

**LINK
TO
VIDEO**



**RANCHO MIRAGE
MARKETPLACE**

36101 Bob Hope Drive | Rancho Mirage



Gelson's

**BUILDING F - PROPOSED RENDERING
1,305 - 6,000sf**



SIGNAGE

SIGN

SIGN



**WESTAR
ASSOCIATES**

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RANCHO MIRAGE MARKETPLACE

HIGHLIGHTS

- ✦ A recently renovated 102,000sf neighborhood shopping center
- ✦ Located adjacent to the development of Disney's Storyliving Community, Cotino™ — a 618 acre master planned development to include residential, hospitality, commercial, and office elements now under construction
- ✦ 1.5 miles from Eisenhower Health, ranked #1 hospital in the Inland Empire and among the top 100 hospitals in the U.S. with over 3,000 employees
- ✦ 1.5 miles from the newest Del Webb active adult community with over 1,000 new homes
- ✦ Five of the largest employers in Rancho Mirage are located within a 2 mile radius of the shopping center
- ✦ Approximately 3,000 hotel rooms within a 3 mile radius

Join these major tenants at Rancho Mirage Marketplace

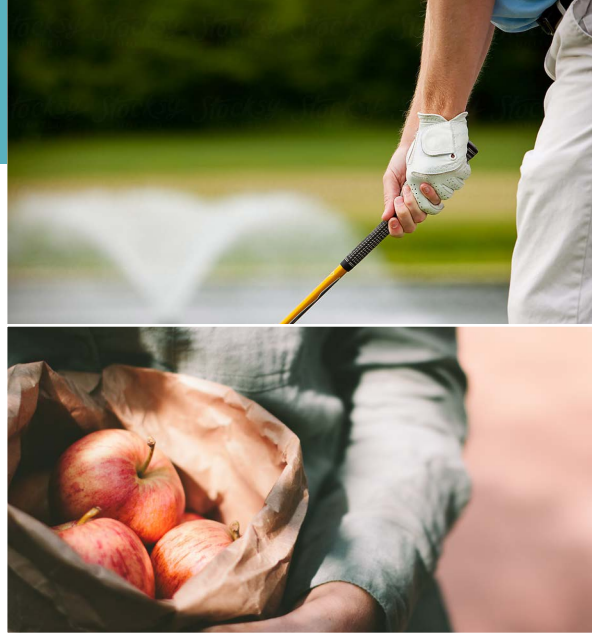


TRAFFIC COUNTS (PLACER.AI)

- ✦ ± 42,000 average cars per day at the Bob Hope Drive & Gerald Ford Drive intersection
- ✦ ± 22,000 customer visits per week

2025 DEMOGRAPHICS (COSTAR & PLACER.AI)

	3 Mile	5 Mile
Population:	50,871	130,674
Average Household Income:	\$151,116	\$128,728
Employee Population:	25,716	64,075



