

FOR LEASE

# 6,600 SF Restaurant Building on ≈1.37 Acres

72-797 Dinah Shore Drive | Rancho Mirage, CA 92270



## Restaurant Building Opportunity

6,600 SF

Pad Building Available

≈1.37 AC (59,677 SF of Land)

APN: 685-070-007

## TRAFFIC COUNTS

Dinah Shore Dr

approx. 23,100 cpd

Monterey Ave

approx. 45,000 cpd

I-10 Fwy

approx. 120,000 cpd

Source: Costar

## CONTACT

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## DESCRIPTION

- Restaurant opportunity within Monterey Marketplace a power center with anchoring and notable tenants; Home Depot, Pacific Sales Kitchen & Home, Regal Cinemas & IMAX, IHOP, McDonald's, Wendy's and more
- Regional positioning within the Coachella Valley provides for substantial reach of surrounding area
- Located in the heart of Coachella Valley close to Highway 111 and I-10 fwy
- Coachella Valley tourisms and visitors attract over 4M annually contributing consumers to the power center (placer.ai)
- Strong neighboring co-tenancy with numerous national & regional brand tenants in immediate proximity
- Ample parking field with convenient points of ingress/egress

## 2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,946	24,622	88,776
Avg Household Income	\$142,142	\$147,085	\$124,667
Daytime Population	3,726	18,879	46,749

Source: Esri

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680 Newport Center Dr | Suite 300 | Newport Beach, CA 92660

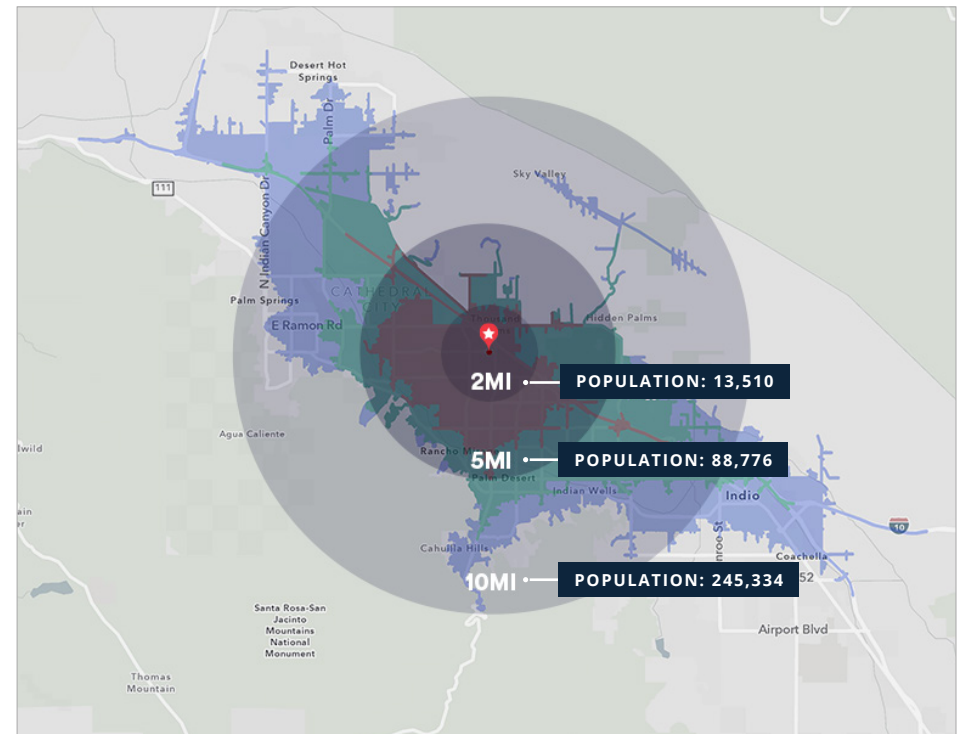
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DRIVE-TIME DEMOGRAPHICS (Source: Esri)	10 Min	15 Min	20 Min
Population	52,316	157,175	293,941
2024-2029 Population: Annual Growth Rate	0.75%	0.41%	0.39%
Median Age	55.3	50.9	47.3
Total Households	22,781	66,694	119,841
2024-2029 Households: Annual Growth Rate	1.01%	0.70%	0.67%
Total Housing Units	31,565	89,974	158,508
Average Household Size	2.25	2.33	2.42
Median Household Income	\$81,896	\$83,228	\$79,727
Average Household Income	\$127,461	\$124,316	\$119,126
Per Capita Income	\$56,149	\$53,034	\$48,717
White Alone	54.3%	51.3%	46.9%
Black Alone	2.2%	2.2%	2.5%
American Indian/Alaska Native Alone	1.2%	1.3%	1.4%
Asian Alone	5.9%	5.5%	4.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Hispanic Origin (Any Race)	40.6%	44.6%	50.8%
Daytime Population	64,474	190,341	331,053
Workers	32,593	97,208	156,593
Residents	31,881	93,133	174,460





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