

RETAIL/  
OFFICE

# FOR LEASE

## FORMER BANK ON HIGHWAY 111 IN RANCHO MIRAGE



**SUBJECT PROPERTY**  
71950 HIGHWAY 111,  
RANCHO MIRAGE



**SUBJECT PROPERTY**  
71950 HIGHWAY 111,  
RANCHO MIRAGE

**COLDWELL BANKER COMMERCIAL LYLE & ASSOCIATES**  
78000 FRED WARING DR | SUITE 200  
PALM DESERT, CA 92211  
760.772.6400

**Michael Lyle**

760.774.6533

CaIDRE #02002995

mlyle@cbclyle.net

**Arley Ryan**

630.660.9376

CaIDRE #02198855

arleyryan@cbclyle.net

**WWW.CBCLYLE.COM**

©2021 Coldwell Banker Real Estate LLC, Lyle & Associates, LP Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Lyle & Associates, LP Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, Lyle & Associates, LP Coldwell Banker Commercial Affiliates. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations.

71950 HIGHWAY 111, RANCHO MIRAGE, CA 92270

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

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

### PROPERTY HIGHLIGHTS

- Two prime suites (1,700 SF & 2,300 SF) with fresh improvements
- Great for multiple uses
- 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

**Michael Lyle**  
760.774.6533  
CalDRE #02002995  
mlyle@cbclyle.net

**Arley Ryan**  
630.660.9376  
CalDRE #02198855  
arleyryan@cbclyle.net

COLDWELL BANKER COMMERCIAL  
78000 FRED WARING DR | SUITE 200  
PALM DESERT, CA 92211  
760.772.6400 | [CBCLYLE.COM](http://CBCLYLE.COM)

71950 HIGHWAY 111, RANCHO MIRAGE, CA 92270

# 71950 HIGHWAY 111, RANCHO MIRAGE



## 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.

**Michael Lyle**  
 760.774.6533  
 CalDRE #02002995  
 mlyle@cbclyle.net

**Arley Ryan**  
 630.660.9376  
 CalDRE #02198855  
 arleyryan@cbclyle.net

COLDWELL BANKER COMMERCIAL  
 78000 FRED WARING DR | SUITE 200  
 PALM DESERT, CA 92211  
 760.772.6400 | [CBCLYLE.COM](http://CBCLYLE.COM)

71950 HIGHWAY 111, RANCHO MIRAGE, CA 92270

# 71950 HIGHWAY 111, RANCHO MIRAGE



SUITE 102



SUITE 102



SUITE 102



SUITE 103



SUITE 103



SUITE 103

**Michael Lyle**  
760.774.6533  
CalDRE #02002995  
[mlyle@cbclyle.net](mailto:mlyle@cbclyle.net)

**Arley Ryan**  
630.660.9376  
CalDRE #02198855  
[arleyryan@cbclyle.net](mailto:arleyryan@cbclyle.net)

COLDWELL BANKER COMMERCIAL  
78000 FRED WARING DR | SUITE 200  
PALM DESERT, CA 92211  
760.772.6400 | [CBCLYLE.COM](http://CBCLYLE.COM)

