

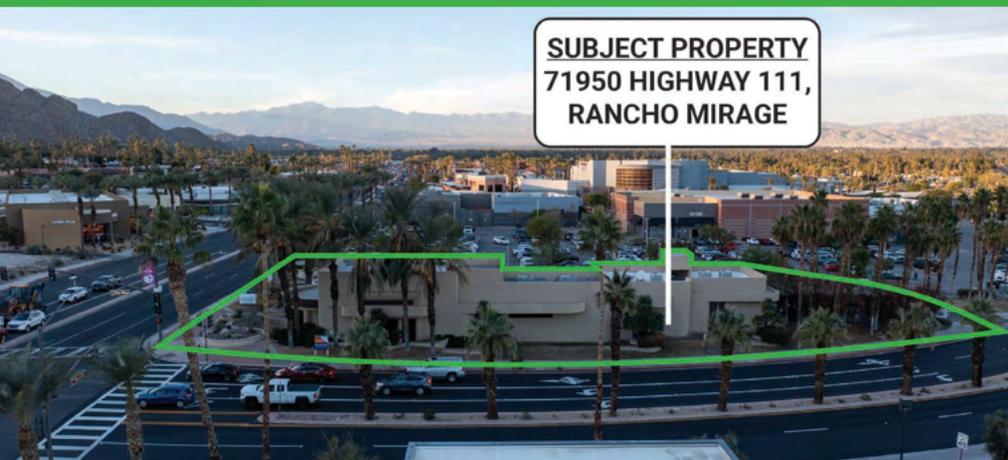
RETAIL/  
OFFICE

# FOR LEASE

## FORMER BANK ON HIGHWAY 111 IN RANCHO MIRAGE



**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES



COLDWELL BANKER COMMERCIAL LYLE & ASSOCIATES

78000 FRED WARING DR | SUITE 200

PALM DESERT, CA 92211

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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

- 7,000 SF former bank/wealth management space.
- Extremely visible signage at the major intersection of Highway 111 and Bob Hope Drive with 67,500 CPD
- Adjacent to The River at Rancho Mirage, a 230,000 SF entertainment, restaurant, and retail center.
- Prime Central Valley location
- Serving the affluent communities of Rancho Mirage and Palm Desert with average income levels of

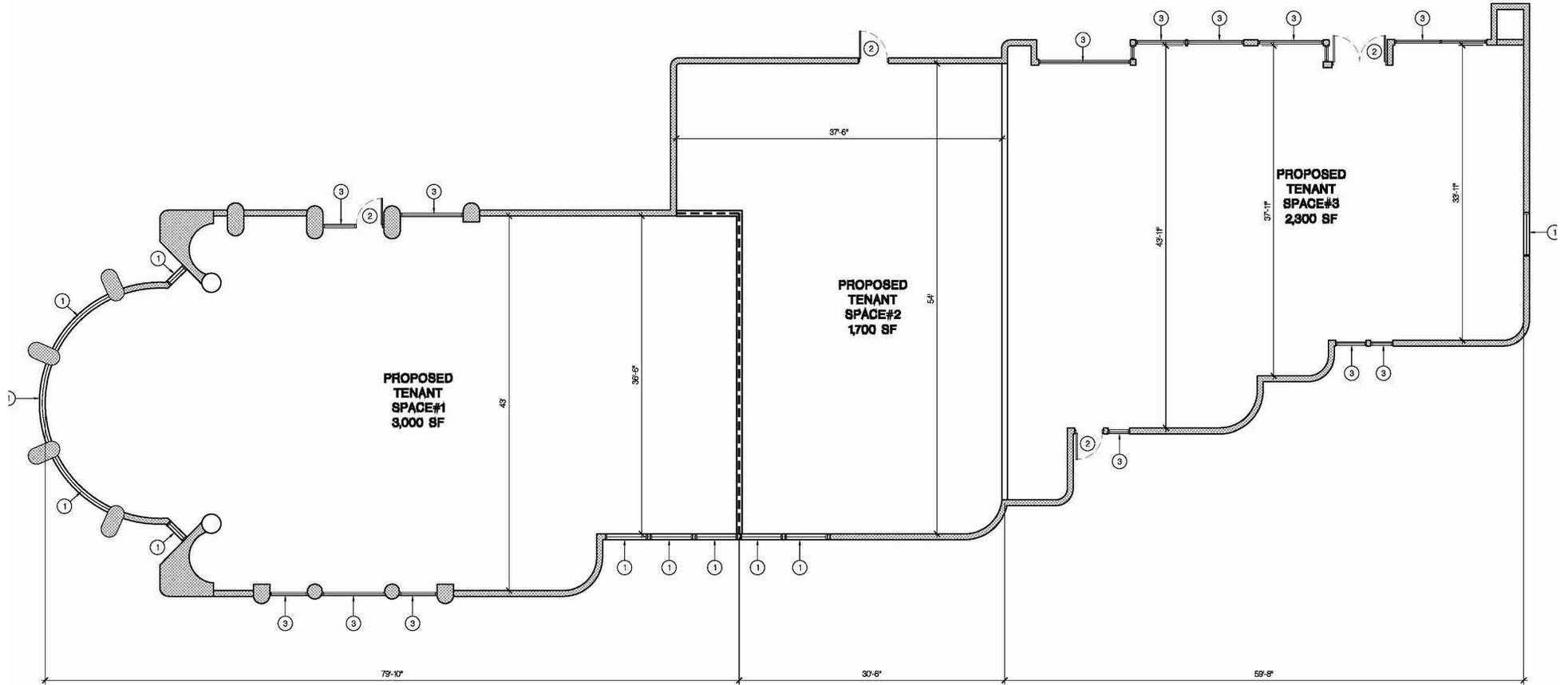
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# FLOOR PLAN



