

±2.91 ACRE RETAIL SITE FOR SALE OR LEASE

EXCELLENT FREEWAY VISIBILITY

Interstate  HWY & Bob Hope Dr, Rancho Mirage



MIXED USE DEVELOPMENT
1,500 RESIDENTIAL, 75,000 SF OF COMMERCIAL

 **AGUA CALIENTE CASINOS**
340 ROOMS, 1,000 EMPLOYEES

 **AGUA CALIENTE FUEL**

DEL WEBB RETIREMENT COMMUNITY

SITE
±2.91 Acres

Ramon Rd | 31,651 CPD

Bob Hope Dr | 21,233 CPD



E107-260 CPD

Off Ramp

On Ramp



Varner Rd



Rancho Mirage High School

Future Mix-Use

Future Residential
115 Lots

SITE



Thousand Palms

Future Residential

Ramon Rd

Ramon Rd



Mission Hills Country Club

Actively Selling Del Webb
Age 55+
Adult 1,000+ Homes



AGUA CALIENTE CASINOS
340 ROOMS, 1,000 EMPLOYEES

Mixed-Use Development
1,500 Homes With
75,000 SF of
Commercial Retail

Zoned Mixed Use (MU) and Mixed Use Area (MUA)



Monterey Ave



Dinah Shore Dr

Mission Hills Racquet & Swim Club



Future Commercial

Desert Gateway



Future School



Future Residential

Monterey Marketplace Shopping Center



Future Commercial

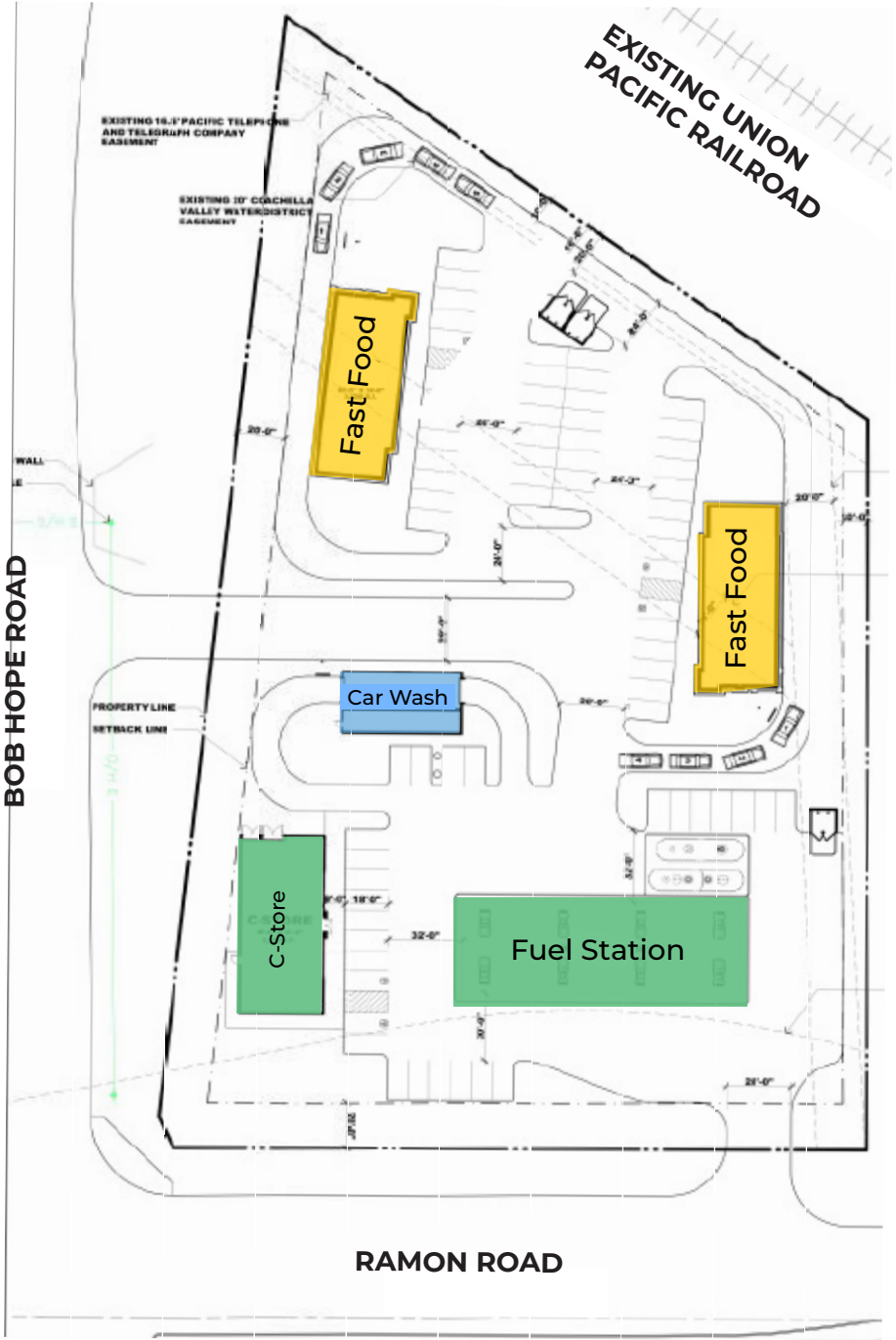
Ponderosa Homes
111 Homes

Future Residential
132 Homes

Gerald Ford Dr



CONCEPTUAL SITE PLAN



APN 670-250-024 is 2.91 acres

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.