71950 HIGHWAY 111, RANCHO MIRAGE, CA 92270

## ADDITIONAL PHOTOS



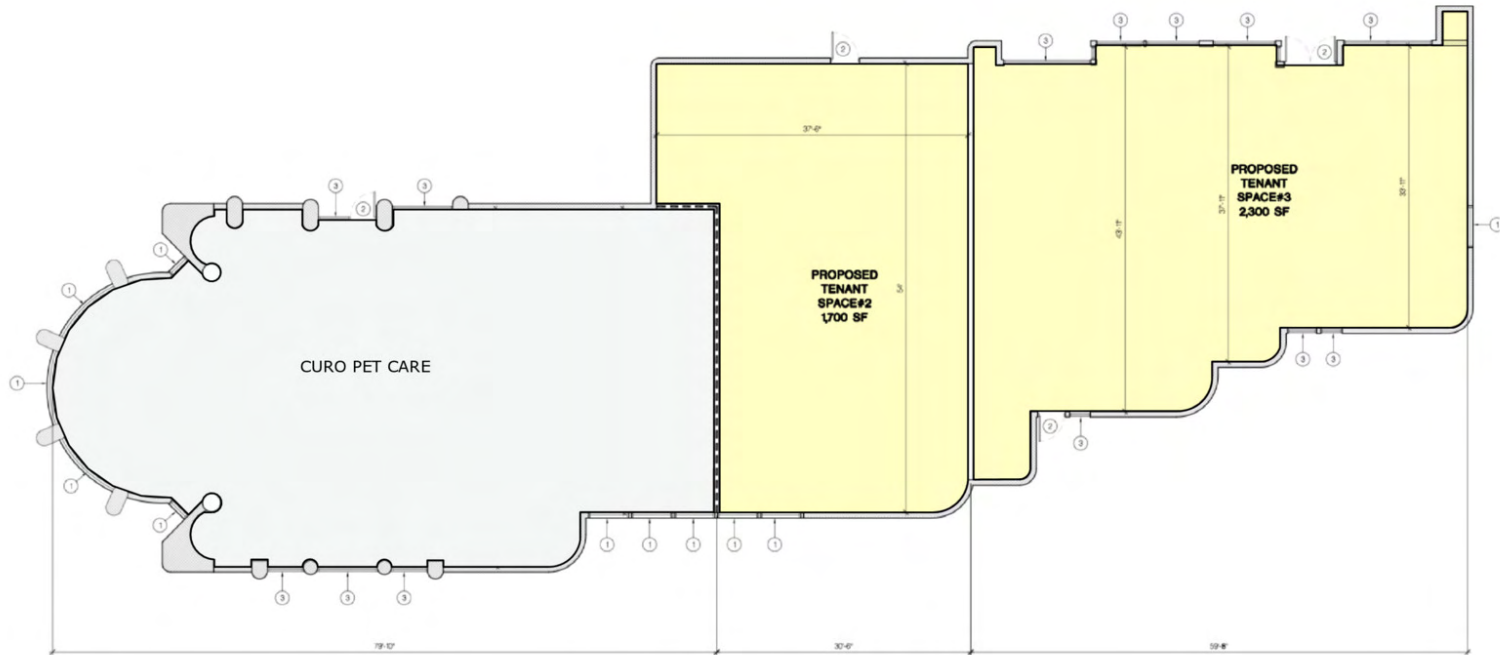
**Michael Lyle**  
760.774.6533  
CalDRE #02002995  
[mlyle@cbclyle.net](mailto:mlyle@cbclyle.net)

**Arley Ryan**  
630.660.9376  
CalDRE #02198855  
[arleyryan@cbclyle.net](mailto:arleyryan@cbclyle.net)

COLDWELL BANKER COMMERCIAL  
78000 FRED WARING DR | SUITE 200  
PALM DESERT, CA 92211  
760.772.6400 | [CBCLYLE.COM](http://CBCLYLE.COM)

71950 HIGHWAY 111, RANCHO MIRAGE, CA 92270

# SITE PLAN



Proposed F

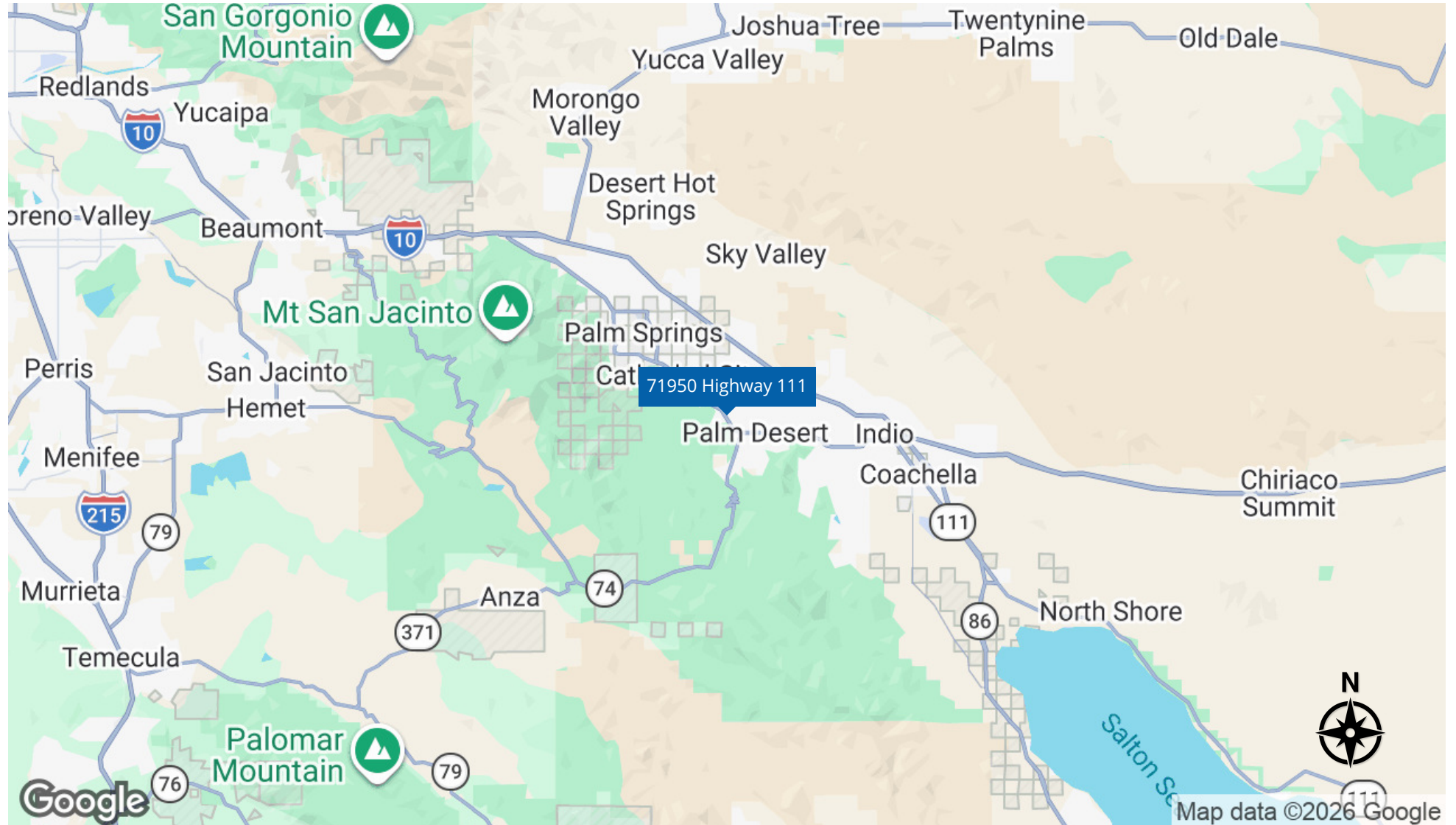
**Michael Lyle**  
760.774.6533  
CalDRE #02002995  
mlyle@cbclyle.net

