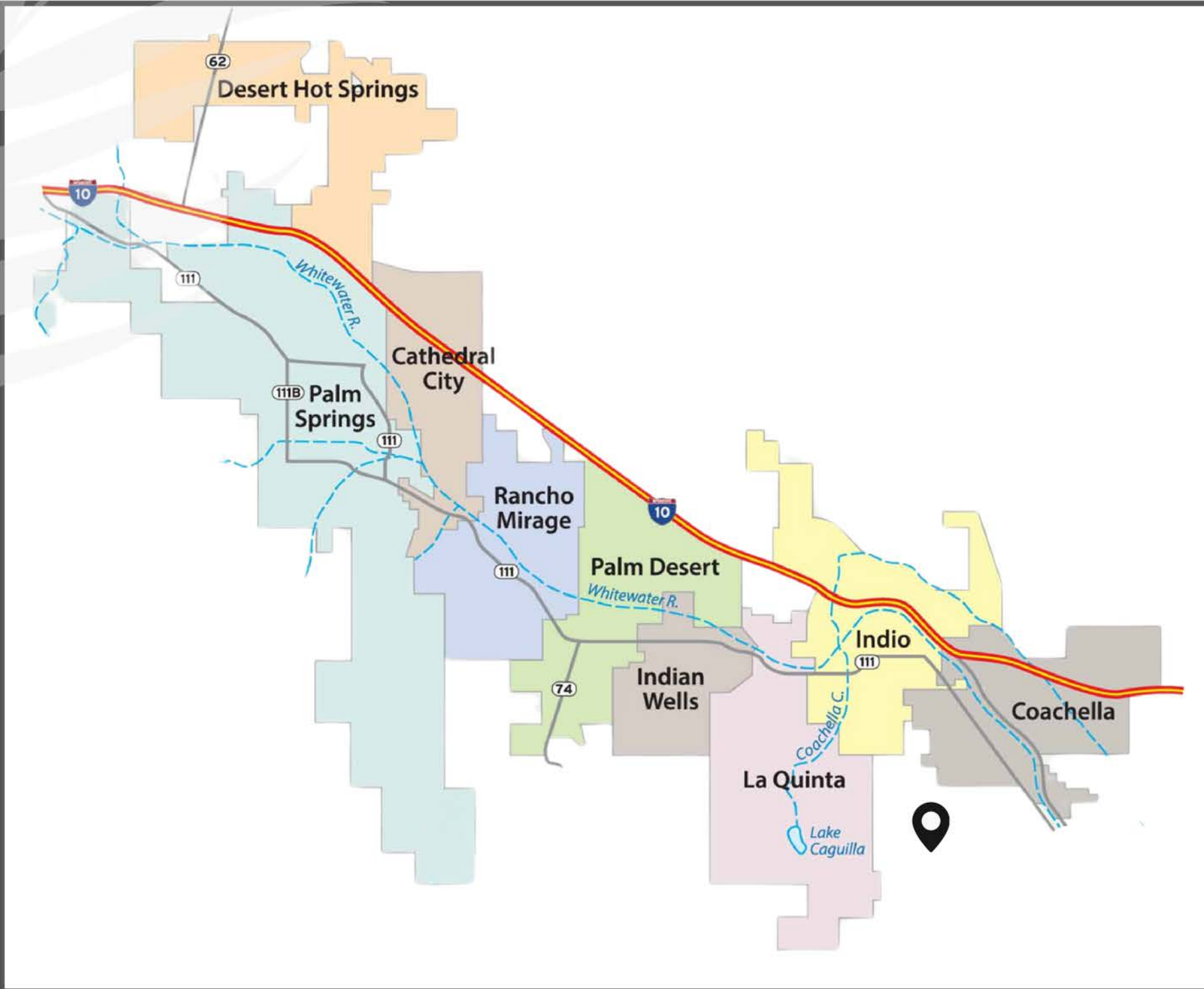




EMPIRE GRAND OASIS

84700 58TH AVE. THERMAL, CA 92274





EMPIRE GRAND OASIS

84700 58th Ave.
Thermal, CA 92274

SITE HIGHLIGHTS

- Total of 116.26 AC AC
- 4,836 Estate House, 4BD/5BA
- Chef's Kitchen
- Two Pavillion Structures
- Two Open-Air Tiki Structures
- Large Tropical Lagoon with Waterfall
- 1 Grass Polo Field