WELCOME TO RANCHO MIRAGE



36101 Bob Hope Drive | Rancho Mirage | 92270

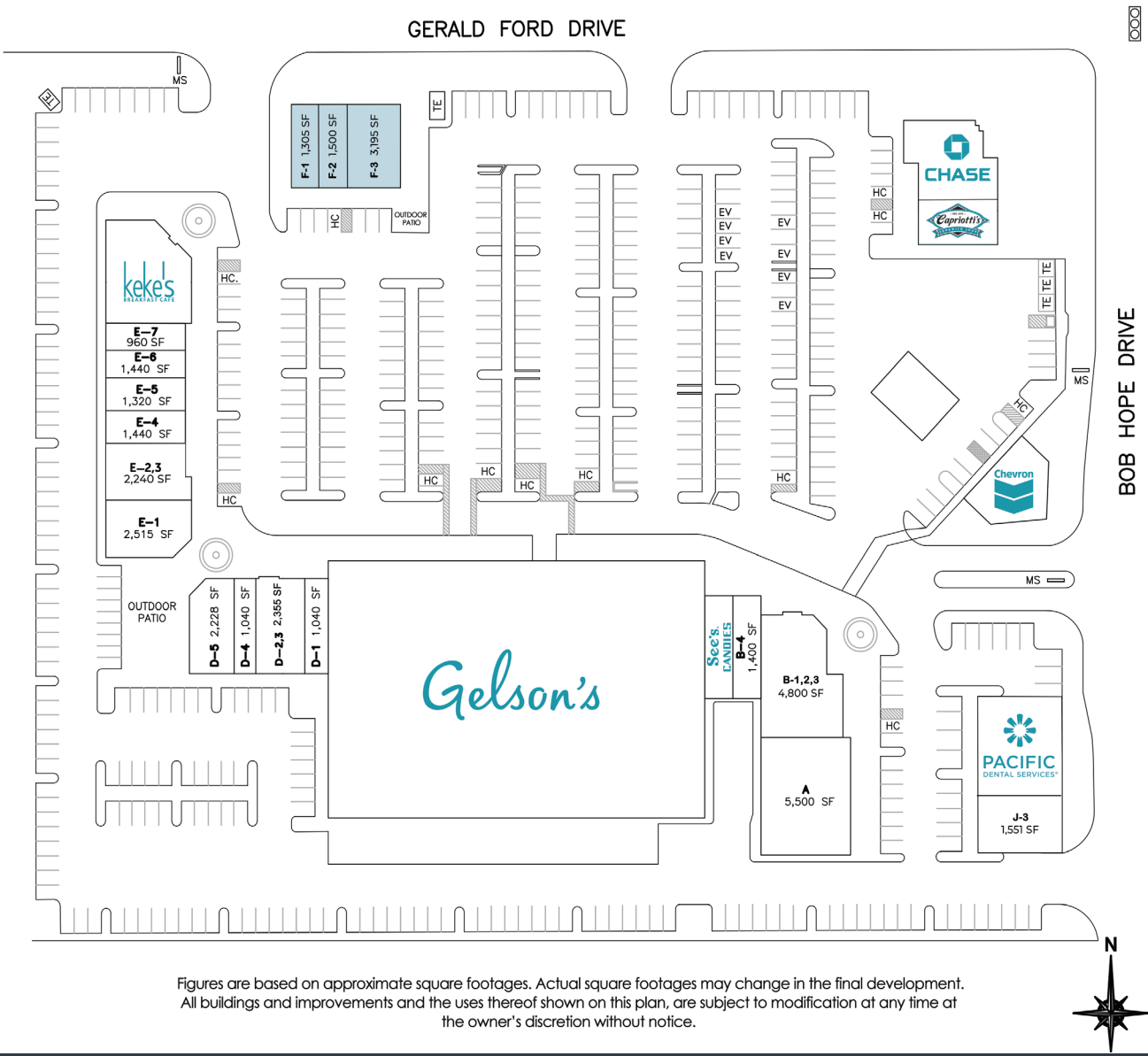
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Figures are based on approximate square footages. Actual square footages may change in the final development. All buildings and improvements and the uses thereof shown on this plan, are subject to modification at any time at the owner's discretion without notice.