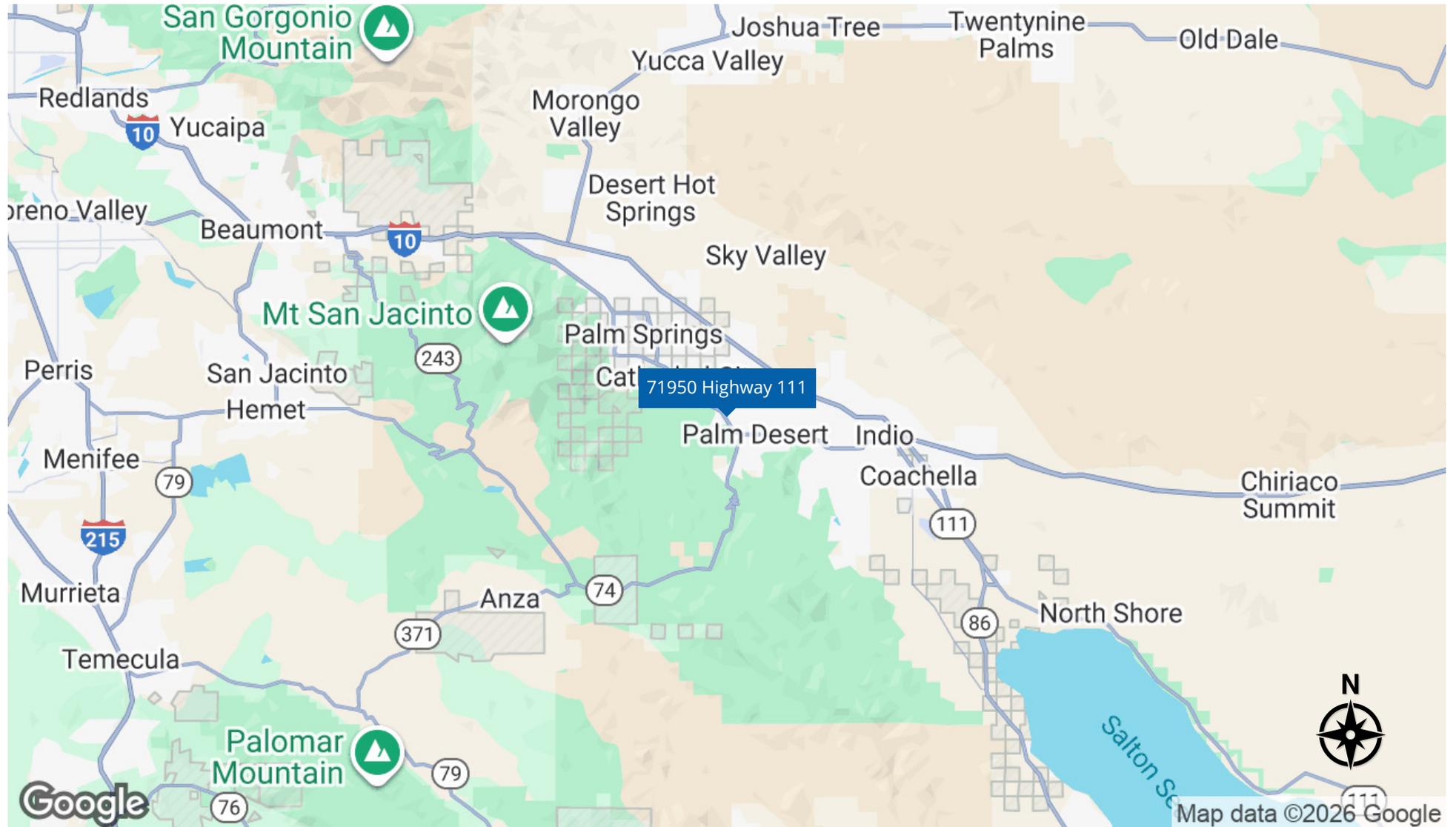
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## REGIONAL MAP



