

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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Michael Lyle

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CaIDRE #02002995

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71950 HIGHWAY 111, RANCHO MIRAGE, CA 92270

EXECUTIVE SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	2,287 - 7,096 SF
LEASE RATE:	\$2.15 SF/month (NNN)
LOT SIZE:	0.8 Acres
YEAR BUILT:	1994
BUILDING SIZE:	7,096
ZONING:	PUDC

PROPERTY HIGHLIGHTS

- 7,096 SF former bank/wealth management space. Will divide with a minimum of 1500 SF
- 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 \$103,046

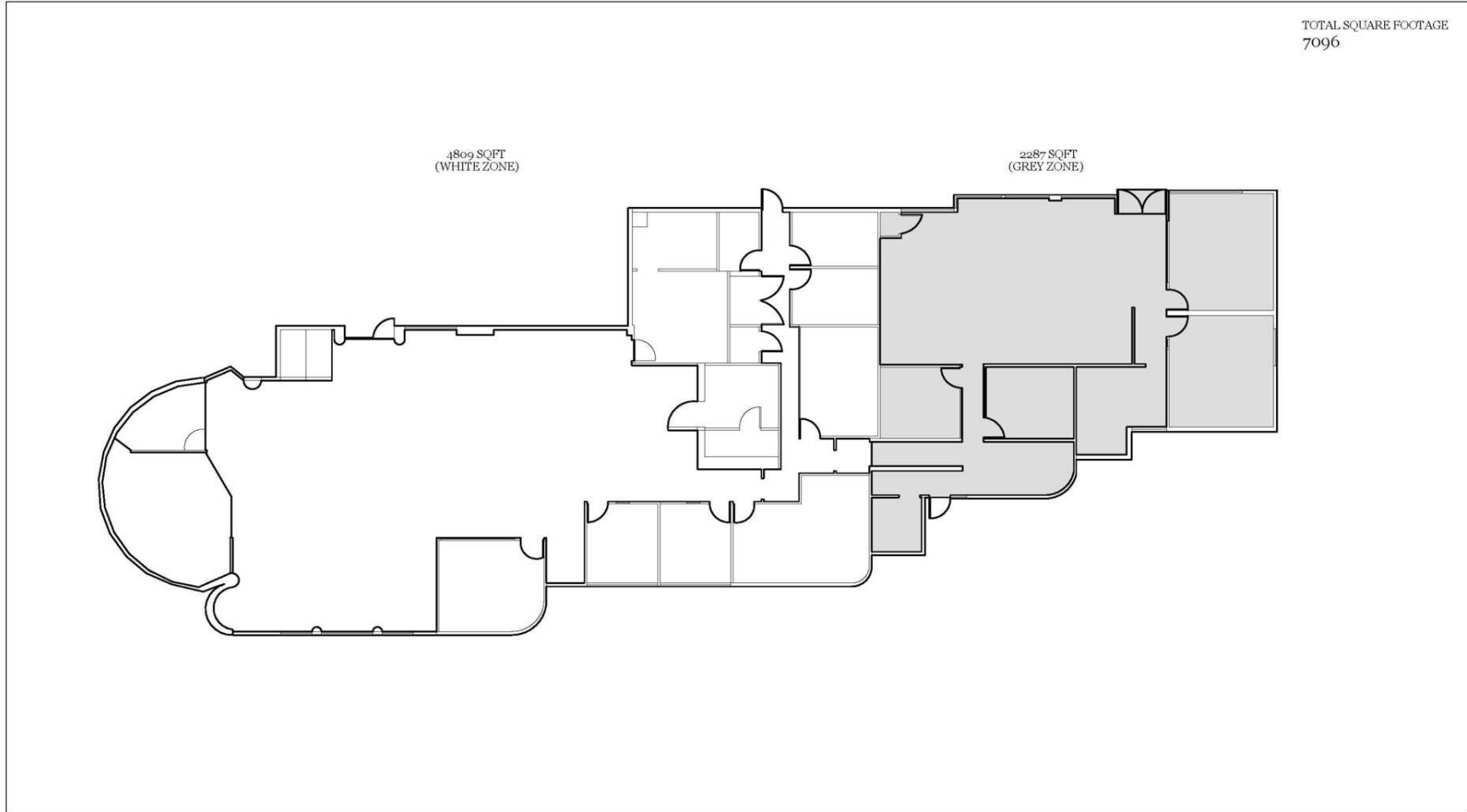
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FLOOR PLAN



