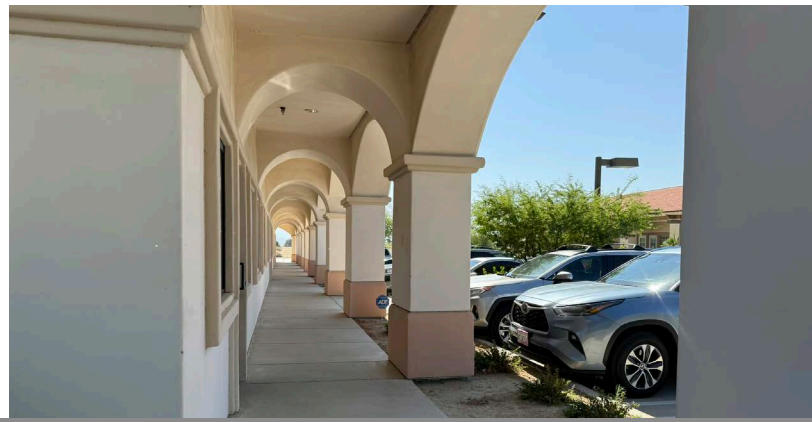


8,276 SF MEDICAL/PROFESSIONAL BUILDING ON PRESTIGIOUS BOB HOPE DRIVE, RANCHO MIRAGE FOR SALE OR LEASE | 35280 BOB HOPE DR, RANCHO MIRAGE



FEATURES

- 8,276 SF medical/professional building comprised of six suites
- Four suites are leased and income-producing
- One 2,500 SF is suite vacant and available for lease/ideal for owner-user
- Excellent mid-valley location in the prestigious city of Rancho Mirage, known as the "Playground of the Presidents"
- Across from The Westin Rancho Mirage hotel and golf resort
- 1.7 miles to Eisenhower Medical Center & 2 miles to I-10 Freeway
- 39,000 cars per day and impressive demographics
- Abundant parking
- Just ¼ mile from Disney's Cotino, a Storyliving luxury mixed use community development with homes, hotel, shopping, dining, entertainment and a 24-acre Crystal Lagoon
- Just over ½ mile to Del Web Rancho Mirage

PRICE: \$3.5 MILLION (\$423/SF)

LEASE RATE: \$1.85/SF/MO NNN



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8,276 SF MEDICAL OFFICE BUILDING

AERIAL & SITE AMENITIES

35280 BOB HOPE DR, RANCHO MIRAGE



SITE AMENITIES

- **Location:** 35280 Bob Hope Dr, Rancho Mirage, CA 92270
- **Building Size:** 8,276 SF
- **Year Built:** 2002
- **Parcel Size (According to Assessor):** 0.88 acres (38,332 SF)
- **APN:** 685-100-015
- **Zoning/General Plan:** [Office \(Click to view ordinance\)](#)
- **Parking:** +/- 40 spaces plus 2 accessible

DEMOGRAPHICS (2024 EST.)

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|-----------|-----------|----------|
| 2024 Population | 3,622 | 47,749 | 124,909 |
| 2024 Total Households | 1,598 | 22,275 | 53,865 |
| Avg. HH Income | \$148,029 | \$109,708 | \$99,916 |

ZOOMED IN AERIAL



TRAFFIC COUNTS

| | |
|--------------------------------|--------|
| Bob Hope Dr / Via Marta S | 21,356 |
| Bob Hope Dr / Dinah Shore Dr S | 17,747 |

760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

8,276 SF MEDICAL OFFICE BUILDING

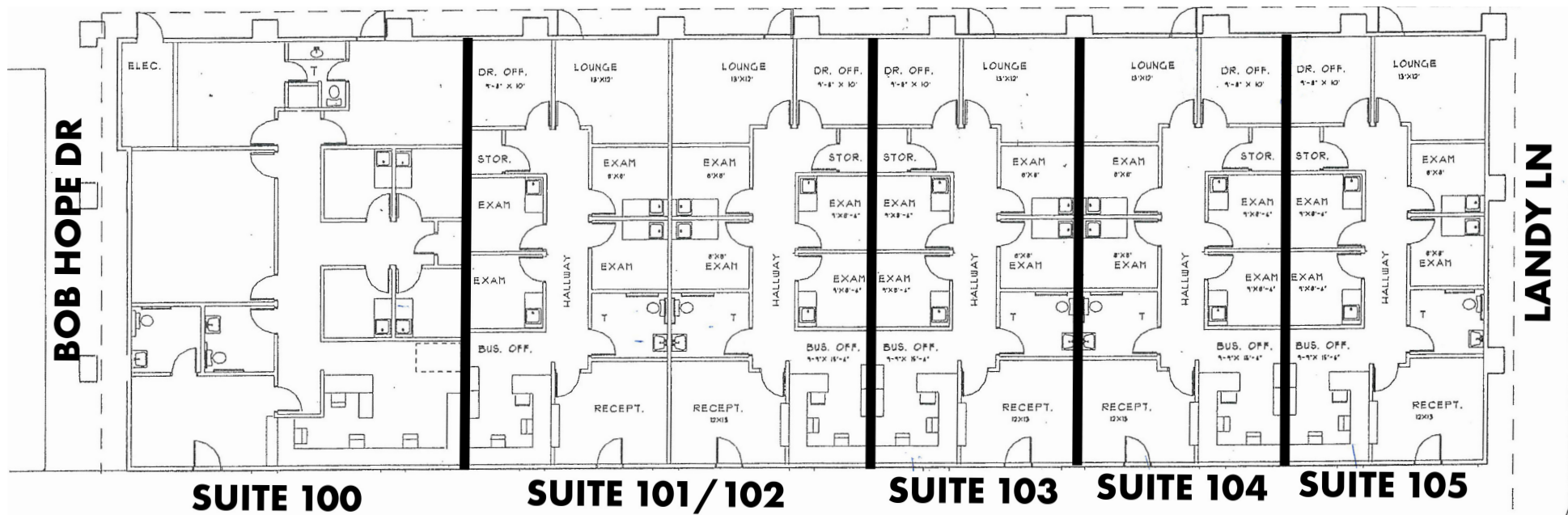
RENT ROLL & FLOOR PLAN | 35280 BOB HOPE DR, RANCHO MIRAGE



RENT ROLL

| SUITE | TENANT | SIZE | LEASE RATE | LEASE TYPE | STATUS | COMMENTS |
|---------|--------------------|----------|-----------------------------|------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 100 | Sonotec Imaging | 2,000 SF | \$3,000/Mo | M.G. | Lease expires 12/31/27 | No annual increases. |
| 101/102 | Vacant | 2,500 SF | Vacant; Asking \$1.85/SF/Mo | NNN | Vacant - Requires tenant improvements | Includes lobby, conference room, two restrooms, four exam rooms, and a procedure room. Click here to view the floor plan. |
| 103 | Physical Therapist | 1,250 SF | \$1.68/SF/Mo | NNN | 3 year lease; Expires 3/31/29 | 3% annual increases and 2- year option to renew at 3% increases per year. |
| 104/105 | Dermatologist | 2,500 SF | \$1.65/SF/Mo | M.G. | Leased MTM | Month-to-month lease. |

FLOOR PLAN



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8,276 SF MEDICAL OFFICE BUILDING

PROPERTY PHOTOS

35280 BOB HOPE DR, RANCHO MIRAGE



BUILDING EXTERIOR



SUITE 101/102



SUITE 101/102



SUITE 103



SUITE 103



SUITE 103

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