8%	84.1%
% BLACK	1.2%	1.0%	1.5%
% ASIAN	2.9%	3.1%	3.6%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.1%	1.0%	0.9%
% OTHER	14.5%	9.4%	7.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	48.6%	32.3%	34.2%

\* Demographic data derived from 2010 US Census

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