

FOR LEASE

# Premier Coachella Valley Pad Opportunity

71959 Highway 111 | Rancho Mirage, CA 92270



AVAILABLE  
**7,789 SF**  
Freestanding Pad Building  
1.63 acres  
(71,003 SF of Land)

## SUITABLE FOR:

Restaurant/Medical/Office Opportunity

**7,789 SF**

**Pad Building Available**

1.63 AC (71,003 SF of Land)

APN: 684-421-018

## DESCRIPTION

- Located in the heart of Coachella Valley at 111 and Bob Hope Drive (combined traffic count over 55K cars per day)
- Tremendous visibility to Highway 111
- Regional positioning within the Coachella Valley provides for substantial reach of surrounding area
- Significant improvements within premises for food and beverage operator to take advantage
- Large parking area and reciprocal access via Magnesia Falls
- Monument signage available

## CONTACT

### Terrison Quinn

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CA License No. 01789657

### Casey Mahony

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## 2024 DEMOGRAPHICS

|                      | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Population           | 3,512     | 36,835    | 73,056    |
| Avg Household Income | \$132,816 | \$122,328 | \$136,856 |
| Daytime Population   | 5,926     | 32,260    | 55,786    |

Source: Esri

## TRAFFIC COUNTS

State Hwy 111

approx. 44,000 cpd

Bob Hope Dr

approx. 18,600 cpd

Source: Costar

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610 Newport Center Drive, Suite 1500  
Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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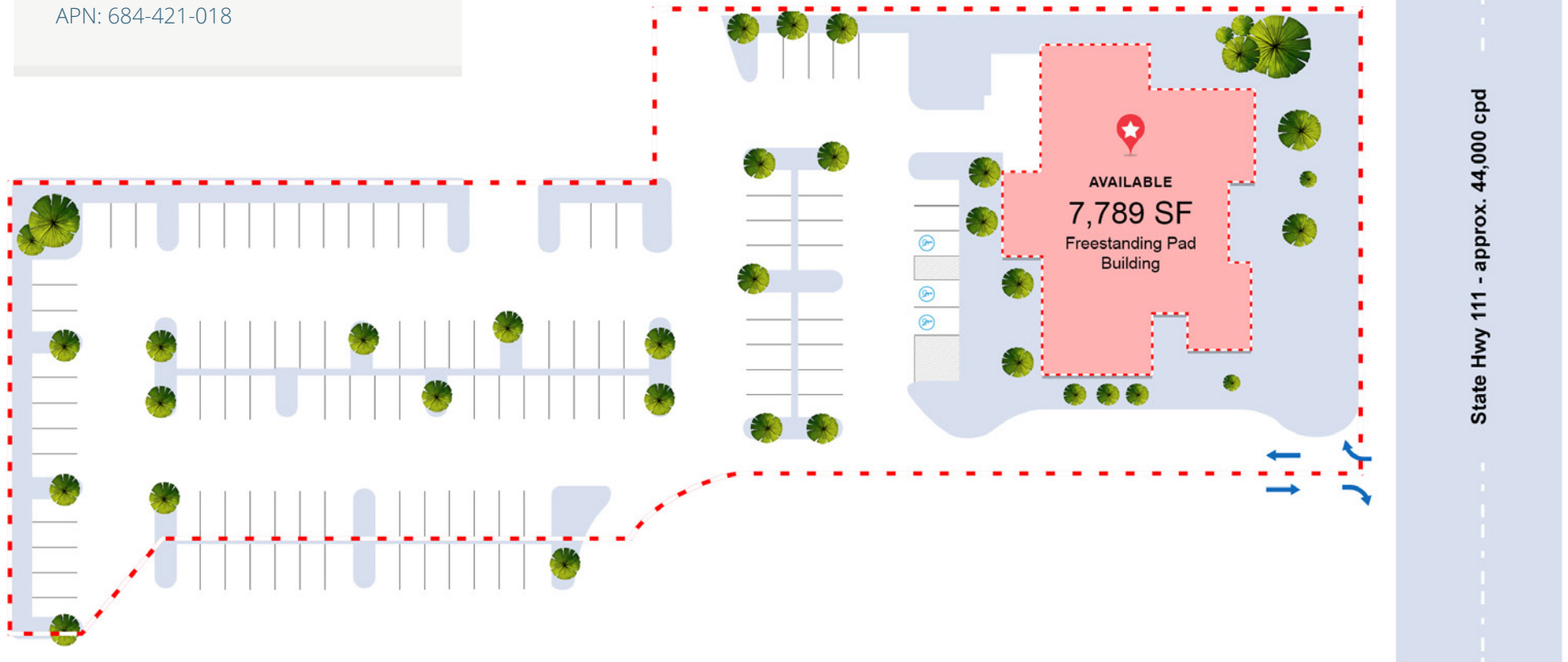


## SITE SUMMARY

1.63 AC (71,003 SF of Land)

Parking: 100 Stalls

APN: 684-421-018



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