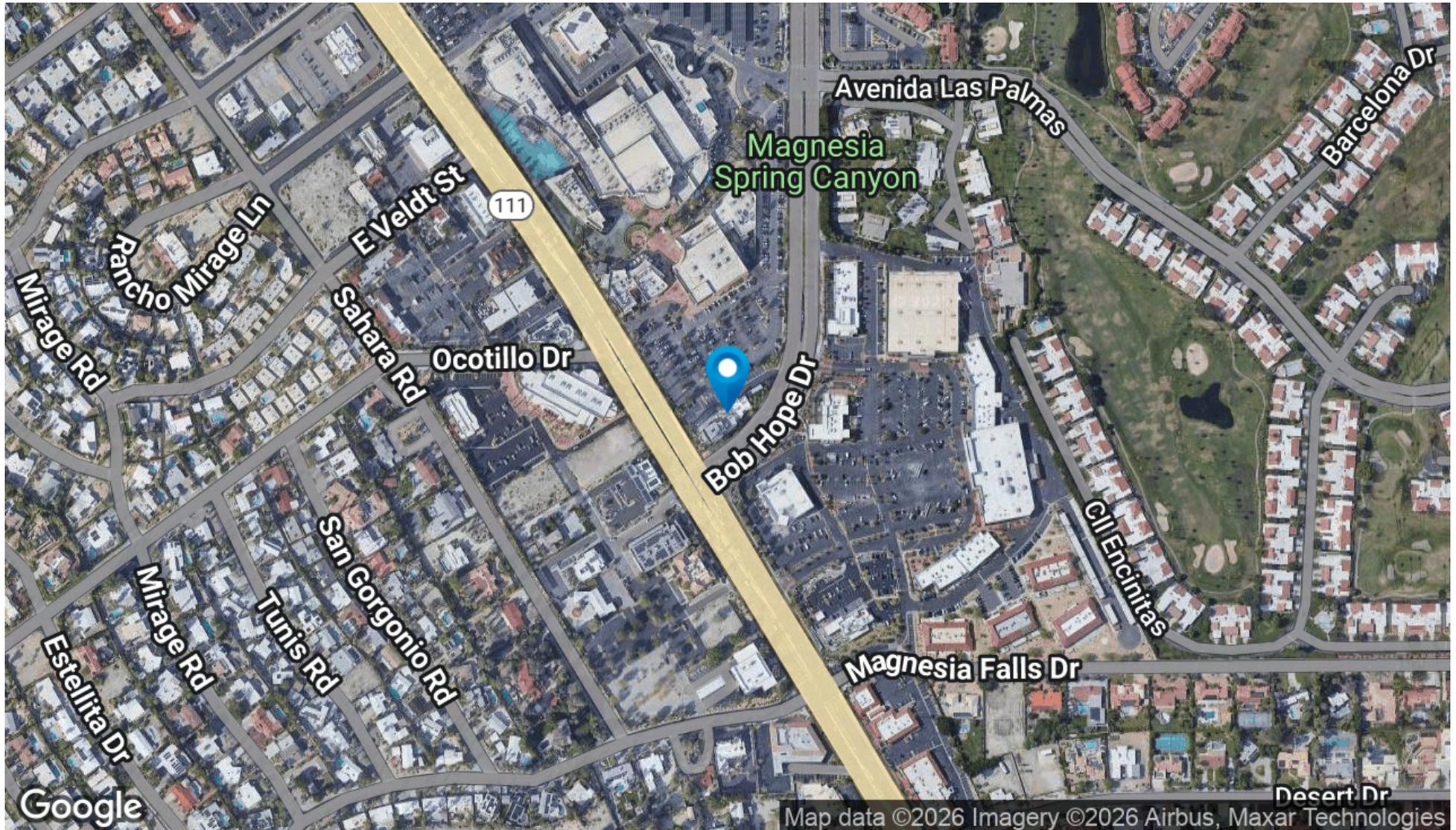
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## LOCATION MAP



