



Office Building for Sale

71713 Highway 111, Rancho Mirage, CA



Offered for \$2,500,000

- Seller financing possible for a well-qualified buyer.

Be part of the desert miracle. Rancho Mirage is experiencing a surge in development, focusing on nearly 900 new, largely affordable, residential units, including the Catana development (300+ homes/apartments), Via Vail Apartments (234 units), and a new 150-unit project near Cotino. Major projects include the Disney-anchored Cotino community and the 3-D-printed homes project by Palari.

This 8,332 sq. ft. office building is ideal for either investor or owner-user. It is well-located in Rancho Mirage on Highway 111 across from The River and close to numerous professional and medical office buildings. This feature laden building is in very good condition with a large, covered parking lot featuring solar panels installed on the carports.

Seller financing may be available for a well-qualified buyer subject to credit history.



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71713 Highway 111, Rancho Mirage, CA



Subject Property, General Information.

Property Address	71713 Highway 111, Rancho Mirage, CA 92270-4485
Price	\$2,500,000 (\$300.05 Sq. Ft.)
Zoning	C-g (general commercial)
Property APN	684-253-009
Lot Size	0.79 Acres Or 34,412 Sq Ft.
Building Size	8,332 Sq Ft.
Number of Stories	1
Year Constructed	2008
Building Grade	B, B-
Building Condition	Excellent, no differed maintenance
Type of Construction	Wood frame
Number of Entrances	2
Number of Individual Offices	12
Number of Workstations /Cubicles	8
Server room	Yes
Number of Uncovered Parking Spaces	14 plus 2 handicapped spaces
Number of Covered Parking Spaces	27
Number of Solar Panels	237

Seller Financing. Seller financing may be available for a well-qualified buyer. Terms include a fixed rate loan amount of up to 65% of the sale price. The proposed loan term is 15 years with a start rate of 7.75% (today's prime rate) and without pre-payment penalty. The

monthly payment of interest and principal will be based upon a 15-year amortization. The interest rate will reset at the end of month 60 and month 120. The new rate will be one hundred basis points (1.0%) higher than the Prime Rate as published in the Wall Street Journal for each respective anniversary date. Other terms and conditions are subject to negotiation.

Rancho Mirage, Development Projects, An Overview.

Rancho Mirage is experiencing a significant development boom in 2026, headlined by the "Storyliving by Disney" community, [Cotino](#), which will unveil its first phase. Other major projects include the 300-home [Catana](#) development, the [Via Vail](#) (over 2,000 units) and [Rosette](#) affordable apartment projects, and a new residential development near the Ritz-Carlton.

