

FULLY EQUIPPED RESTAURANT FOR LEASE

±6,660 SF FULLY FIXTURIZED TURNKEY RESTAURANT FOR LEASE

Located on the Signalized Corner of California 111 and Frank Sinatra Drive
Rancho Mirage, CA 92270



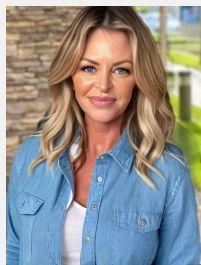
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[Click Here or the Image for a Property Overview Video](#)

PROGRESSIVE
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ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+
SALES/LEASES

TOTAL SALES OVER

\$1.8B+

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- $\pm 6,660$ SF fully built-out restaurant and bar with a $\pm 1,500$ SF patio
- Dedicated, fully-fixturized bar area.
- Newly constructed, furnished patio with wind guards and heat lamps.
- Turnkey kitchen with extensive infrastructure.
- High-profile signalized hard-corner location.
- Surrounded by national retailers, resorts, and dense residential neighborhoods.
- Ample on-site parking.
- Liquor License available separately.



PROPERTY FEATURES



INTERIOR FEATURES

- Expansive bar area with brand-new televisions
- Modern POS system recently installed
- Large kitchen with oversized hood, walk-ins, and full equipment package
- All-new booths, fixtures, and customizable LED lighting
- Built-in sound system, piano, and music setup for live entertainment
- Brand-new wine chillers running the full length of the dining area
- Beautifully built-out restrooms



EXTERIOR FEATURES

- Massive, newly constructed patio area
- Exterior LED lighting for strong nighttime curb appeal
- Patio lighting and heat lamps for year-round outdoor dining
- Excellent signage potential at a signalized corner
- Strong daily traffic counts and prominent visibility
- Ample parking and easy ingress/egress