**Arley Ryan**  
630.660.9376  
CalDRE #02198855  
arleyryan@cbclyle.net

COLDWELL BANKER COMMERCIAL  
78000 FRED WARING DR | SUITE 200  
PALM DESERT, CA 92211  
760.772.6400 | [CBCLYLE.COM](http://CBCLYLE.COM)

71950 HIGHWAY 111, RANCHO MIRAGE, CA 92270

## REGIONAL MAP



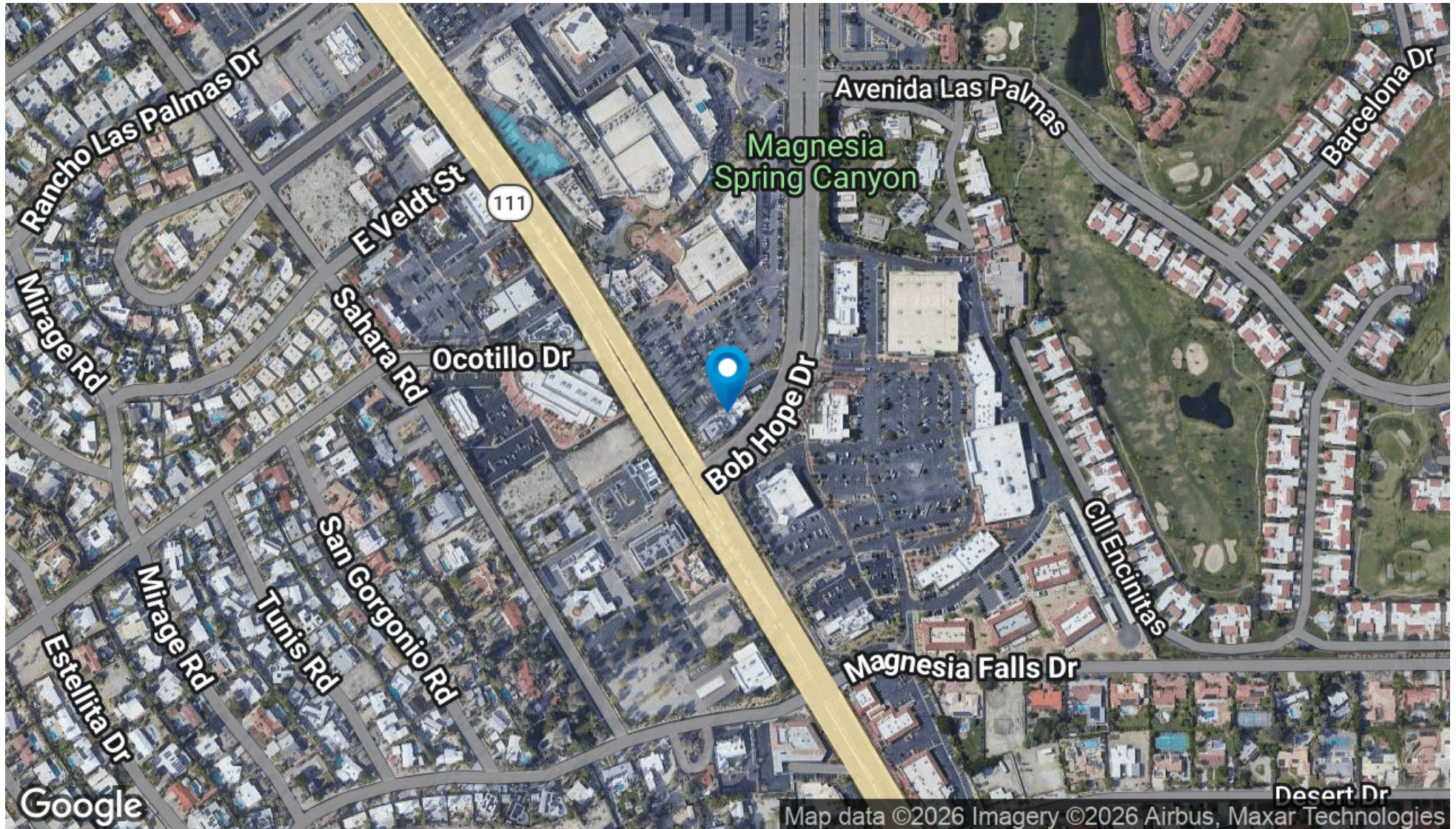
**Michael Lyle**  
760.774.6533  
CalDRE #02002995  
mlyle@cbclyle.net

