

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
- Two suites (Suite 103: 1,250 SF & Suite 101/102: 2,500 SF) are 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

COACHELLA VALLEY



VICINITY MAP

**DESERT PACIFIC
PROPERTIES**



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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 & FINANCIALS

35280 BOB HOPE DR, RANCHO MIRAGE



RENT ROLL

SUITE	SIZE	LEASE RATE	LEASE TYPE	STATUS	COMMENTS
100	2,500 SF	\$2.20/SF/Mo	M.G.	Leased	No annual increases.
101/102	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	1,250 SF	Vacant; Asking \$1.85/SF/Mo	NNN	Vacant - Move-in Ready	Includes four exam rooms, Doctor's office with a private restroom, break room, accessible restroom, and large waiting room.
104/105	2,000 SF	\$1.65/SF/Mo	M.G.	Leased	10% annual increases every two years.



SUITE 101/102



SUITE 103



SUITE 101/102



SUITE 103

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PROPERTY PHOTOS

35280 BOB HOPE DR, RANCHO MIRAGE



BUILDING EXTERIOR



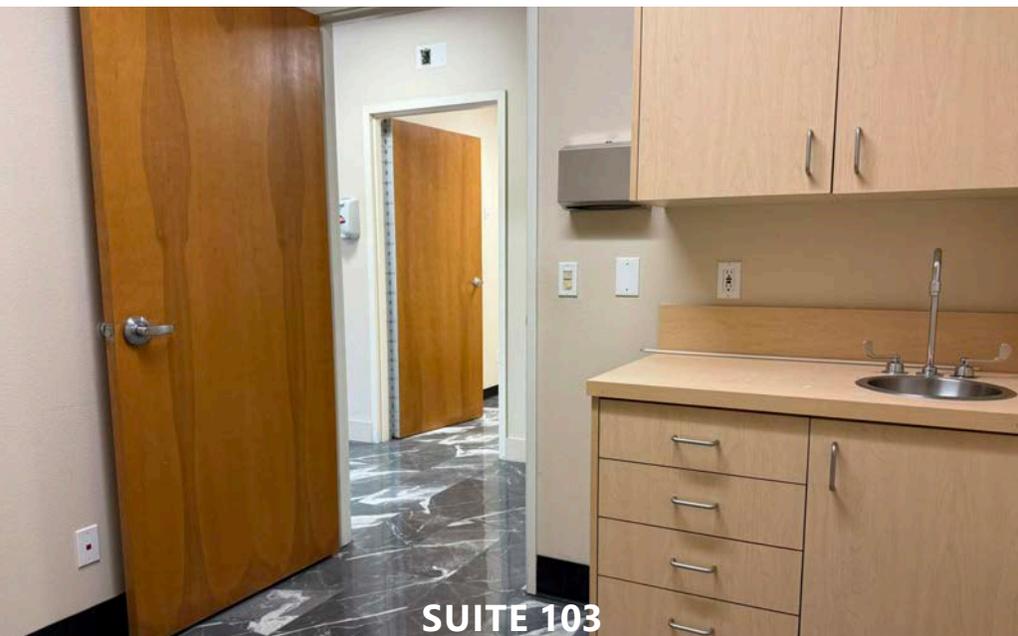
SUITE 101/102



SUITE 101/102



SUITE 103



SUITE 103



SUITE 103

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