AERIAL OF PROPERTY



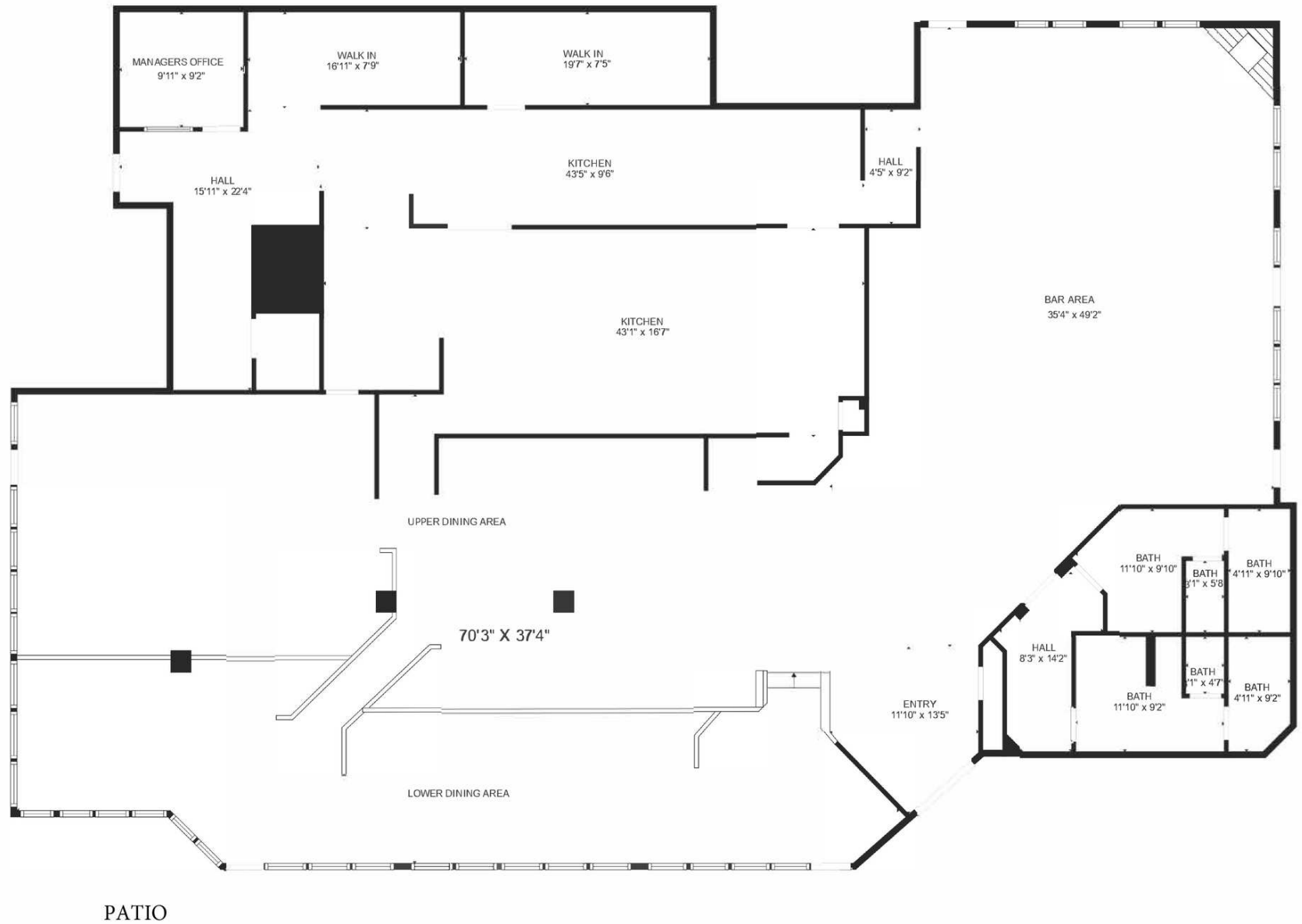
RETAILER MAP



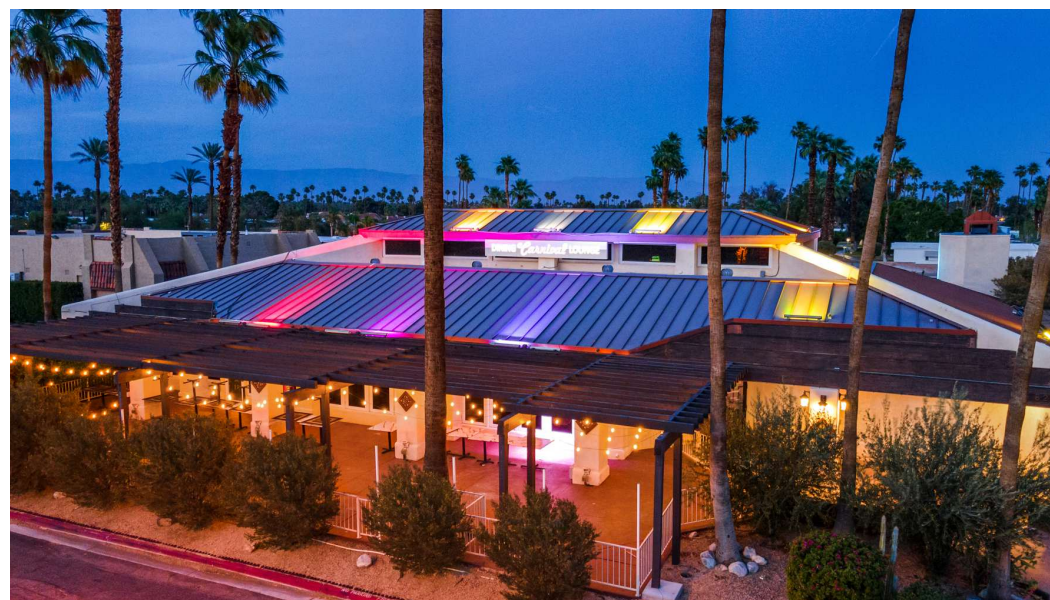
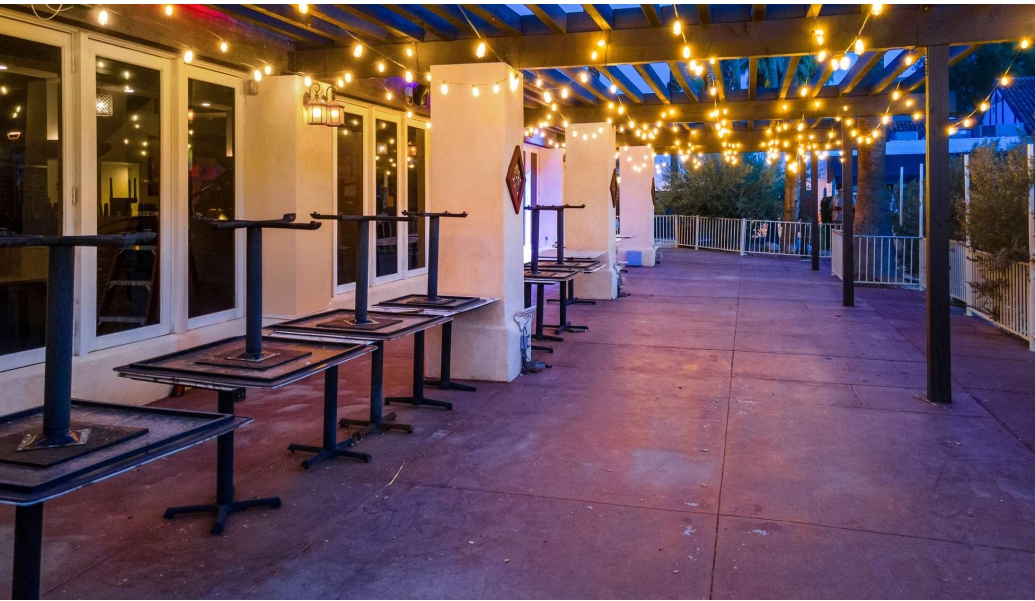
Google

