

0.40 AC TWO COMMERCIAL LOTS

North Ramon Road & East of Monterey Avenue, Thousand Palms



FEATURES

- Two infill commercial lots with 136 ft of frontage on Ramon Road
- Great location just north of I-10 and east of Monterey
- Across from entrance to Tri-Palms Estates Country Club and Golf Course, a 55+ age-restricted project which boasts 27 holes of golf with 2,013 residents
- Minutes away from Agua Caliente Resort Casino and Mission Hills Country Club
- Easy access to all Desert cities
- The community of Thousand Palms is underserved for commercial and retail services

Asking Price: \$139,392 (\$8/SF)



VICINITY MAP

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SITE AMENITIES

- **Location:** The property is located on the north side of Ramon Road just east of Monterey Avenue in Thousand Palms, CA.
- **Zoning:** C-P-S (Scenic Highway Commercial)
- **General Plan:** CR (Commercial Retail)
- **APNs:** 650-290-013, 014
- **Parcel Sizes:** Each lot is 8,838 sf (.2 ac) for a total of 17,646 sf (.4 ac)
- **Utilities:** **Water:** 12" water line in Ramon Rd.
Sewer: 12" sewer line in San Miguelito at La Canada (1/4 mile from Property)
- **Comments:** Shopping nearby at Desert Gateway retail center includes Costco, Wal-mart, Sam's Club, PetsMart, Kohl's, Ashley Furniture, Payless Shoes and Starbucks. The subject property is also near the Agua Caliente Resort & Casino.

PHOTO GALLERY

