

RETAIL/
OFFICE

FOR LEASE

FORMER BANK ON HIGHWAY 111 IN RANCHO MIRAGE



**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES



COLDWELL BANKER COMMERCIAL LYLE & ASSOCIATES

78000 FRED WARING DR | SUITE 200

PALM DESERT, CA 92211

760.772.6400

Michael Lyle

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CaIDRE #02002995

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Arley Ryan

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71950 HIGHWAY 111, RANCHO MIRAGE, CA 92270

EXECUTIVE SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	1,700 - 4,000 SF
LEASE RATE:	\$2.15 SF/month (NNN \$1.34/PSF)
LOT SIZE:	0.8 Acres
YEAR BUILT:	1994
BUILDING SIZE:	7,000
ZONING:	PUDC

PROPERTY HIGHLIGHTS

- ±7,000 SF former bank, multi-suite configuration
- Signalized hard corner at Hwy 111 & Bob Hope Dr (±67,500 CPD)
- Excellent visibility and signage
- Adjacent to The River at Rancho Mirage
- Major landscape enhancements underway
- Central Valley location serving affluent Rancho Mirage & Palm Desert

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LEASE INFORMATION

Lease Rate:	\$2.15 PSF	Lease Term:	Negotiable
Total Space:	1,700 - 4,000 SF	Lease Type:	NNN/\$1.34 PSF

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	1,700 - 4,000 SF	NNN \$1.34/PSF	\$2.15 SF/month	Vanilla shell center suite with high ceilings and open layout. No exterior windows, making it ideal for uses requiring privacy or controlled lighting, such as medical, wellness, office, training, or studio users. Flexible footprint within a standalone building with on-site parking.
Suite 103	Available	2,300 - 4,000 SF	NNN \$1.34/PSF	\$2.15 SF/month	Bright end-cap vanilla shell suite with multiple exterior windows and glass doors providing excellent natural light. High ceilings and open layout make it well suited for office, medical, wellness, or boutique service uses. Easy access and strong presence within a standalone building.

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SUITE 102



SUITE 102



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SUITE 103



SUITE 103



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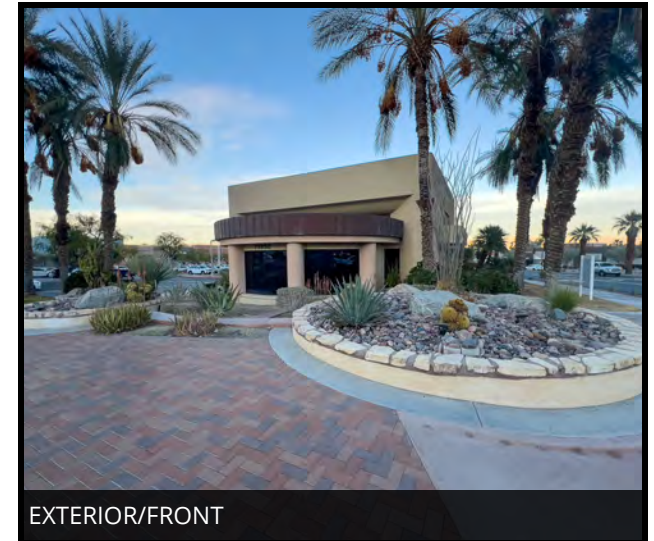
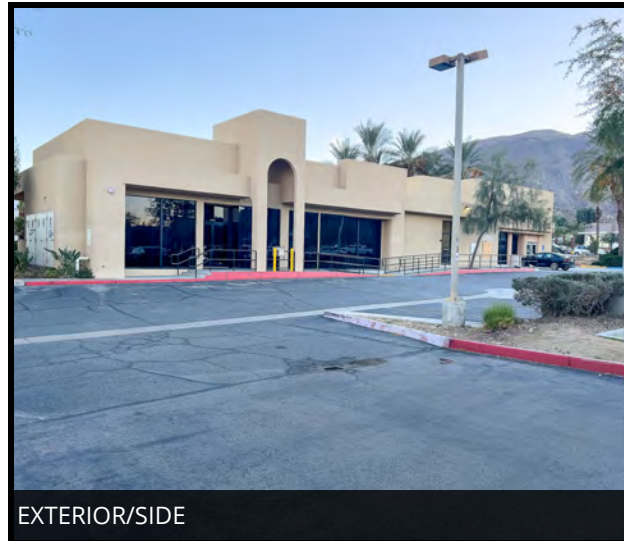
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ADDITIONAL PHOTOS