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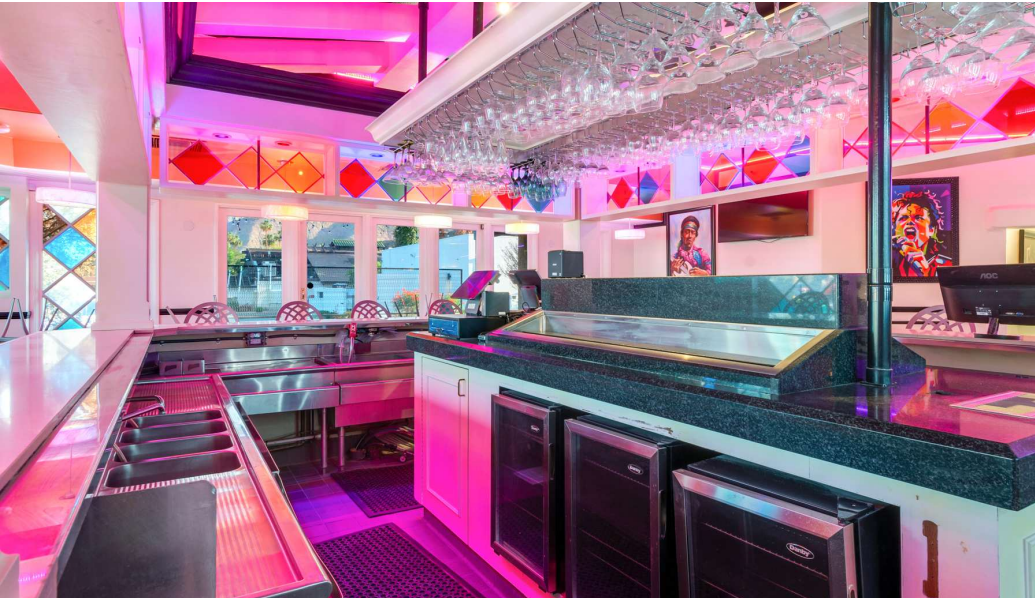
FLOOR PLAN