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# RETAILER MAP



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## ADDITIONAL PHOTOS



EXTERIOR/FRONT



EXTERIOR/SIDE



EXTERIOR/SIDE



EXTERIOR/SIDE



EXTERIOR/SIDE



EXTERIOR/FRONT

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## ADDITIONAL PHOTOS



INTERIOR BANK/TELLER AREA



INTERIOR BANK/TELLER AREA



INTERIOR BANK/HALLWAY TO BREAK ROOM & BATHROOMS



INTERIOR/BACK OFFICE



INTERIOR/BACK OFFICE



INTERIOR/BACK OFFICE

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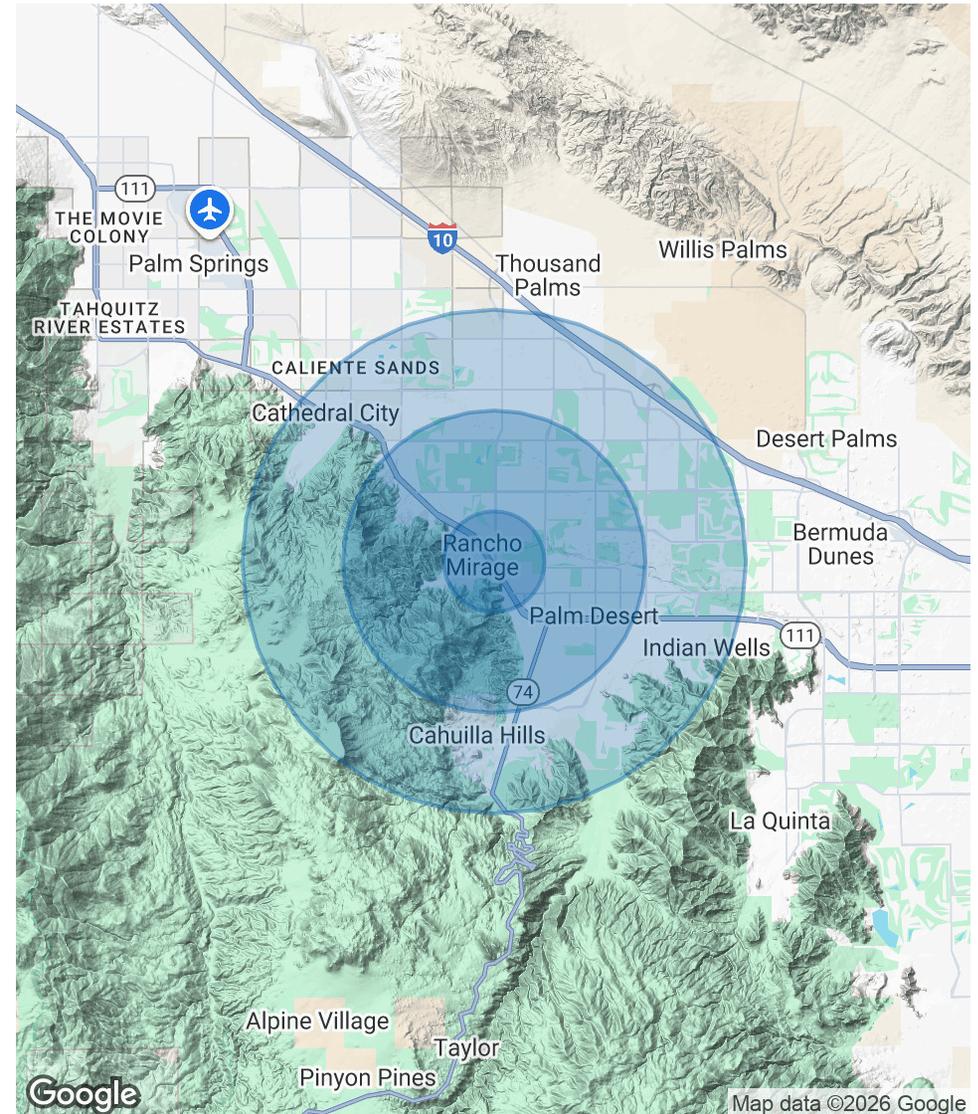
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## DEMOGRAPHICS MAP

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

Demographics data derived from AlphaMap



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