

LEASE

CITY CENTRE

71680 Highway 111 Rancho Mirage, CA 92270



PROPERTY DESCRIPTION

The City Centre is a small strip center located on Highway 111 adjacent to the Hilton Garden Inn and the Holiday Inn Express. The renowned Hibachi Japanese Steakhouse and Sushi Bar, Pinot's Palette, and Shabu Shabu Japanese Hot Pot are co-tenants in the strip center. Highway 111 monument sign identification is available.

The Subject 1,365 SF space has been utilized as a nail salon since 2004. It is located on the east end of the strip center adjacent to the Hilton Garden Inn. First year rental rate is a bargain at \$2.25/SF/MO + NNN expenses. See this one soon!

OFFERING SUMMARY - SUITE G

Available SF:	1,365 SF
Bay Depth:	60 feet
Building Size:	10,431 SF
APN:	684-240-023 & -024

Curtis Barlow
760 899 7700
CalDRE #01380247



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**COLDWELL BANKER
COMMERCIAL**
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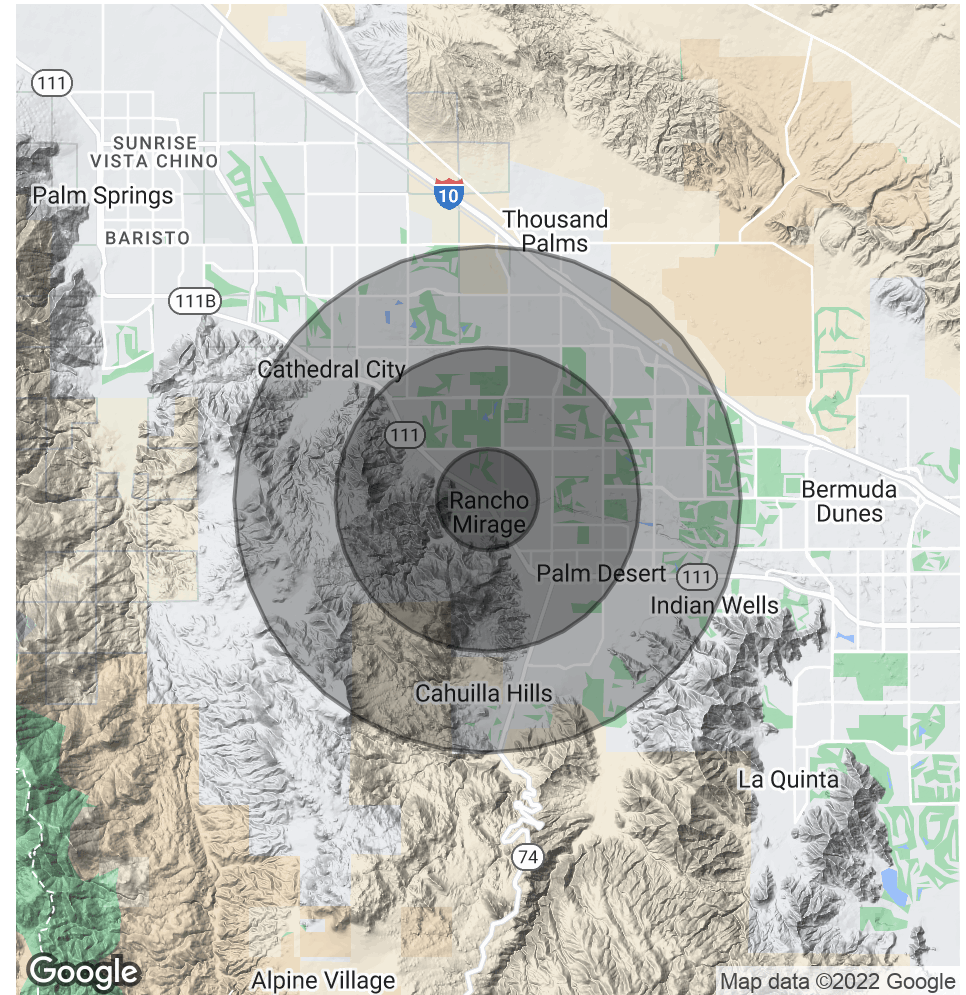
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,959	34,804	79,576
Average Age	64.1	55.1	54.9
Average Age (Male)	64.9	53.6	54.8
Average Age (Female)	62.8	56.1	54.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,901	26,180	60,056
# of Persons per HH	1	1.3	1.3
Average HH Income	\$67,963	\$61,605	\$66,702
Average House Value	\$478,203	\$383,297	\$432,282

* Demographic data derived from 2020 ACS - US Census



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