**Arley Ryan**  
630.660.9376  
CalDRE #02198855  
arleyryan@cbclyle.net

COLDWELL BANKER COMMERCIAL  
78000 FRED WARING DR | SUITE 200  
PALM DESERT, CA 92211  
760.772.6400 | [CBCLYLE.COM](http://CBCLYLE.COM)

71950 HIGHWAY 111, RANCHO MIRAGE, CA 92270

## LOCATION MAP



**Michael Lyle**  
760.774.6533  
CalDRE #02002995  
mlyle@cbclyle.net

**Arley Ryan**  
630.660.9376  
CalDRE #02198855  
arleyryan@cbclyle.net

COLDWELL BANKER COMMERCIAL  
78000 FRED WARING DR | SUITE 200  
PALM DESERT, CA 92211  
760.772.6400 | [CBCLYLE.COM](http://CBCLYLE.COM)

71950 HIGHWAY 111, RANCHO MIRAGE, CA 92270

# RETAILER MAP

**THE RIVER SHOPPING CENTER**

- Yard House
- FIVE GUYS (BURGERS and FRIES)
- PF CHANG'S
- CINEMARK
- DAVEY BUSTER'S
- BEN & JERRY'S
- ROCKY MOUNTAIN (CHOCOLATE FACTORY)
- Apong's PHILLY STEAK (MEAT & POTATO SANDWICH)
- HATS UNLIMITED
- verizon
- Bath & Body Works
- UNITED STATES POSTAL SERVICE
- COWBOY CENTRAL
- Sushi Kowa
- Cheesecake Factory
- SEATTLE CHINA
- KREI
- SEVEN ELEVEN
- TRUCKER SUPERCHARGER
- COCKY TELLIE

**RANCHO LAS PALMAS SHOPPING CENTER**

- WELLS FARGO
- CVS pharmacy
- NORMA'S ITALIAN KITCHEN
- PIELOST Pizzeria
- STARBUCKS COFFEE
- IN-N-OUT BURGER
- PIZZERIA LUNA
- HAUS OF POKE
- HOBBY LOBBY

**WARING PLAZA SHOPPING CENTER**

- NOTHING BUT CARDS
- BIG 5 SPORTING GOODS
- PGA TOUR SUPERSTORE
- OUTBACK STEAKHOUSE
- usbank
- planet fitness
- HERSHEY'S SYRUP
- olive A'Sudden
- GOAC HONEY

**SUBJECT PROPERTY**

**Other Callouts:** Hilton Hotels & Resorts, OMNI HOTELS & RESORTS, Bank of America, CHASE, RAPPORE INTERNATIONAL FURNITURE, ETHAN ALLEN, LABOY, Olive Garden, RED LOBSTER.

