

THE HOFFMAN COMPANY EXCLUSIVE OFFERING

PRIME MIXED-USE DEVELOPMENT OPPORTUNITY | WITHIN APPROVED SPECIFIC PLAN

ADJACENT TO AGUA CALIENTE CASINO & HOTEL/RESORT | FEE-LAND PROPERTY (NOT TRIBAL)

VISABLE & DESIRABLE LOCATION OFF I-10 & BOB HOPE/RAMON RD. INTERCHANGE

CONTACT  
BROKER  
FOR PRICE



HOPE PARK/NORTH  
56.33 ACRES

SIGNATURE FIRST PHASE OF SECTION 19 SPECIFIC PLAN  
PRIME MIXED-USE DEVELOPMENT OPPORTUNITY  
RANCHO MIRAGE, CA | COACHELLA VALLEY | RIVERSIDE COUNTY



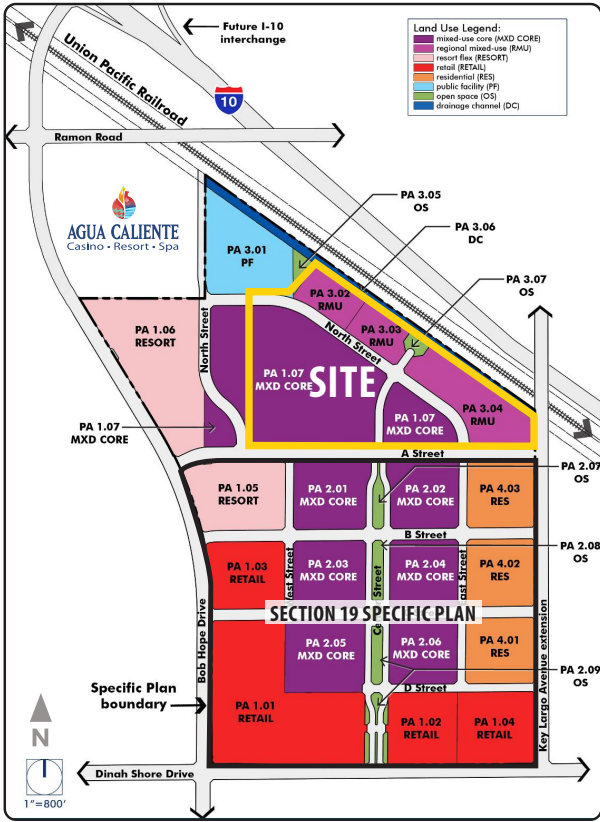
Agua Caliente Resort & Casino



PROPERTY INFO & CITY OF RANCHO MIRAGE

**Hope Park/North** is a the first phase of the approved Section 19 Specific Plan and ideally situated directly adjacent to the Agua Caliente Casino in the affluent city of Rancho Mirage off the I-10 & Bob Hope/Ramon interchange. The subject property is one of the last undeveloped parcels within the city of Rancho Mirage. Additionally, it is also one of the most uniquely zoned parcels within the city. The zoning enables a developer to combine both residential and commercial units, integrating the small town feel of Rancho Mirage with the high energy Agua Caliente Resort and Casino. With the flexibly zoned “Mixed-Use Core” & “Regional Mixed-Use” & “Residential”, Section 19 represents an opportunity to bring a different style of living, working, and shopping to the desert. Departing from the low-scale resort- oriented development, the Section 19 Specific Plan can introduce a high-density mix of commercial, office, entertainment, hotel, and residential uses (up to 28 units per acre & 4-stories and possibly more), in the context of a master planned town center.

**Rancho Mirage** is is known as one of the most affluent cities in Riverside County with an average household income of \$167,996. Some of America's finest golf courses, most exclusive residential communities, and international events are found here. Many famous people have made Rancho Mirage their home including President Ford upon his retirement from the U.S. Presidency. Home to the Valley's premium resorts, Rancho Mirage lodging properties has collectively invested over \$900 million in renovations and reconstructions over the last decade (including the Ritz-Carlton – the only Five-Star in the region). The Agua Caliente Casino Resort Spa is the Valley's only regional skyscraper property with 24-hour gaming. The City of Rancho Mirage promises the seasoned traveler and the discriminating resident the perfect combination of luxury, and access to some of North America's finest golf, spa and fine-dining opportunities right in the heart of the Palm Springs Valley.



BROKER CONTACT INFO



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RANCHO MIRAGE QUICK FACTS

|                                                                       |           |   |
|-----------------------------------------------------------------------|-----------|---|
| Re-sale + New Home Price Last 12 Months:                              | 3.6%      | ↑ |
| Average Household Income                                              | \$167,996 |   |
| Source: Market Watch LLC, DataQuick, California Board of Equalization |           |   |