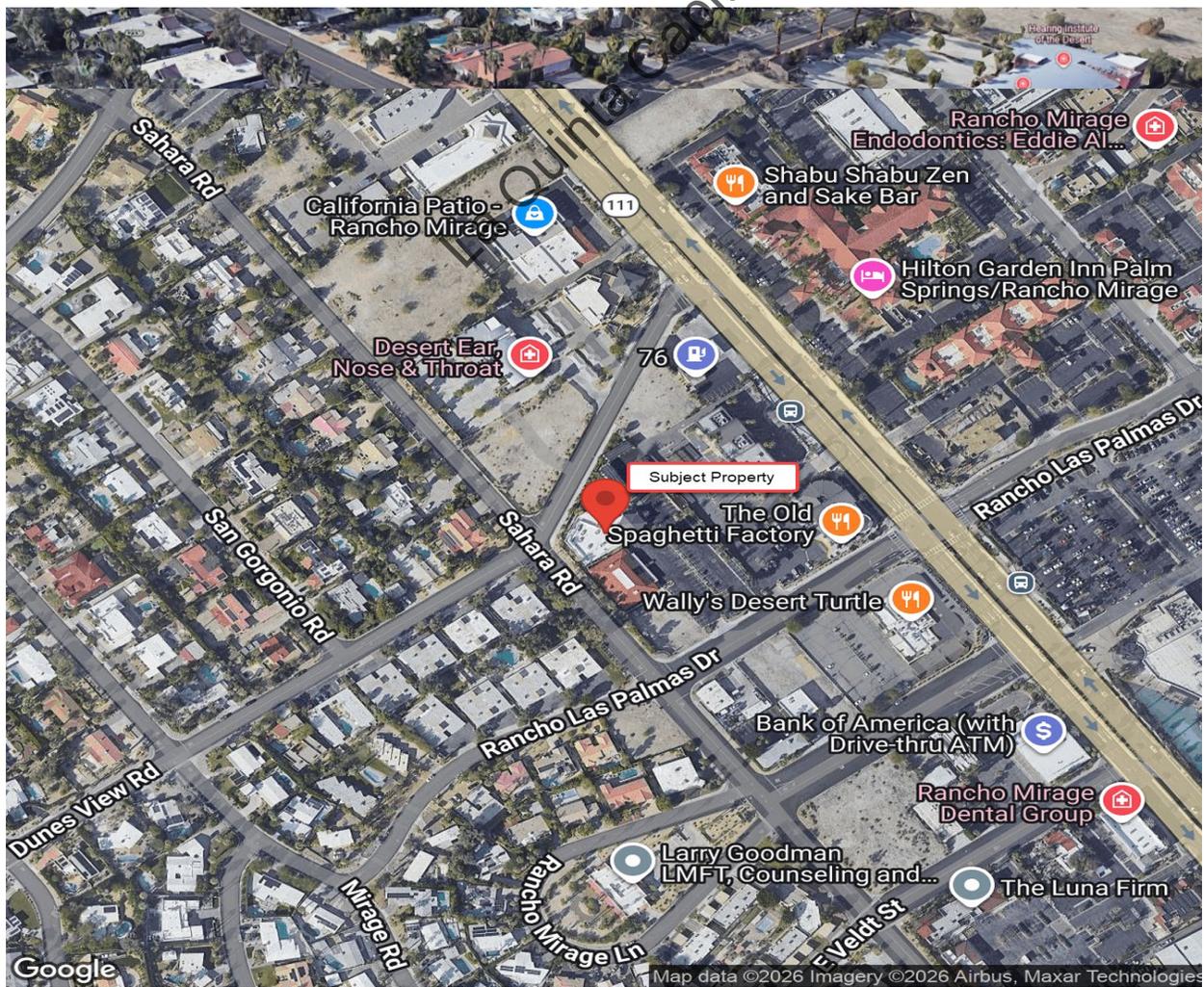
Key development projects in Rancho Mirage include:

- **Cotino, a Storyliving by Disney Community:** Located on 618 acres, this project features diverse home styles—including [farmhouse, coastal Spanish, and mid-century modern](#)—and is set for a major reveal in 2026.
- **Catana:** A 36-acre, three-phase development at Ramon Road and Rattler Road, offering 210 single-family homes, a clubhouse, and 94 affordable apartments.
- **Affordable Housing Focus:** To address the state housing crisis, the city approved several projects, including the [Via Vail apartment project](#) (over 2,000 units expected by 2027) and the [Rosette Apartments](#).
- **Residential & Mixed-Use:** A [new residential project near the Ritz-Carlton](#) was approved in late 2025, featuring over 100 residential units and event space.
- **Infrastructure & Commercial:** [Improvements to the Westin Rancho Mirage Golf Resort & Spa](#) and various traffic synchronization projects on major thoroughfares like [Bob Hope Drive and Highway 111](#).
- **Medical Facilities:** [Eisenhower Health](#) continues work on a \$256 million capital campaign to create a new [Cardiovascular Institute](#).

Location Map



Aerial View



Building Pictures



Property view from parking area.



Entrance to reception area.



Front entrance reception area



Reception workstation looking toward waiting area.



Conference Room



Employee Kitchen



Hallway



File and copier room



Rear Hallway



Interior office



Server room



Covered Parking

Solar Installation

The solar installation covers the carports and is fully functional. The system features 4,229 sq ft of surface space that includes 237 PV modules and 5 inverters.

