



# PALM DESERT

vacations | attractions | lifestyle | hotel land for sale





CCP REAL ESTATE ADVISORS

CHRIS FREDRICK

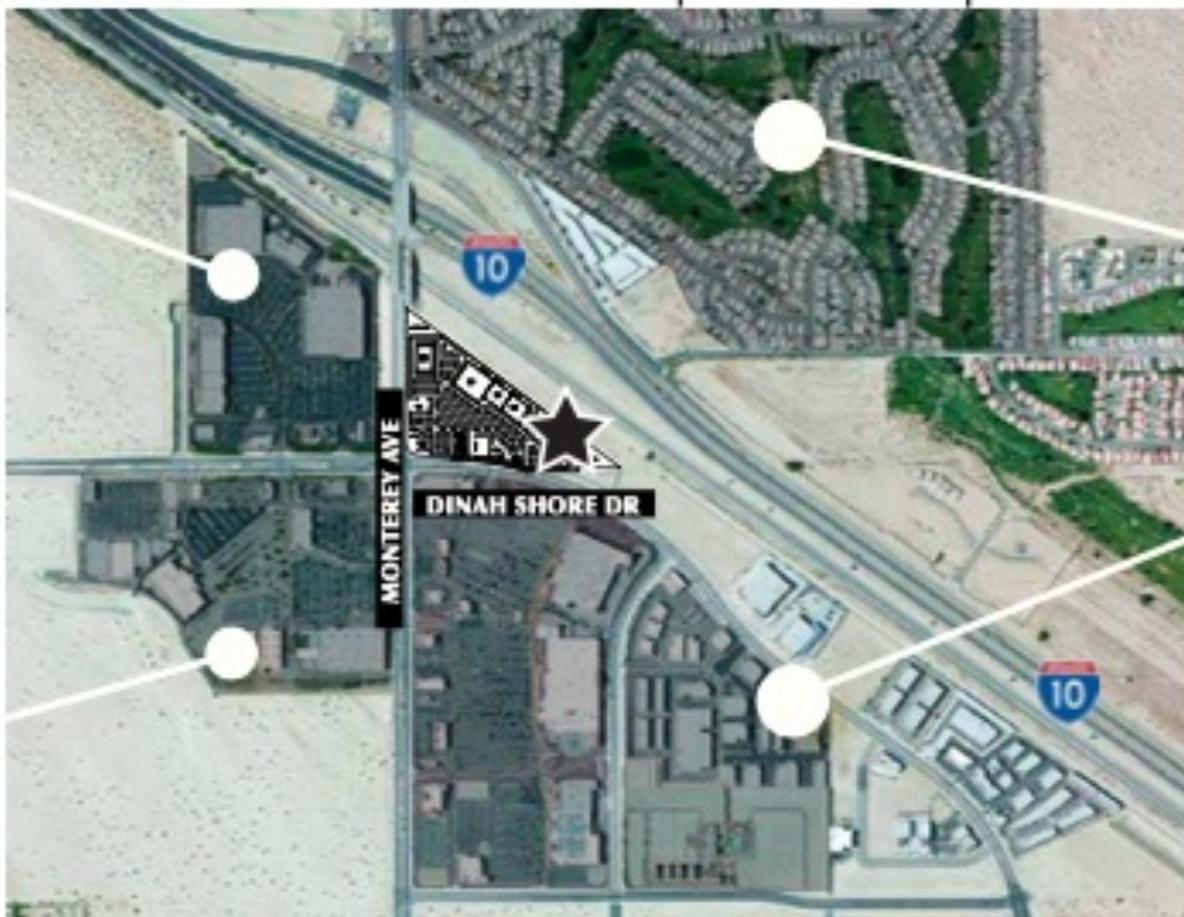
HOTEL LAND FOR SALE

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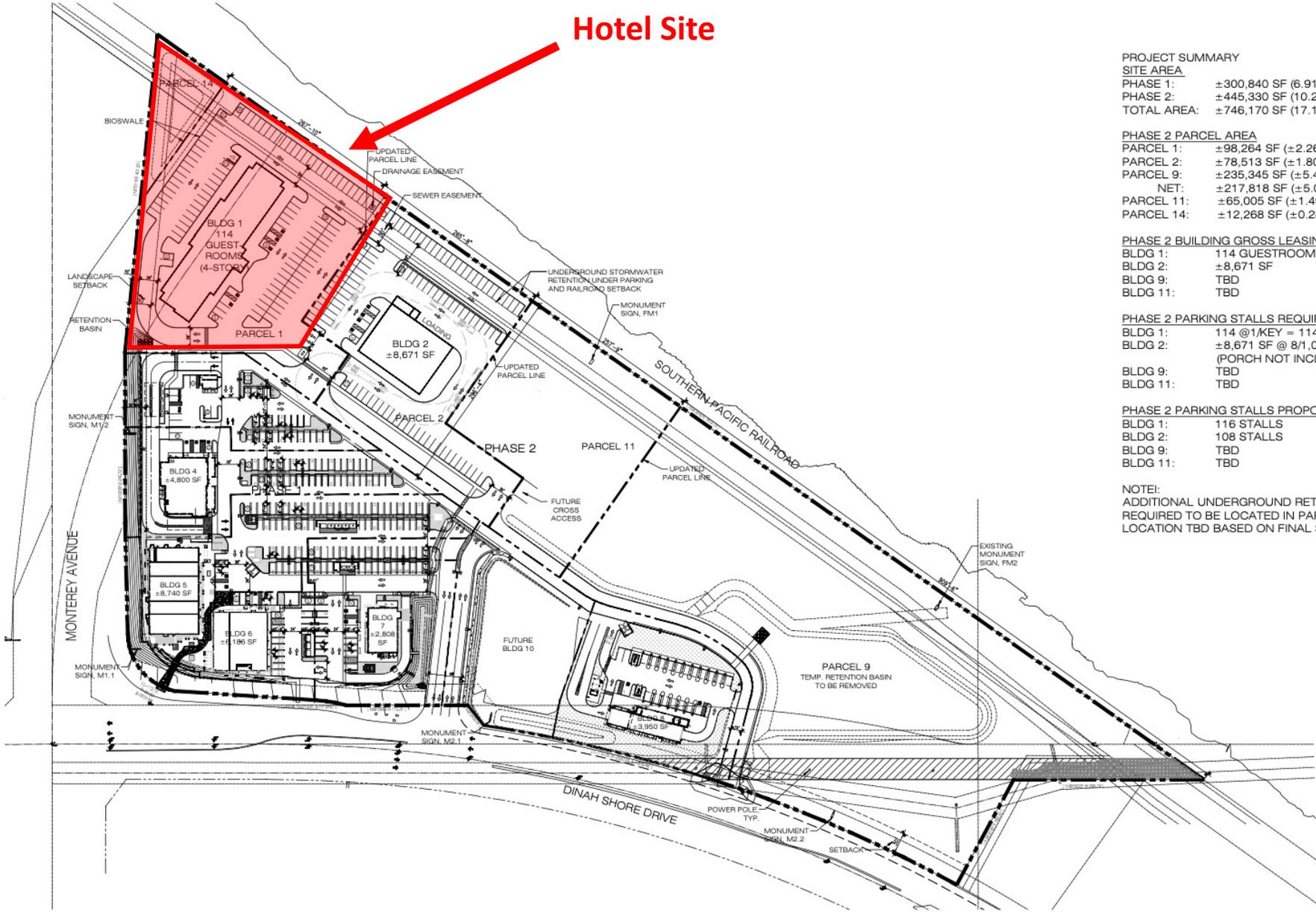
T: 949.717.7711 X12

# HOTEL LAND FOR SALE

2-4 ACRES OF FREEWAY FRONTING HOTEL DEVELOPMENT SITES  
MONTEREY AVE. & DINAH SHORE DR. | PALM DESERT | CALIFORNIA



# Hotel Site



**PROJECT SUMMARY**

<b>SITE AREA</b>	
PHASE 1:	±300,840 SF (6.91 AC)
PHASE 2:	±445,330 SF (10.22 AC)
<b>TOTAL AREA:</b>	<b>±746,170 SF (17.13 AC)</b>

**PHASE 2 PARCEL AREA**

PARCEL 1:	±98,264 SF (±2.26 AC)
PARCEL 2:	±78,513 SF (±1.80 AC)
PARCEL 9:	±235,345 SF (±5.40 AC)
<b>NET:</b>	<b>±217,818 SF (±5.00 AC)</b>
PARCEL 11:	±65,005 SF (±1.49 AC)
PARCEL 14:	±12,268 SF (±0.28 AC)

**PHASE 2 BUILDING GROSS LEASING AREA**

BLDG 1:	114 GUESTROOMS
BLDG 2:	±8,671 SF
BLDG 9:	TBD
BLDG 11:	TBD

**PHASE 2 PARKING STALLS REQUIRED**

BLDG 1:	114 @1/KEY = 114 STALLS
BLDG 2:	±8,671 SF @ 8/1,000 SF = 69 STALLS (PORCH NOT INCLUDED)
BLDG 9:	TBD
BLDG 11:	TBD

**PHASE 2 PARKING STALLS PROPOSED**

BLDG 1:	116 STALLS
BLDG 2:	108 STALLS
BLDG 9:	TBD
BLDG 11:	TBD

**NOTE:**  
ADDITIONAL UNDERGROUND RETENTION WILL BE REQUIRED TO BE LOCATED IN PARKING AREAS, LOCATION TBD BASED ON FINAL SITE PLAN.

