

CITY CENTRE PLAZA SPACES FOR LEASE

RETAIL/RESTAURANT OPPORTUNITIES ALONG HIGHWAY 111
71680 Highway 111, Rancho Mirage, CA 92270



LEASE RATE \$2.25 - 2.50 SF/month

Curtis Barlow
(760) 899-7700
CalDRE #01380247

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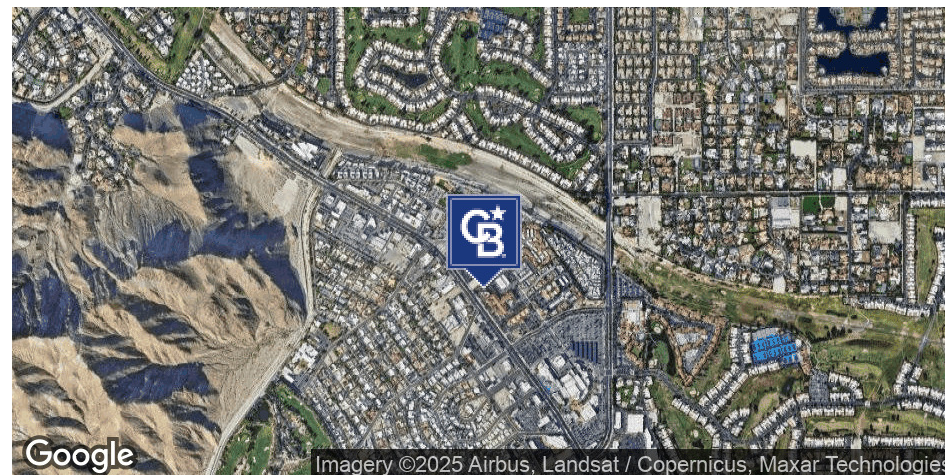


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LP

RETAIL LEASE

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PROPERTY DESCRIPTION

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

Previously Hibachi Japanese Steakhouse, Space A is a 4,500 SF restaurant /retail space that is fully furnished, with Teppan Tables and a sushi bar. It is located on the west end of the strip center. \$2.50/PSF + NNN.

Space G is a 1,365 SF space that was formerly a nail salon. It is located on the east end of the strip center, adjacent to the Hilton Garden Inn. \$2.25 PSF + NNN.

OFFERING SUMMARY - SUITES A & G

Available SF:	1,365 - 4,500 SF
Zoning:	M-U Mixed Use
APN:	684-240-024 & -023
Building Size:	10,431 SF

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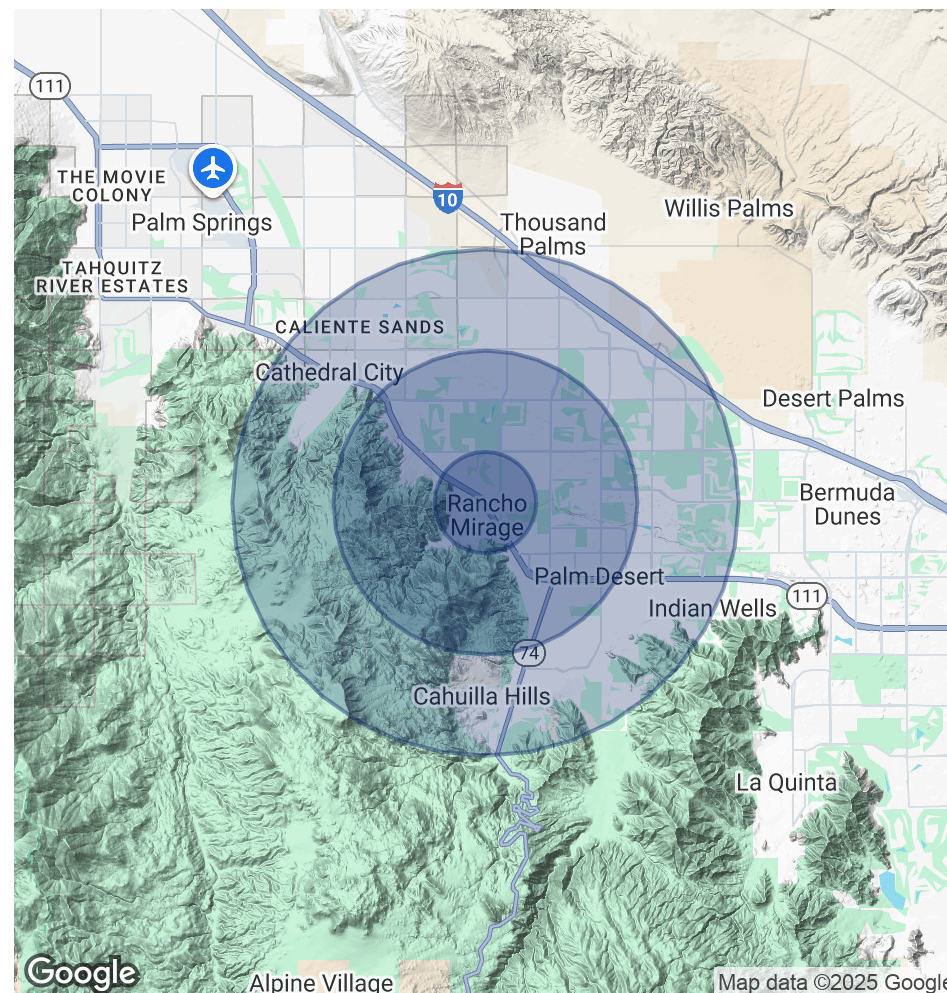
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,975	35,430	86,379
Average Age	63	55	53
Average Age (Male)	62	54	52
Average Age (Female)	64	57	54

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,667	17,647	40,439
# of Persons per HH	1.8	2	2.1
Average HH Income	\$143,158	\$111,671	\$109,866
Average House Value	\$924,608	\$694,238	\$691,428

* Demographic data derived from 2020 ACS - US Census



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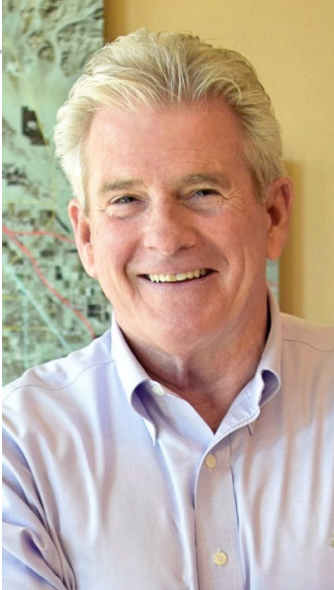


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