Google

Fred W Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

**Michael Lyle**  
760.774.6533  
CalDRE #02002995  
mlyle@cbclyle.net

**Arley Ryan**  
630.660.9376  
CalDRE #02198855  
arleyryan@cbclyle.net

COLDWELL BANKER COMMERCIAL  
78000 FRED WARING DR | SUITE 200  
PALM DESERT, CA 92211  
760.772.6400 | CBCLYLE.COM

71950 HIGHWAY 111, RANCHO MIRAGE, CA 92270

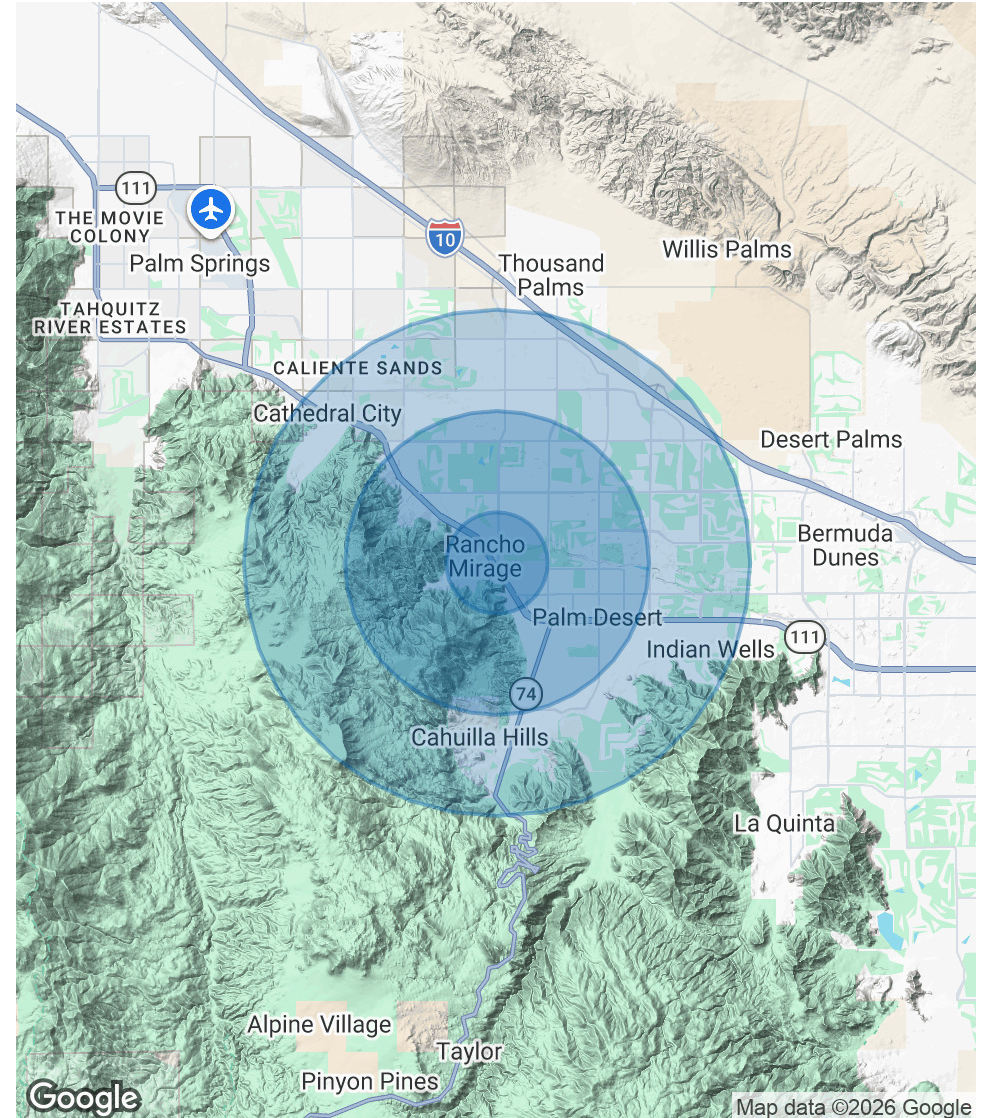
# DEMOGRAPHICS MAP

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

2020 American Community Survey (ACS)



**Michael Lyle**  
 760.774.6533  
 CalDRE #02002995  
[mlyle@cbclyle.net](mailto:mlyle@cbclyle.net)

**Arley Ryan**  
 630.660.9376  
 CalDRE #02198855  
[arleyryan@cbclyle.net](mailto:arleyryan@cbclyle.net)

COLDWELL BANKER COMMERCIAL  
 78000 FRED WARING DR | SUITE 200  
 PALM DESERT, CA 92211  
 760.772.6400 | [CBCLYLE.COM](http://CBCLYLE.COM)