

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

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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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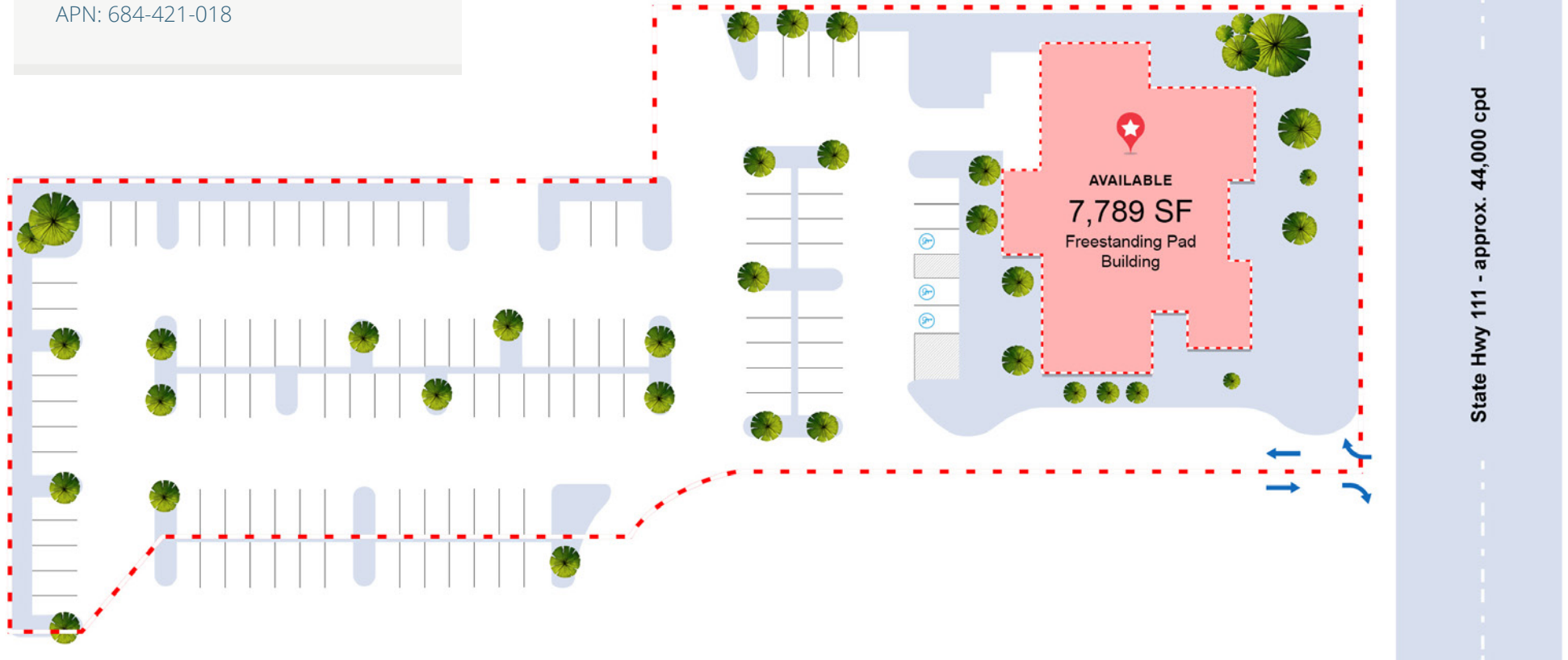


SITE SUMMARY

1.63 AC (71,003 SF of Land)

Parking: 100 Stalls

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