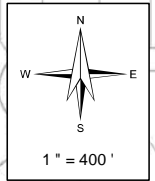
S 1/2 OF SEC. 13 T.4S, R.5E
CITY OF RANCHO MIRAGE

TRA 017-185
017-213
061-019

670-25
672-25

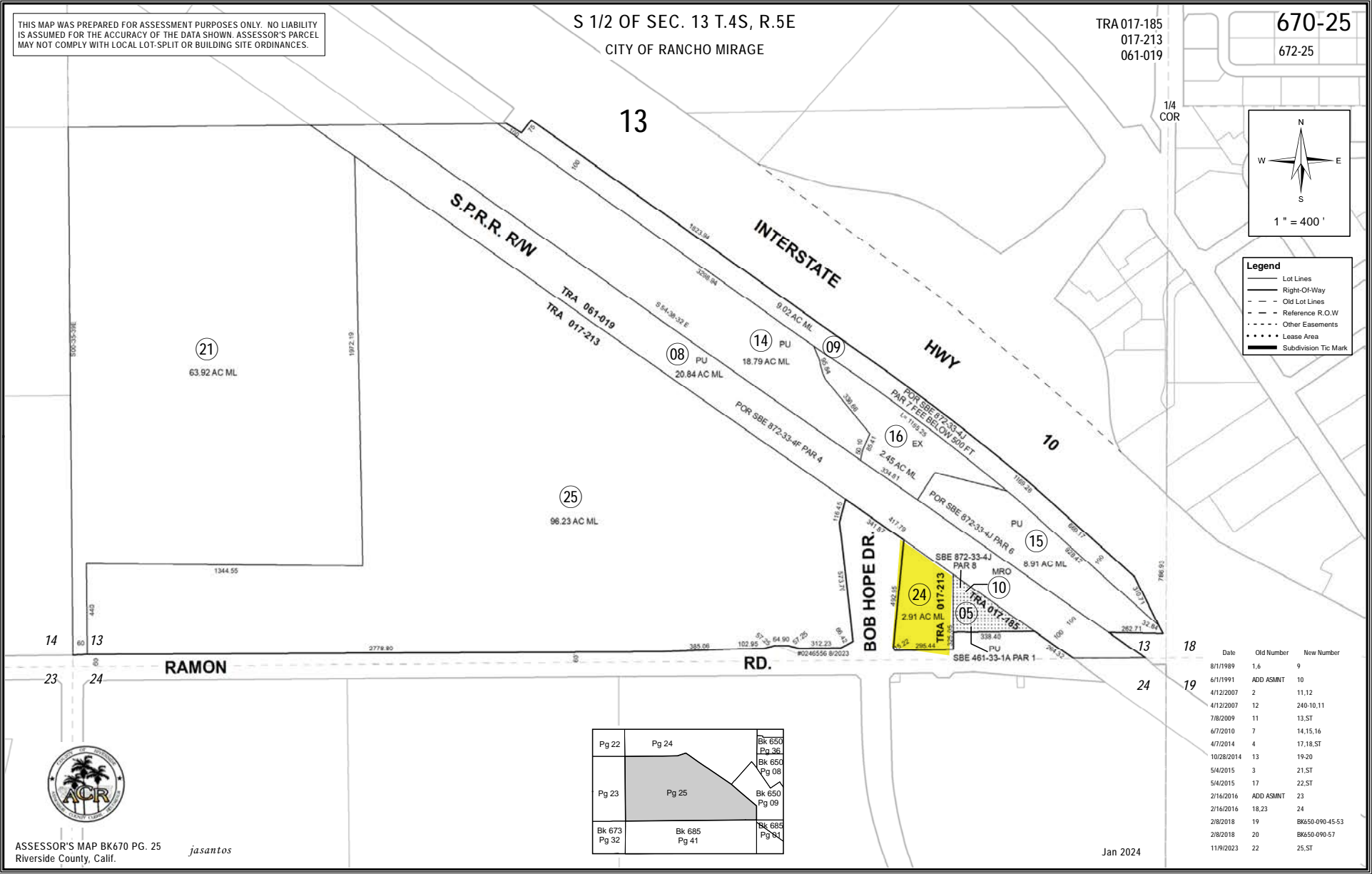
13

1/4
COR



Legend

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



Date	Old Number	New Number
8/1/1989	1,6	9
6/1/1991	ADD ASMT	10
4/12/2007	2	11,12
4/12/2007	12	240-10,11
7/8/2009	11	13,ST
6/7/2010	7	14,15,16
4/7/2014	4	17,18,ST
10/28/2014	13	19,20
5/4/2015	3	21,ST
5/4/2015	17	22,ST
2/16/2016	ADD ASMT	23
2/16/2016	18,23	24
2/8/2018	19	BK650-090-45-53
2/8/2018	20	BK650-090-57
11/9/2023	22	25,ST

Pg 22	Pg 24	Bk 650 Pg 36
		Bk 650 Pg 08
Pg 23	Pg 25	Bk 650 Pg 09
Bk 673 Pg 32	Bk 685 Pg 41	Bk 685 Pg 01



DEMOGRAPHICS



RADIUS	1 MILE	3 MILES	5 MILES
Population	1,900	28,110	88,364
Daytime Population	5,130	32,447	98,319
Average Household Income	\$153,873	\$126,000	\$109,686

This 2.91 acre site is between the 10 freeway (110,000 CPD) and Agua Caliente Resort and Casino, with 1.5 million visits per year. The site is zoned Regional Interstate Commercial, which allows for a variety of retail and service uses. Rancho Mirage is conveniently accessible to major metropolitan areas: 110 miles east of Los Angeles, 110 miles northeast of San Diego, and approximately 270 miles west of Phoenix.