FLOOR PLAN	71950 CA 111 N RANCHO MIRAGE, CA 92270	GREEN LEAF STRUCTURAL BRAD OUELLETTE 760-668-3052	A 03
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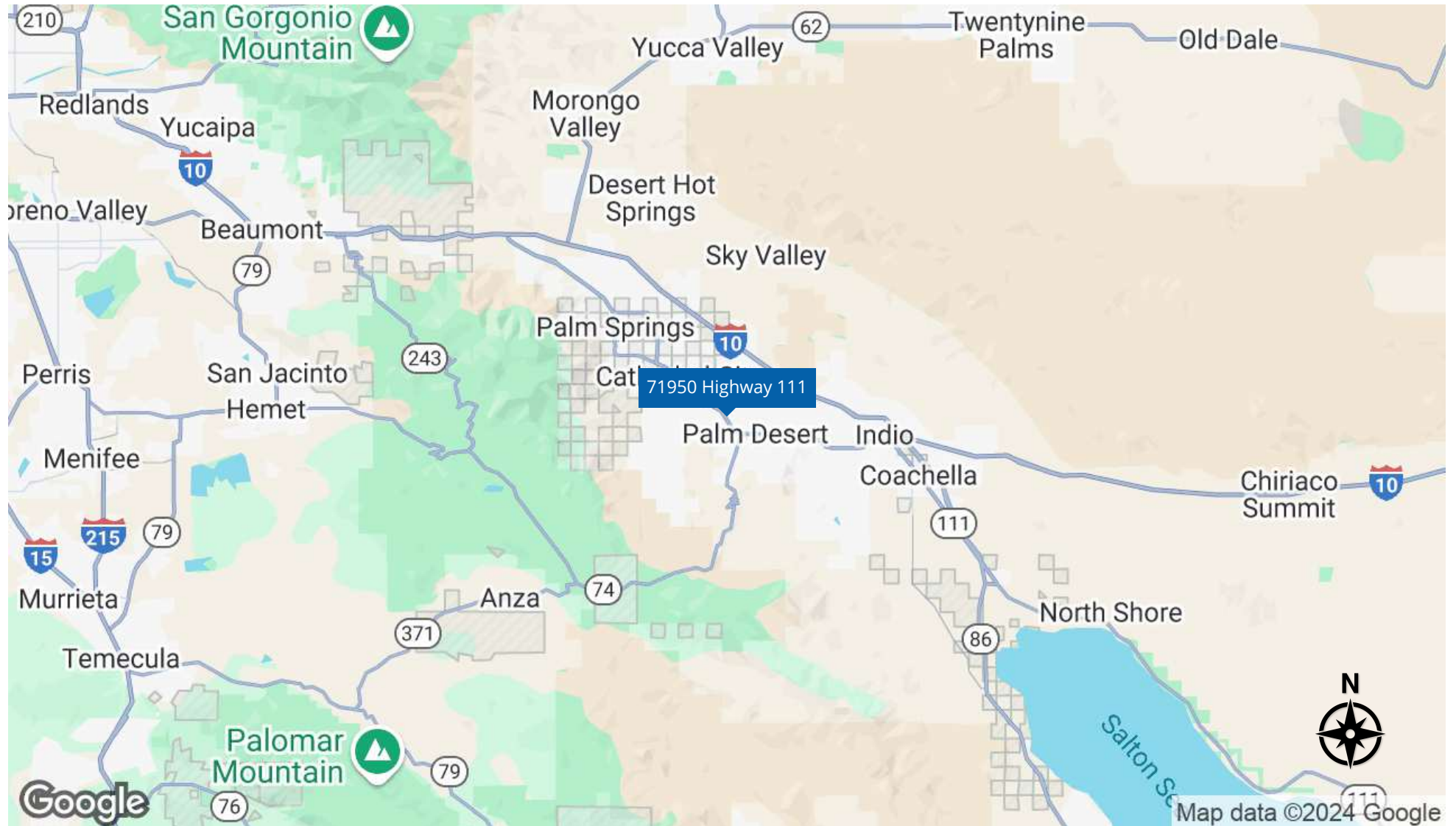
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REGIONAL MAP