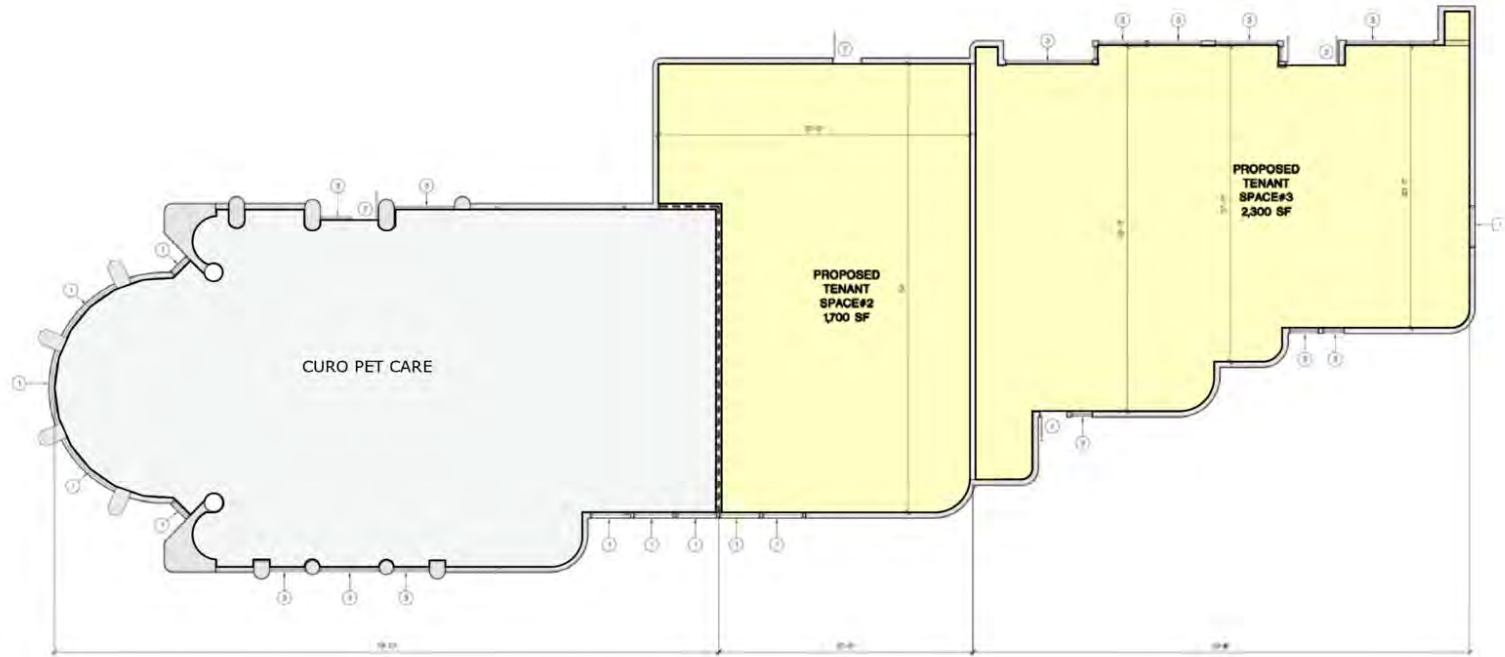
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SITE PLAN



