

# ONE 11 PLAZA:

71703 US HIGHWAY 111, RANCHO MIRAGE, CA.



**FEATURES: RETAIL, MEDICAL AND PROFESSIONAL OFFICE SPACE NOW AVAILABLE FOR LEASE**



**Doug Montgomery**  
760-318-7484 Ext. 223 / Lic. 01435021  
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- ◆ Prominent architecture, fronting US Highway 111
- ◆ Centrally located, servicing the local communities
- ◆ A strong mix of National, Regional and Local operators
- ◆ Located in Rancho Mirages major retail / medical district
- ◆ Located at the signalized corner of Highway 111 & Rancho Las Palmas Drive

The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

# ONE 11 PLAZA: Space Available (167sf to 3,800sf).



AVAILABLE SUITES OFFER EXISTING BUILD-OUTS, OR OPEN VANILLA SHELL, WITH PRIVATE RESTROOMS



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- ◆ Desired Address / 2nd floor balcony
- ◆ Equitably priced / Professional ambiance
- ◆ Distinctive architecture / Newer construction
- ◆ Plenty of parking / Covered parking available
- ◆ Centrally located, between Palm Springs and La Quinta

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# ONE 11 PLAZA: Medical, Retail & Professional Office



## Property Summary

Retail/Medical/Office space directly across from the "River", surrounded by residential communities, and able to service the neighboring communities.

Well suited for medical, professional, office, and retail businesses.

Easy ingress and egress

Corner Lot / Signalized Intersection / Pylon Signage / Prestigious Location /



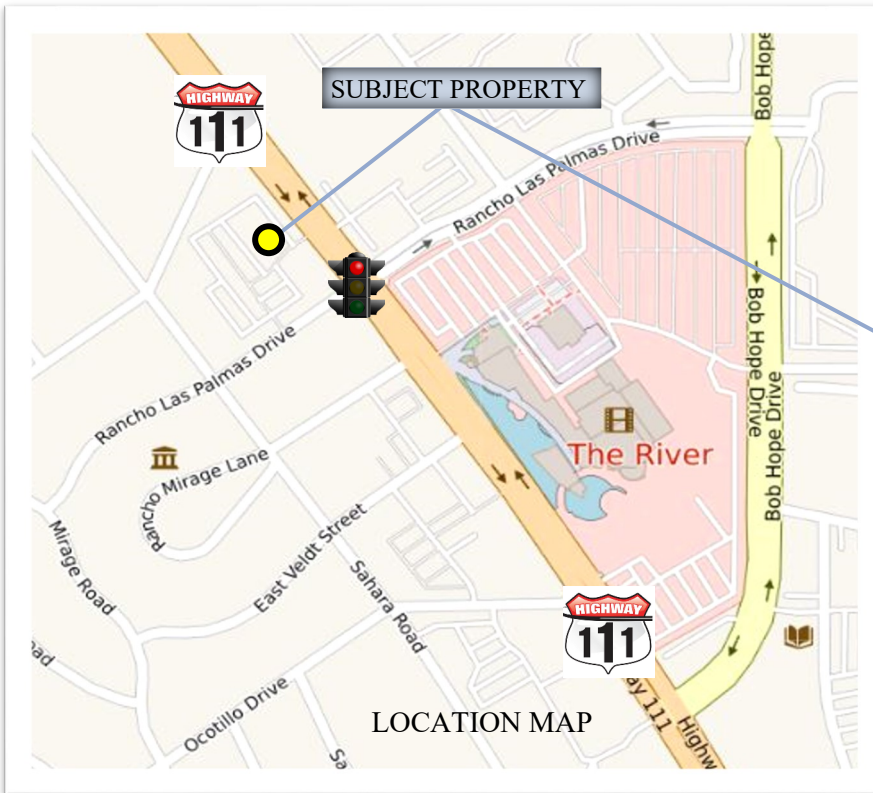
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Plenty of parking. Second floor suites offer balcony with stunning views, and the elevator is easily accessible.

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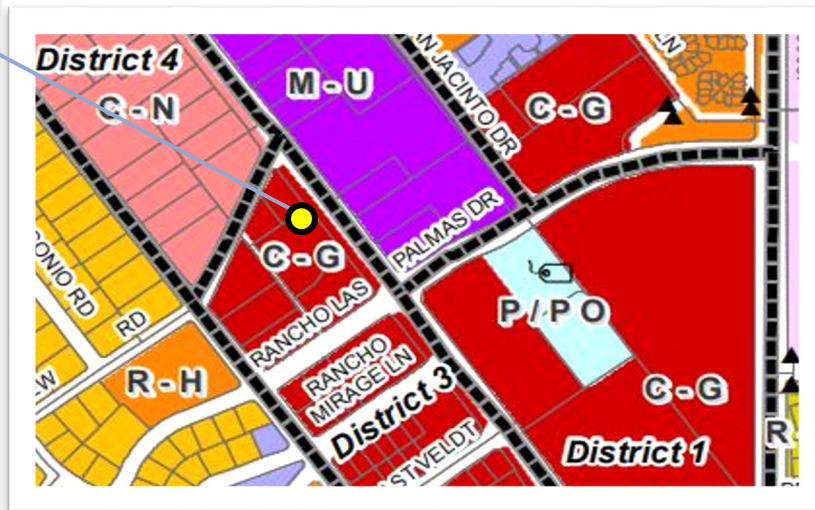
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## COMMERCIAL

ZONING INDEX

- O Office
- C-N Neighborhood Commercial
- C-G General Commercial
- C-C Community Commercial



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General Commercial: Retail, Medical, Professional Office Use.  
 Positioned on Highway 111. The main corridor for Rancho Mirage.

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