

8.02 ACRES AVAILABLE FOR SALE

SEC Dinah Shore Drive & Key Largo Ave, Rancho Mirage, CA 92270
Offered at: \$3,800,000



Logos for various retail and service brands:

- COSTCO WHOLESALE
- POWER OF FITNESS
- DOLLAR TREE
- Habitat for Humanity
- AMERICA'S TIRE
- Patio Place
- Chick-fil-A
- Habitat for Humanity
- Quick-Quik CAR WASH

HEATHER SHARP
Senior VP, Retail Sales & Leasing
O: 909.230.4500 | C: 760.880.1858
heather@progressiverep.com
DRE #01146312

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



PROGRESSIVE
REAL ESTATE PARTNERS

HEATHER SHARP

Senior VP, Retail Sales & Leasing

T 909.230.4500 | C 760.880.1858

heather@progressiverep.com

CalDRE #01146312



KATE RUST

Executive Vice President

T 760.837.1880 | C 760.409.1532

kate@wilson-meade.com

CalDRE #01267678

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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- 8.02 AC / 349,351 SF
- APN: 685-090-010
- Utilities to Site
- 593' Dinah Shore Drive Street Frontage
- Signalized Intersection SEC. Dinah Shore Drive & Key Largo Avenue
- Zoned C.C. (Community Commercial)

LOCATION HIGHLIGHTS

- Key Largo is scheduled to be extended to the north side of the I-10 freeway with an overpass.
- Regionally accessible via the I-10 freeway with ramps on both Bob Hope Drive and Monterey Avenue.
- Retailers at this intersection include Costco, Home Depot, Sam's Club, Wal-Mart, Kohl's, Ashley Furniture, PetsMart, and more.
- Strong demographic characteristics in the surrounding area.

AERIAL



RESIDENTIAL DEVELOPMENT MAP



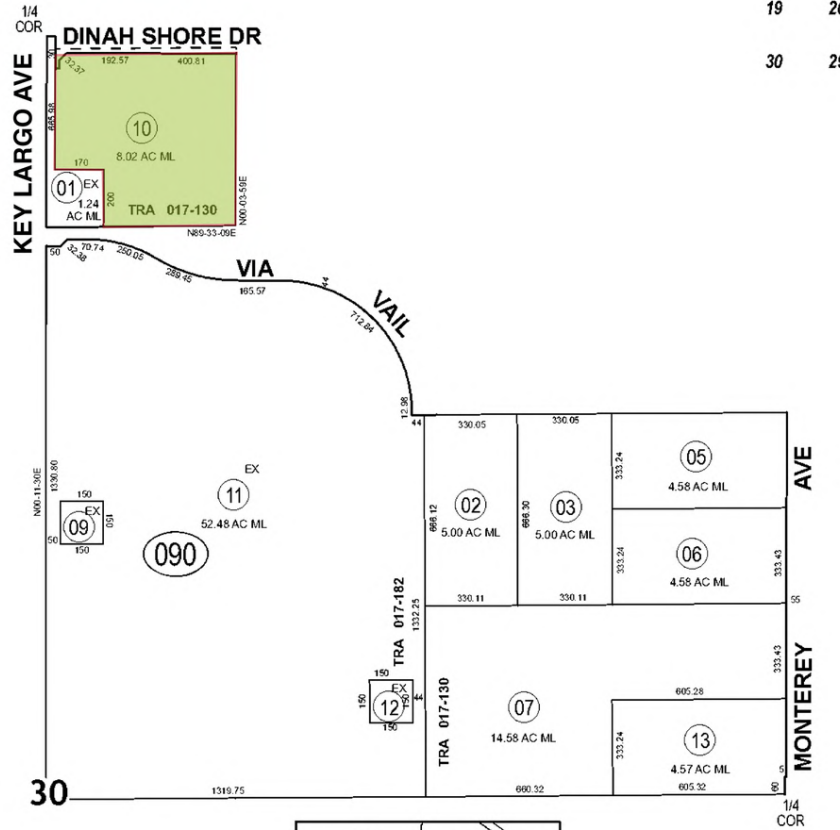
PARCEL MAP

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

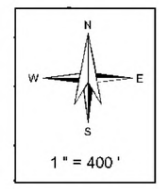
SEC. 30 T.4S, R.6E
CITY OF RANCHO MIRAGE

TRA 017-130
017-182

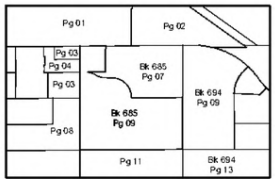
685-09
618-50



19 20
30 29



- Legend**
- Lot Lines
 - Right-Of-Way
 - - - Old Lot Lines
 - - - Reference R.O.W
 - - - Other Easements
 - • • Lease Area
 - Subdivision Tic Mark



ASSESSOR'S MAP BK685 PG. 09
Riverside County, Calif.

Mamta Sahi

Data *
RS 6/74, 17/60, 30/22
RS 40/69, 44/54, 44/83

Sep 2016

Date *	Old Number *	New Number *
3/14/08 11	8	11 12
8/29/08 16	4	13 ST



TRADE AREA INFORMATION

CITY OF RANCHO MIRAGE

- Rancho Mirage is in the geographic center of the Coachella Valley, one of the fastest growing regions in Southern California
- \$130,163 average household income within a 3-mile radius
- 52% population growth within a 1-mile radius between 2000-2020, with a population projected to grow an additional 7.78% by 2025
- Rancho Mirage has over 30,000 visitors a year, visiting to use its 30+ golf courses and 120+ hotels

ADD SUBHEADER HERE

- There are over 4,500 new residential units planned or under construction within a 2.5-mile radius of the subject property
- **Millennium Marketplace** - 120-Acre mixed-use development featuring over 2 million square feet of commercial space and 1,100 residential units
- **Grand Oasis Crystal Lagoon and Town Center** - Disney's Cotino 618- Acre mixed-use luxury development with a 400-room hotel, retail and commercial space, and 1,932 residential units.



\$130,163

Average Household
Incomes within
1-mile radius

7.78%

Population Growth
by 2025

4,500

Residential Units
Planned or Under
Construction

DEMOGRAPHICS

	3 miles	5 miles	10 miles
POPULATION			
2023 Total Population	23,590	89,938	243,852
2023 Median Age	54.7	47.6	48.0
2023 Total Households	11,040	38,427	111,038
2023 Average Household Size	2.1	2.3	2.2
INCOME			
2023 Average Household Income	\$161,236	\$125,765	\$126,227
2023 Median Household Income	\$96,975	\$86,083	\$85,006
2023 Per Capita Income	\$75,686	\$53,884	\$57,581
BUSINESS SUMMARY			
2023 Total Businesses	1,351	4,459	12,488
2023 Total Employees	13,450	35,948	98,965

SUBJECT PROPERTY

DINAH SHORE DRIVE
 ±28,665 CPD
 KEY LARGO AVENUE