Proposed F

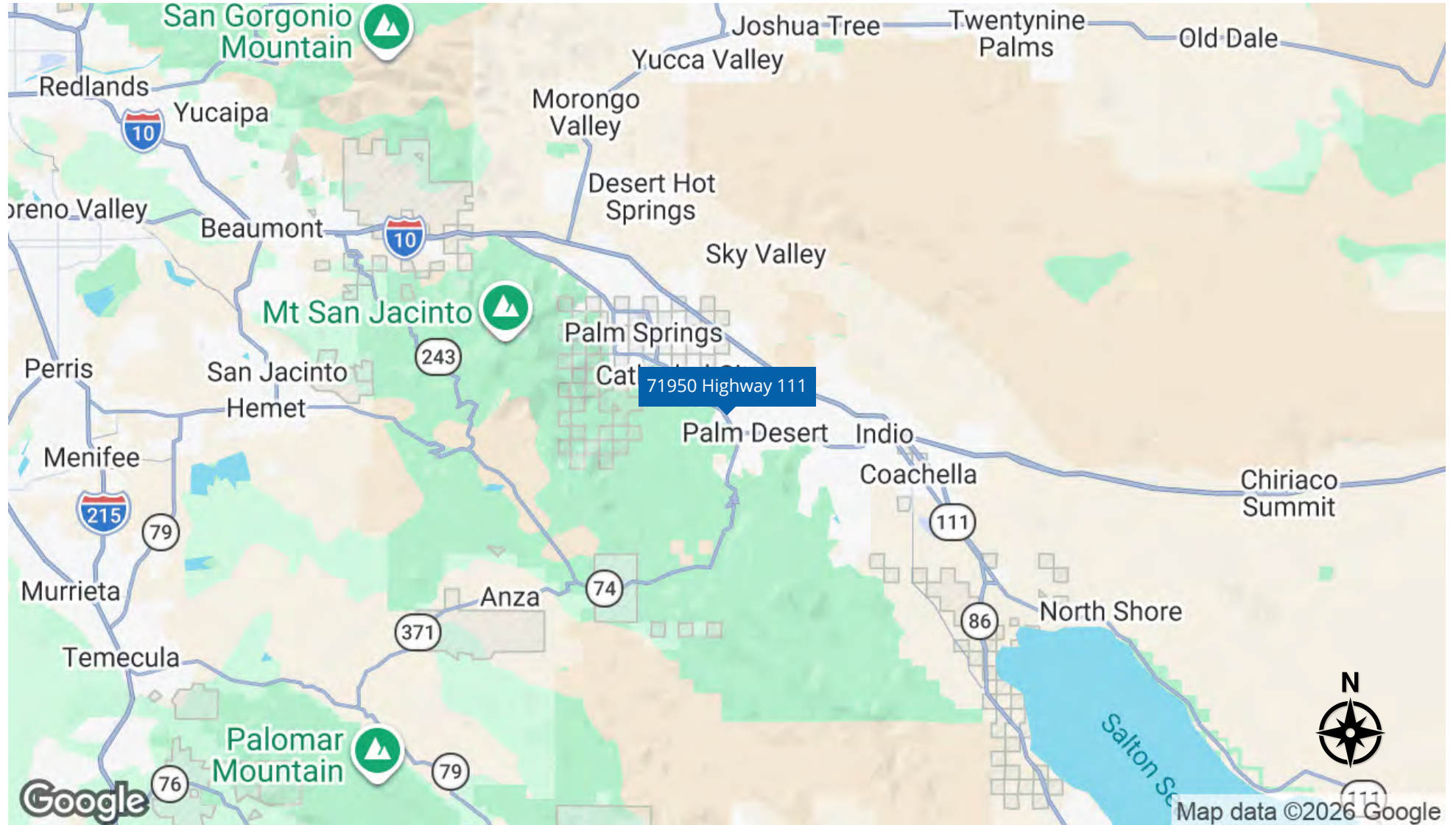
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REGIONAL MAP