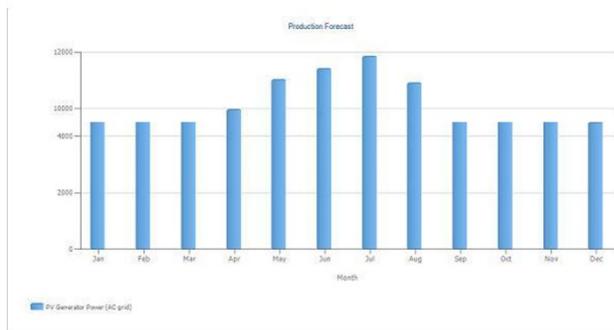


Simulation Results

PV System

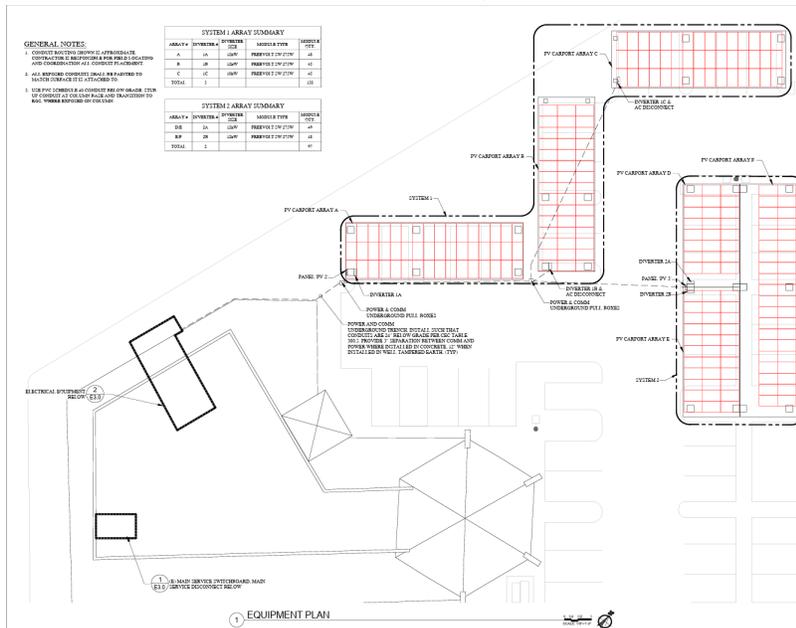
PV Generator Output 65,2 kWp
 Spec. Annual Yield 1 513,96 kWh/kWp
 Performance Ratio (PR) 79,7 %
 Yield Reduction due to Shading 0,3 %/year

Grid Feed-in 98 680 kWh/year
 Grid Feed-in in the first year (incl. module degradation) 98 680 kWh/year
 Stand-by Consumption 33 kWh/year
 CO₂ Emissions avoided 59 188 kg / year



Energy from inverter (AC)		
Jan	4536,8	kWh
Feb	5499,6	kWh
Mar	8116,9	kWh
Apr	9926,4	kWh
May	10990,0	kWh
Jun	11383,0	kWh
Jul	11810,0	kWh
Aug	10878,0	kWh
Sep	8791,9	kWh
Oct	7016,7	kWh
Nov	5265,2	kWh
Dec	4466,2	kWh
Total	98680,7	kWh

La Quinta Capital



Rancho Mirage Demographics.

Rancho Mirage is an affluent resort city in California's Coachella Valley with a population of approximately **18,001** as of 2024. Known as the "Playground of the Presidents," it is characterized by a significantly older population, high homeownership rates, and a wealthy economic profile.

Population & Age

- **Median Age:** Roughly **65–66 years**, which is significantly higher than the California and U.S. medians (~38 years).
- **Seniors:** Approximately **50–52.6%** of residents are aged 65 or older.
- **Youth:** Only about **8.3–9.6%** of the population is under 18 years old.
- **Gender:** The population is slightly majority male at roughly **52.2%**.

Race & Ethnicity

- **White (Non-Hispanic):** **76.8%–79.3%**.
- **Hispanic or Latino:** **13.3%–15.2%**.
- **Asian:** **3.6%–4.4%**.
- **Black or African American:** **1.8%–1.9%**.
- **Other/Multiracial:** Approximately **7.5%–11%**.

Economics & Housing

- **Median Household Income:** Approximately **\$107,364 to \$109,943** (2023–2024 estimates).
- **Homeownership:** Very high at **82%**.
- **Housing Value:** The median value of owner-occupied homes is roughly **\$807,200**, though recent market listings often average between **\$900k and \$1.4 million**.
- **Poverty Rate:** About **10.9%–11.7%** of the population lives below the poverty line.

Education & Language

- **Attainment:** One of the most educated cities in the region; **48.6%** of adults hold a bachelor's degree or higher.
- **Language:** Roughly **81%–82%** of residents speak only English at home. Approximately **11%–18%** speak a language other than English, primarily Spanish.

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