PATIO PHOTOS



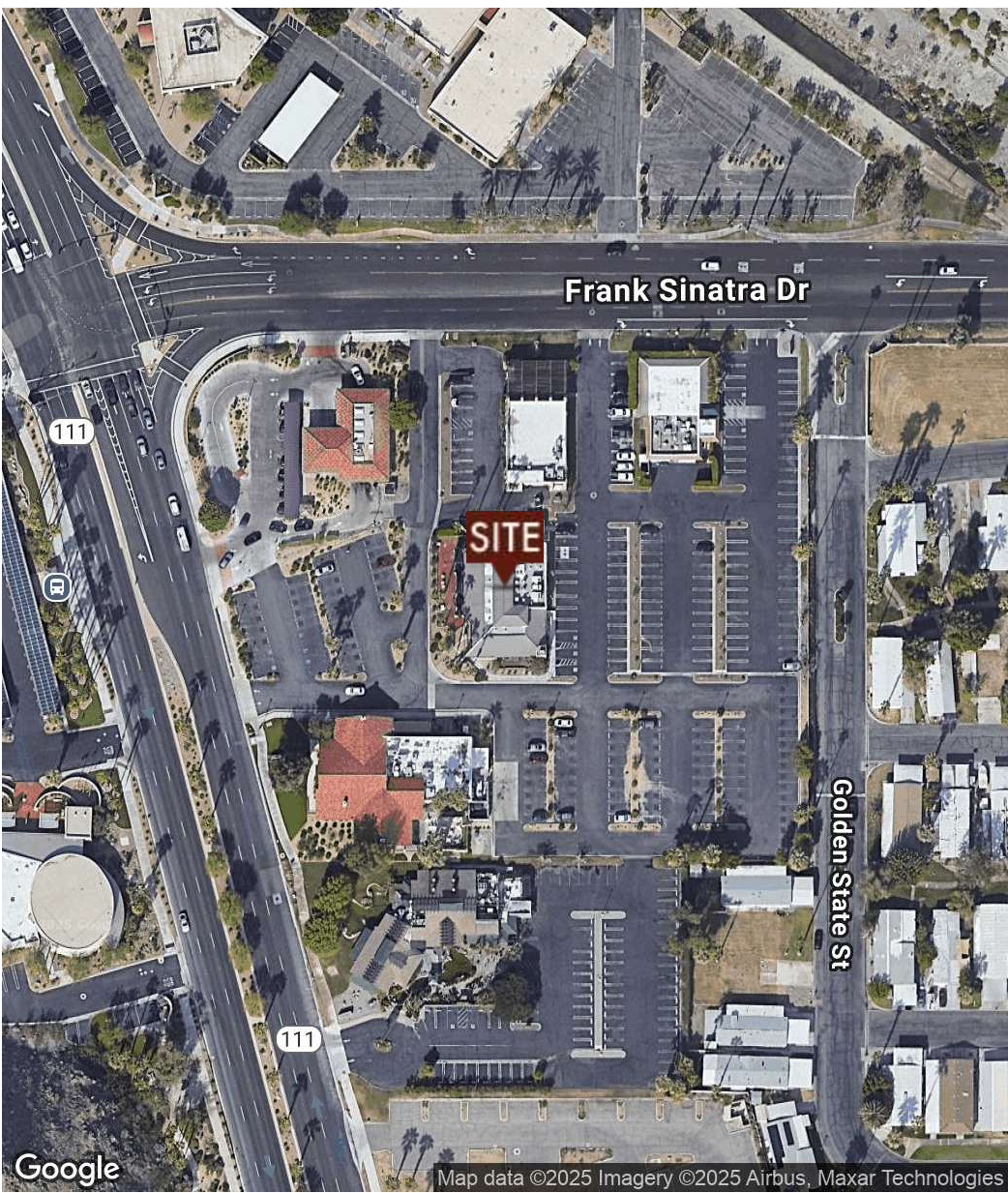
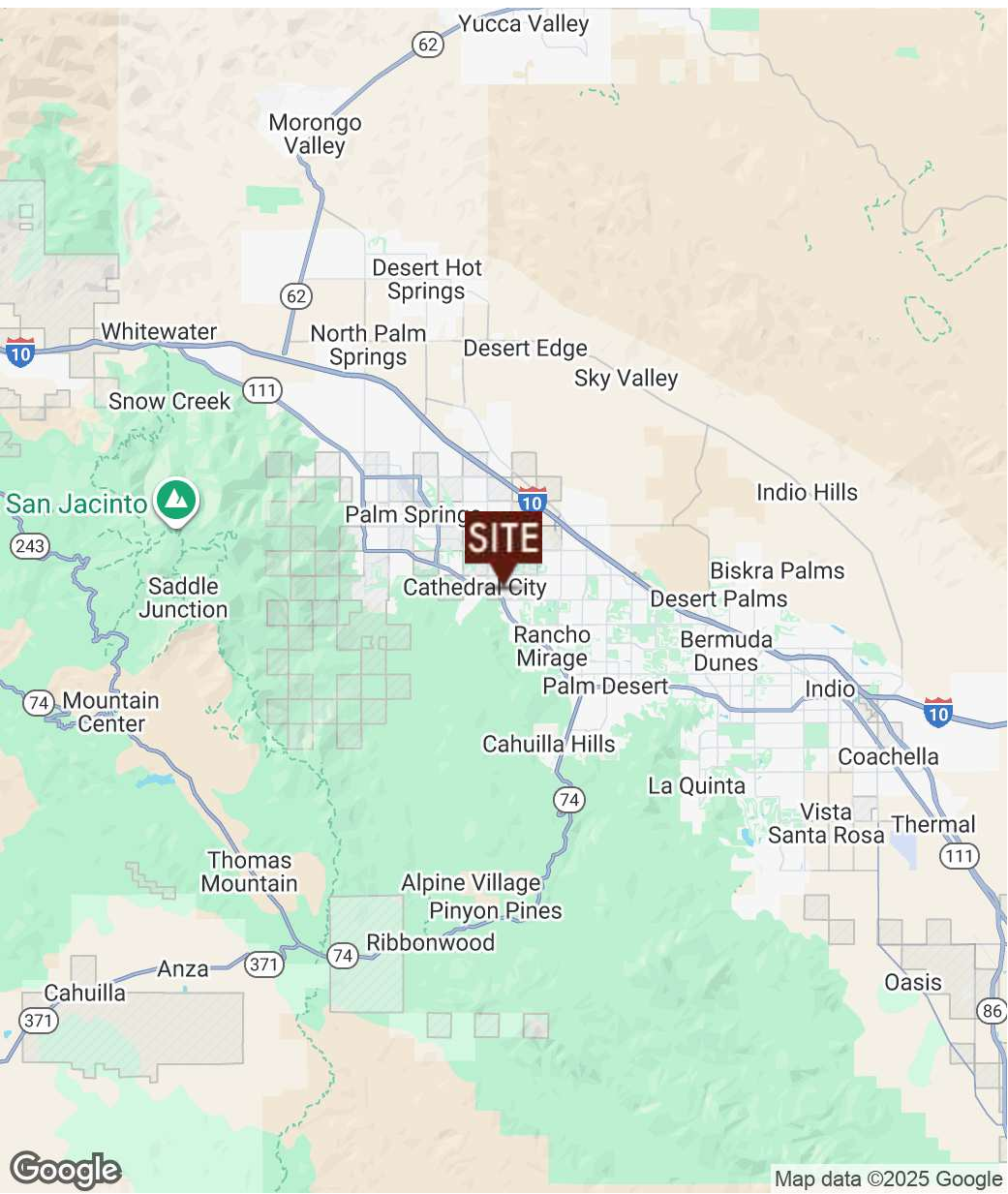
INTERIOR PHOTOS