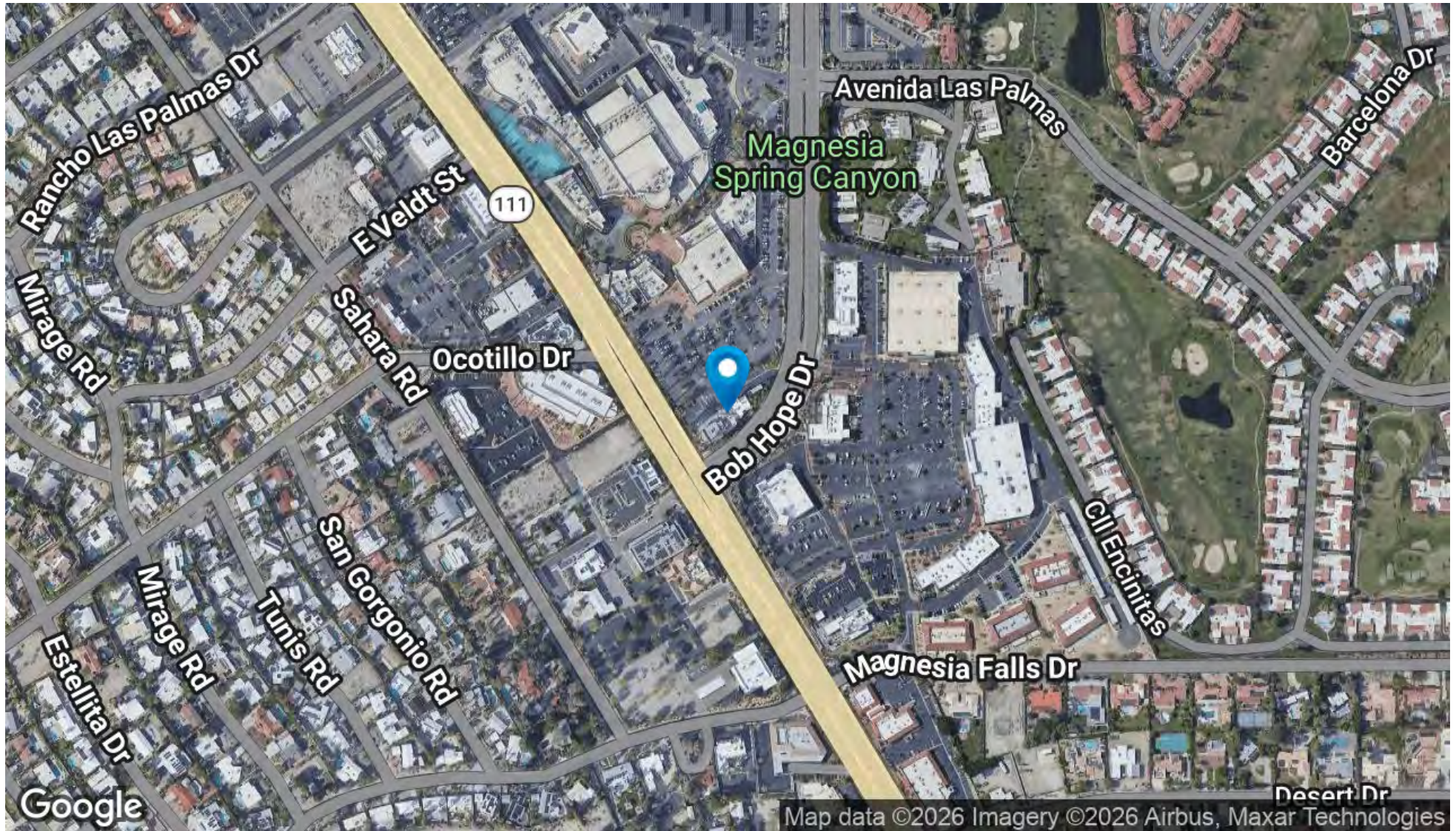
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LOCATION MAP