SITE LOCATION
EMPIRE GRAND OASIS

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SILVERROCK
RESORT

HIDEAWAY

— THE —
MADISON
CLUB

The Quarry

PGA WEST

THE
CITRUS
CLUB

MOUNTAIN VIEW
COUNTRY CLUB

The Plantation

EMPIRE POLO CLUB

Trilogi[®]
by SHEA HOMES

CALHOUN WEST

CALHOUN RANCH

Trilogi[®]
by SHEA HOMES

ANDALUSIA
COUNTRY CLUB

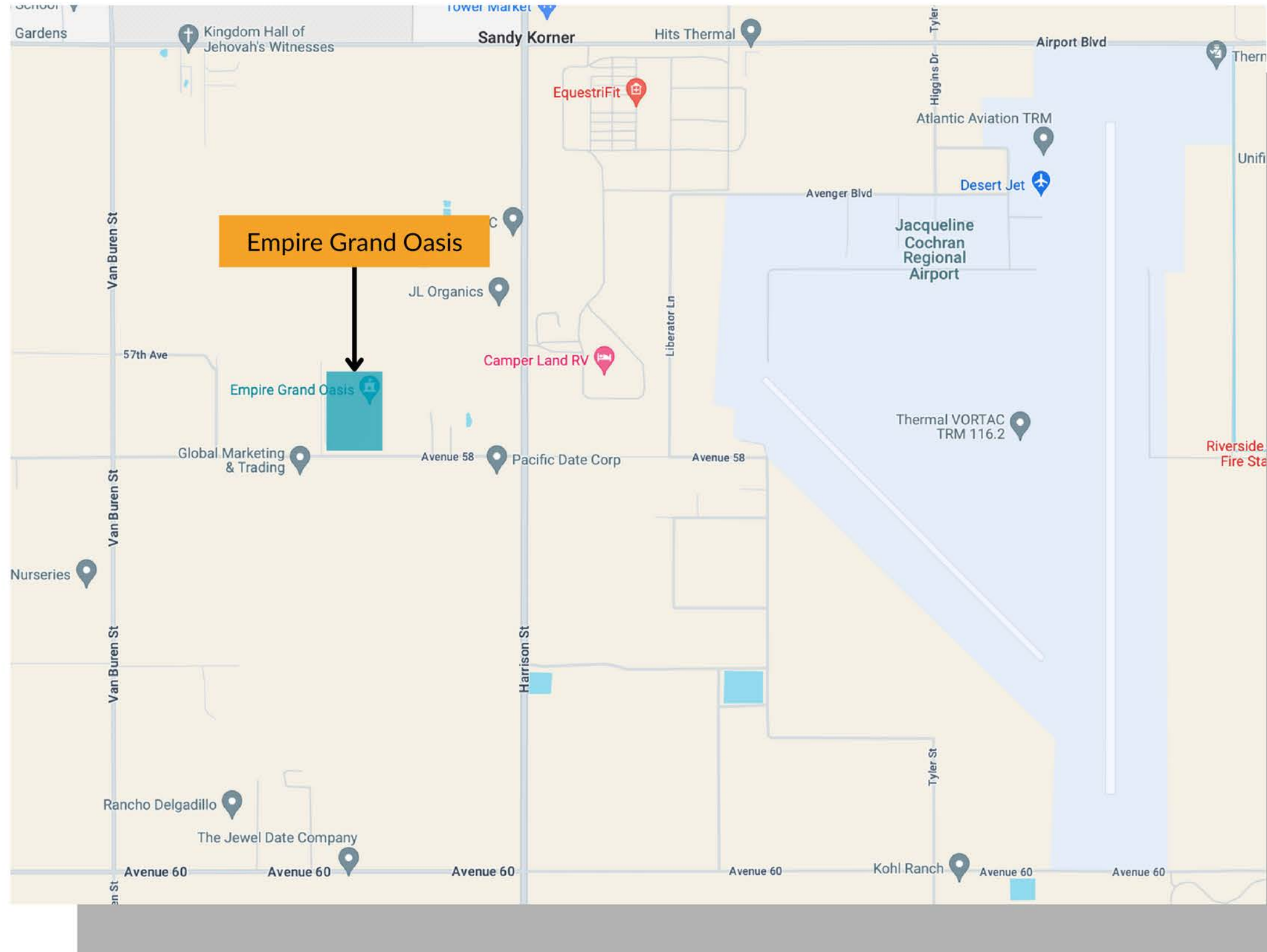
THE PALMS

GRIFFIN RANCH
WHERE DISTINCTION RESIDES

EMPIRE GRAND
OASIS

NEARBY DEVELOPMENTS
EMPIRE GRAND OASIS

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SITE LOCATION
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AERIAL VIEW
EMPIRE GRAND OASIS

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AERIAL VIEW
EMPIRE GRAND OASIS

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ESTATE HOME
EMPIRE GRAND OASIS

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ESTATE HOME
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LAGOON & WATERFALL
EMPIRE GRAND OASIS

84700 58TH AVE., THERMAL, CA 92274

THERMAL, CA

Nestled amidst the picturesque landscapes of Southern California, Thermal embodies a vibrant community teeming with opportunities for commercial real estate investment. Adjacent to the thriving cities of Indio, La Quinta, and Coachella, Thermal enjoys a strategic location amidst a nexus of economic activity.

The region boasts a plethora of undeveloped parcels, strategically situated near upscale resorts and residential projects, presenting an enticing prospect for development ventures. Renowned for its equestrian heritage, Thermal exudes an aura of rustic charm, with numerous ranch properties dotting its scenic countryside. Here, the allure of the Old West harmoniously coalesces with modern aspirations, making it an ideal locale for innovative commercial real estate endeavors.



NEARBY POINTS OF INTEREST

- Empire Polo Club
- The Madison Club
- Hideaway Golf Club
- Desert International Horse Park
- PGA West Golf Courses
- Jacqueline Cochran Regional Airport
- The Thermal Club Race Track/BMW Performance Center



POINTS OF INTEREST
EMPIRE GRAND OASIS

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DEMOGRAPHICS

2023 ESTIMATES



	1 MILE	3 MILES	5 MILES
Population	1,643	63,190	131,287
Households	595	17,923	41,667
Average Household Income	\$113,047	\$111,116	\$111,378
Median Age	36.4	33.1	36.1



DEMOGRAPHICS
EMPIRE GRAND OASIS

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FOR MORE INFORMATION

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