KITCHEN PHOTOS



LOCATION MAPS





TRADE AREA INFORMATION

RANCHO MIRAGE

Rancho Mirage, located in the heart of the Coachella Valley, is one of the premier luxury communities in Southern California, known for its affluent demographics, upscale retail corridors, and strong tourism base. The Highway 111 retail corridor serves as the region's main commercial artery, drawing consistent traffic from both residents and visitors. The area is anchored by major national retailers, boutique shops, and high-end dining options, including recent additions such as RH (Restoration Hardware) and a new Sprouts Farmers Market.

The surrounding cities—Palm Desert, Cathedral City, and Palm Springs—add to the retail synergy, with strong year-round demand fueled by tourism, second-home ownership, and seasonal population spikes. Rancho Mirage is also home to several luxury resorts, including The Ritz-Carlton and Omni Rancho Las Palmas, which contribute to steady foot traffic and high consumer spending.

The trade area is experiencing a surge in residential development, with more than 1,200 new housing units under construction or recently completed in nearby communities. This includes the Del Webb Rancho Mirage 55+ master-planned community and new single-family home projects by national builders such as Toll Brothers and Lennar.

Medical and wellness services continue to expand in the region, anchored by Eisenhower Health and the recent opening of new medical office buildings and specialty clinics. Rancho Mirage's pro-business environment, strong consumer base, and strategic position in the Coachella Valley make it a highly desirable location for retail investment.



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17M

Annual Visitors

\$1.5B

Retail Sales Volume

\$657k

Median Home Price

DEMOGRAPHICS

	5 min	10 min	20 min
<u>POPULATION</u>			
2024 Total Population	23,388	90,759	223,116
2024 Median Age	56.9	50.3	50.7
2024 Total Households	12,206	41,015	105,404
2024 Average Household Size	1.9	2.2	2.1
<u>INCOME</u>			
2024 Average Household Income	\$134,302	\$132,867	\$133,076
2024 Median Household Income	\$90,649	\$88,881	\$88,930
2024 Per Capita Income	\$70,144	\$60,160	\$62,973
<u>BUSINESS SUMMARY</u>			
2024 Total Businesses	1,131	3,773	11,059
2024 Total Employees	10,225	30,193	86,826