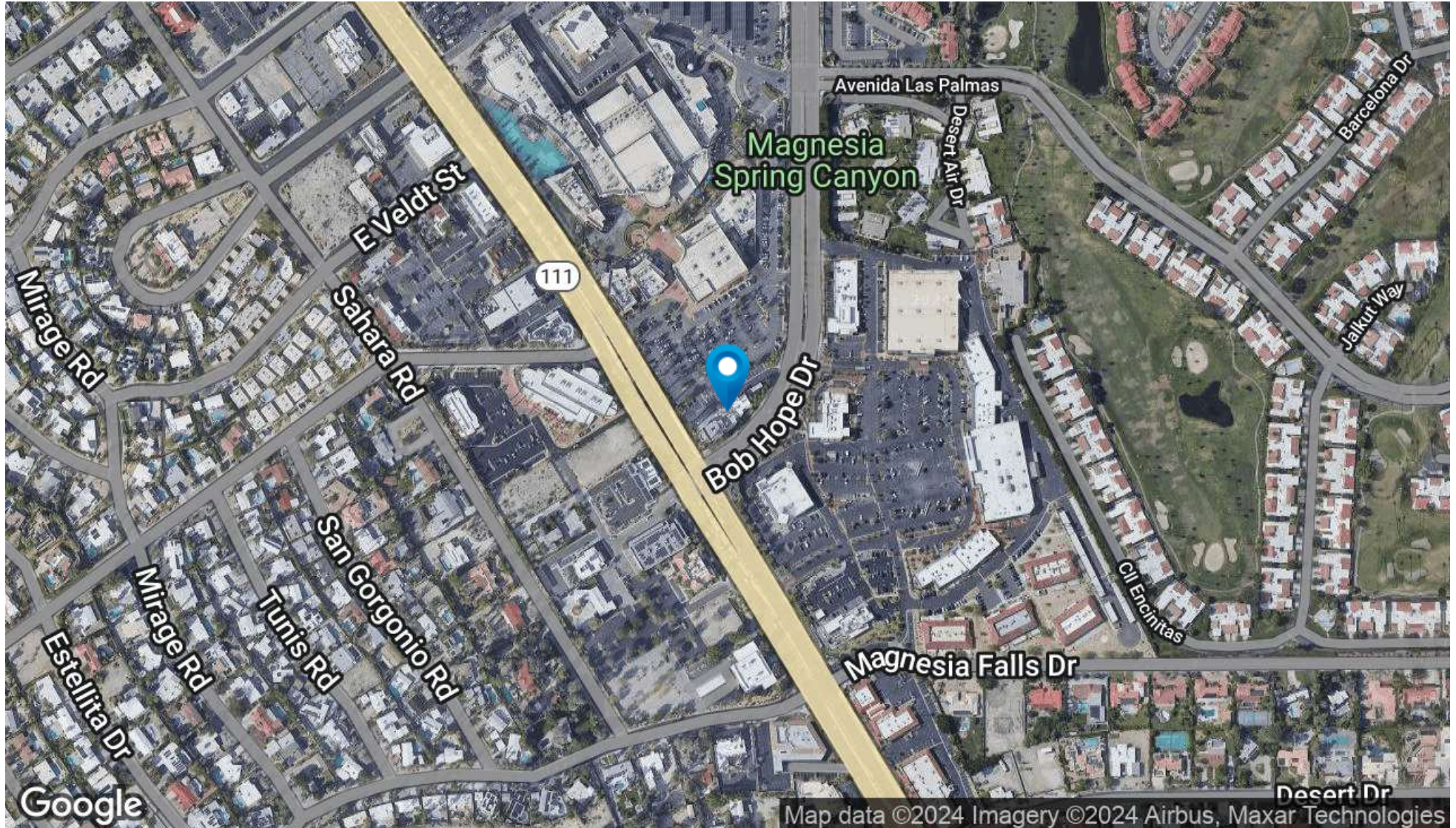
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LOCATION MAP