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RETAILER MAP



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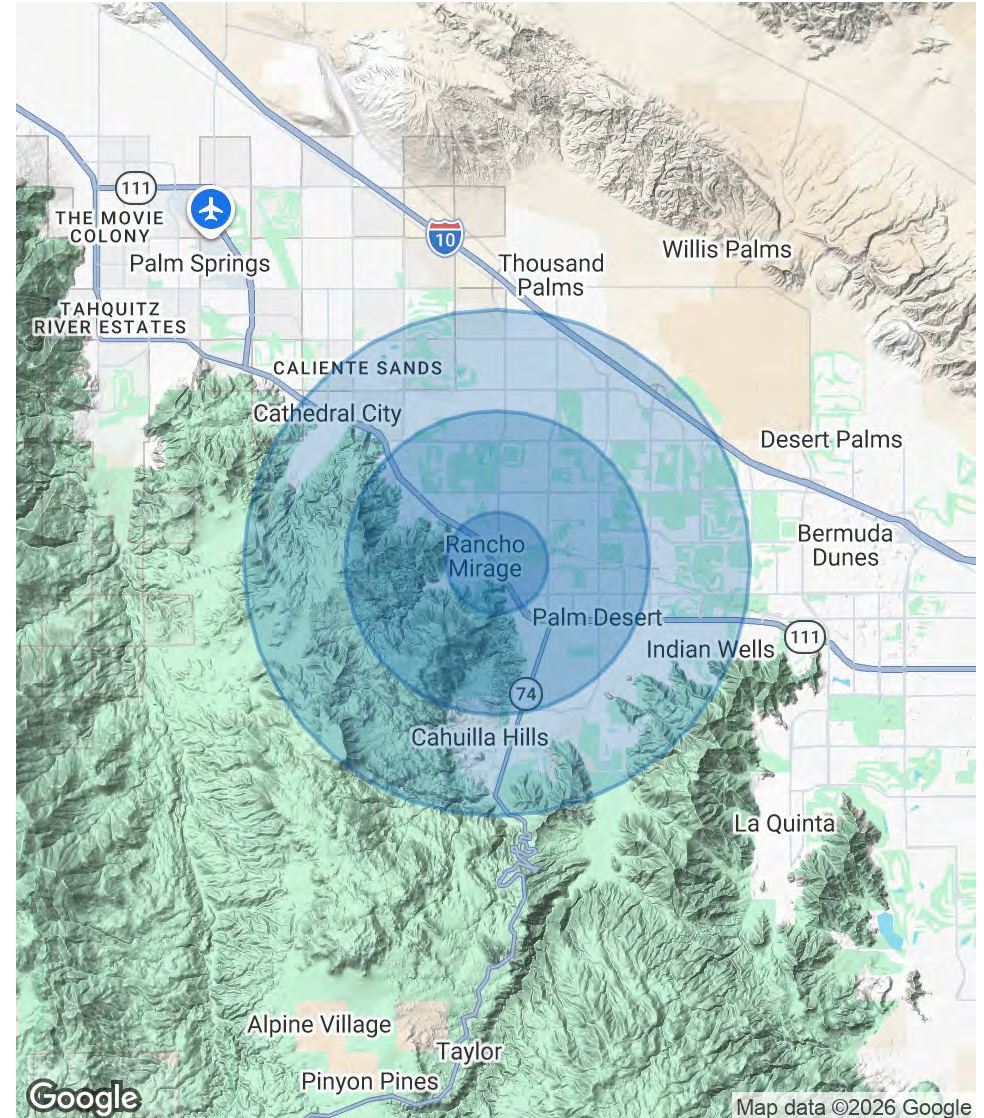
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DEMOGRAPHICS MAP

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,421	37,812	67,339
Average Age	55	55	56
Average Age (Male)	54	53	55
Average Age (Female)	56	56	56
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,838	18,735	33,451
# of Persons per HH	1.9	2	2
Average HH Income	\$120,753	\$111,381	\$122,274
Average House Value	\$865,456	\$696,408	\$754,544

Demographics data derived from AlphaMap



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