

**NEW**

# COMMERCIAL LAND FOR SALE

BETWEEN HIGHWAY 111 & SAHARA | RANCHO MIRAGE, CA

**2.04 ACRES  
COMMERCIAL LAND  
\$1,540,000.00**

- Zoned Neighborhood Commercial, within the Highway 111 East Specific Plan District 4
- Priced at just \$17.33/SF
- Strong central Rancho Mirage location surrounded by Ferrari, Honey Baked Hams, Patios Plus, California Patios and more!
- Retail and office uses welcome!
- Traffic Count - 34,418 on Highway 111 West of Rancho Las Palmas (2017)



### 3 SEPARATE PARCELS

APN 684-232-003	250' x 100'	Fronts Highway 111
APN 684-232-029	240' x 160'	Adjoins Highway 111, on Sahara
APN 684-232-015	240' x 100'	On Sahara



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## DEMOGRAPHIC HIGHLIGHTS

Coachella Valley - 370,000 People



### PEOPLE

#### Estimated Population

1 Mile - 3,892 | 3 Mile - 40,428 | 5 Mile - 93,008



### HOUSEHOLDS

#### Estimated Households

1 Mile - 2,177 | 3 Mile - 20,661 | 5 Mile - 47,010



### BUSINESSES

#### Total Businesses

1 Mile - 400 | 3 Mile - 2,692 | 5 Mile - 5,634



### HOUSEHOLD INCOME

#### Average Household Income

1 Mile - \$155,283 | 3 Mile - \$134,242 | 5 Mile - \$149,440