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RETAILER MAP



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ADDITIONAL PHOTOS



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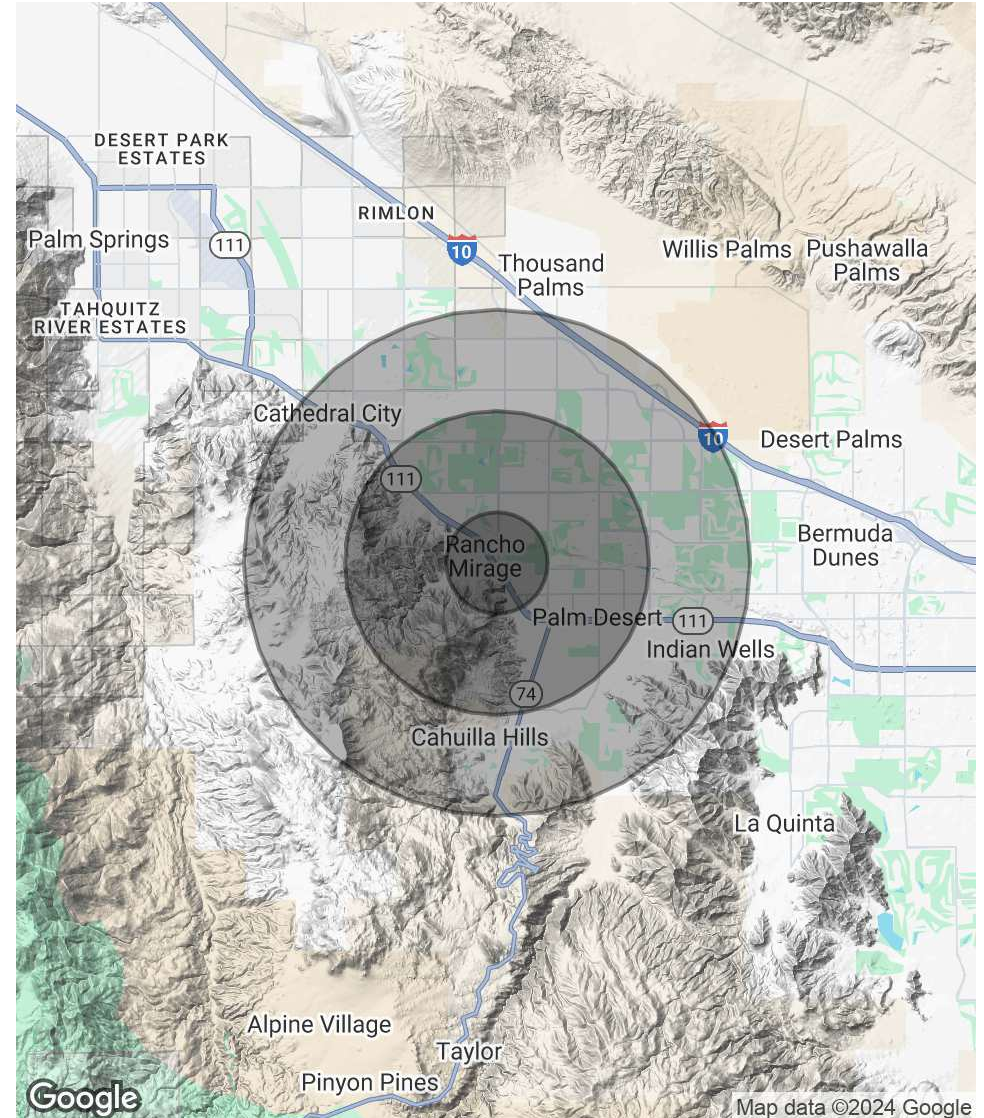
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DEMOGRAPHICS MAP

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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