**BICKEL GROUP ARCHITECTURE**  
BICKEL GROUP INCORPORATED  
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# MONTEREY CROSSING

DINAH SHORE DRIVE AND MONTEREY AVENUE  
PALM DESERT, CALIFORNIA





**WESTIN**  
HOTELS & RESORTS



Hotel pads 2-4 acres with high visibility to I-10

Freeway fronting Select Serve Hotel pads on I-10 & Monterey, Gateway site to Palm Desert

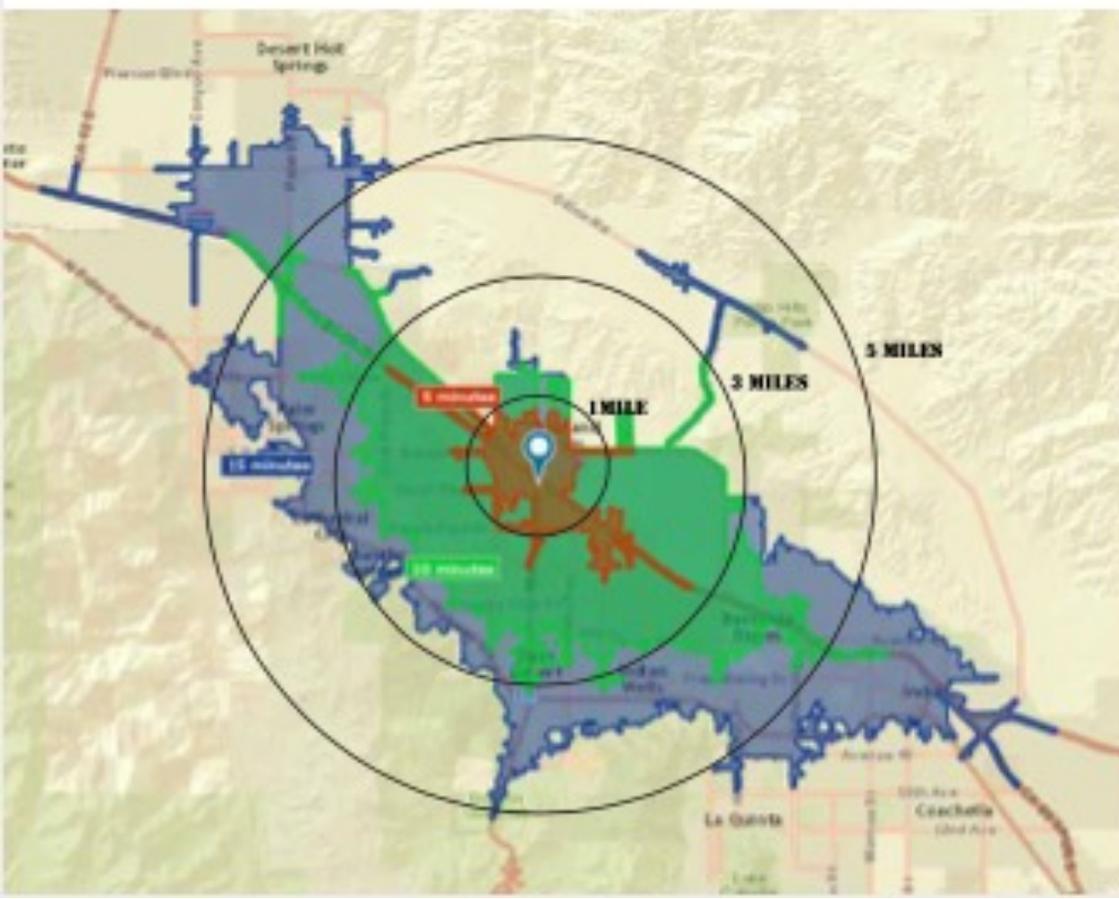
Fantastic Retail, Restaurant and Movies located within the immediate area

Ideally located in the center of the Coachella Valley  
Direct access to the heart of Palm Desert, Rancho Mirage and Cathedral City resorts and offices

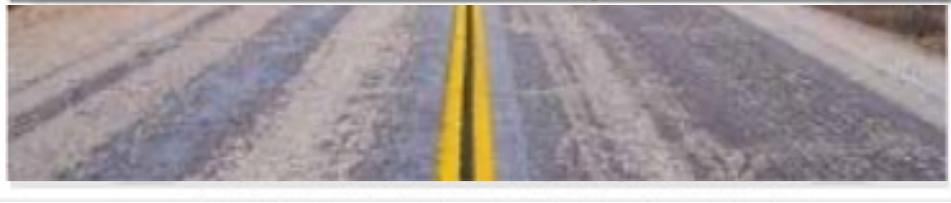


# LOCATION | LOCATION

DRIVE TIMES WITH 5, 10 AND 15 MINS SERVE COACHELLA VALLEY



<b>TRAFFIC COUNTS</b>	
<b>MONTEREY AVE</b>	<b>44,125</b>
<b>DINAH SHORE DR</b>	<b>24,627</b>
<b>I-10</b>	<b>105,000</b>





# PALM DESERT

shopping | dining | hotels | desert getaway





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