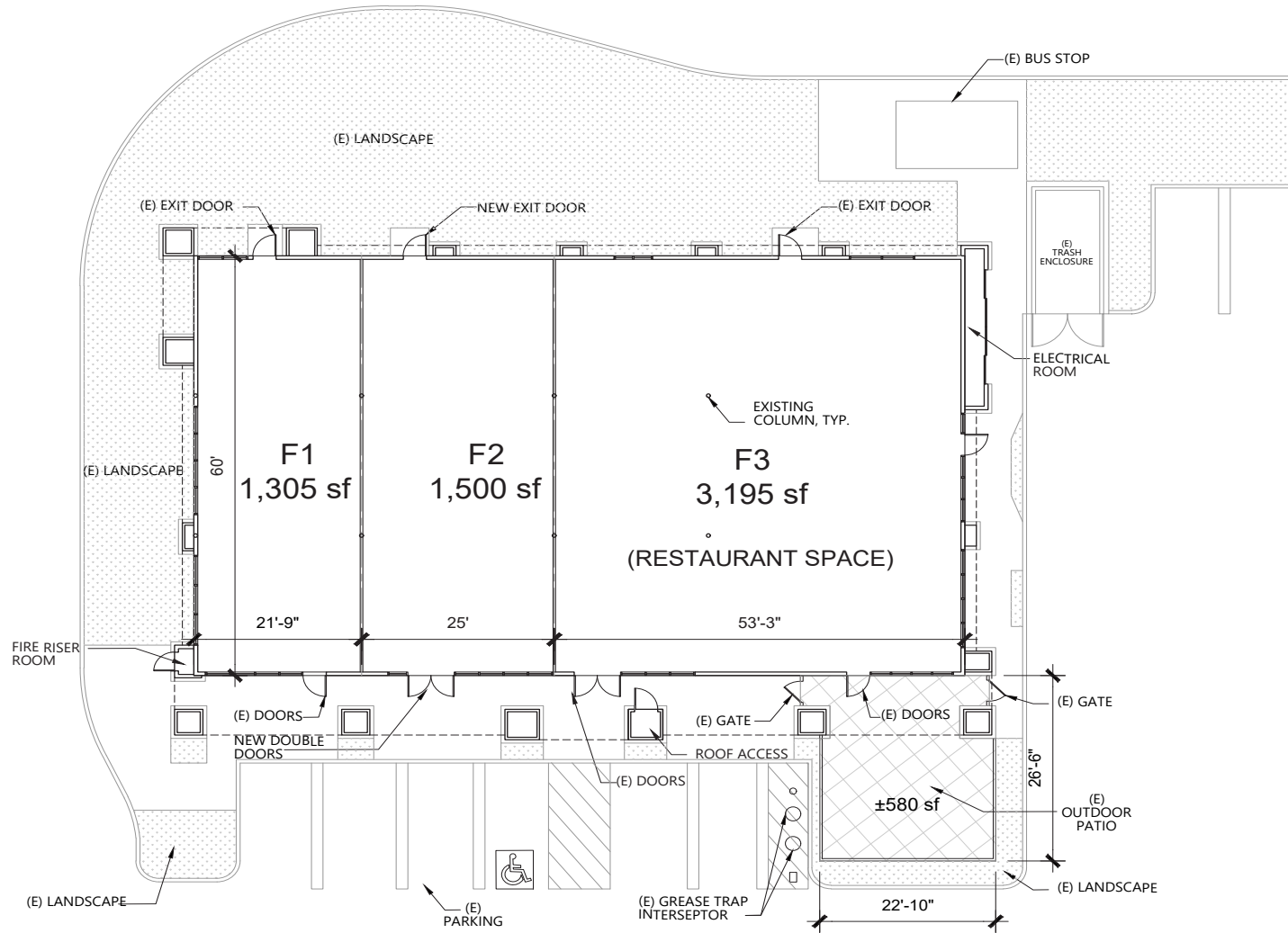
UNIT	TENANT	SQ. FT.
BLDG-C	Gelson's	49,860sf
A	Lifekind Health	5,500sf
B-1,2,3	Arabella Wellness & Salon Suites	4,800sf
B-4	Gift'ed	1,400sf
B-5	See's Candies	1,400sf
D-1	Foot Joy & Comfort	1,040sf
D-2,3	Mega Nails & Spa	2,355sf
D-4	Just Food For Dogs	1,040sf
D-5	Classic Cleaners	2,228sf
E-1	Joyce's Sushi	2,515sf
E-2,3	Paint and Fire	2,240sf
E-4	AVAILABLE	1,440sf
E-5	Absolutely Postal	1,320sf
E-6	Presidential Cuts	1,440sf
E-7	Lucky Lotus	960sf
E-8,9	Keke's Breakfast Café	4,462sf
F-1	AVAILABLE	1,305sf
F-2	AVAILABLE	1,500sf
F-3	AVAILABLE (Restaurant Opportunity)	3,193sf
G-1	Chase Bank	5,000sf
G-2	Capriotti's Sandwich Shop	1,500sf
PAD-H	Chevron	2,000sf
J-1,2	Pacific Dental Services	2,949sf
J-3	Koffi	1,551sf



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