

13.05 AC HWY 111, RANCHO MIRAGE

HOTEL & COMMERCIAL DEVELOPMENT SITE



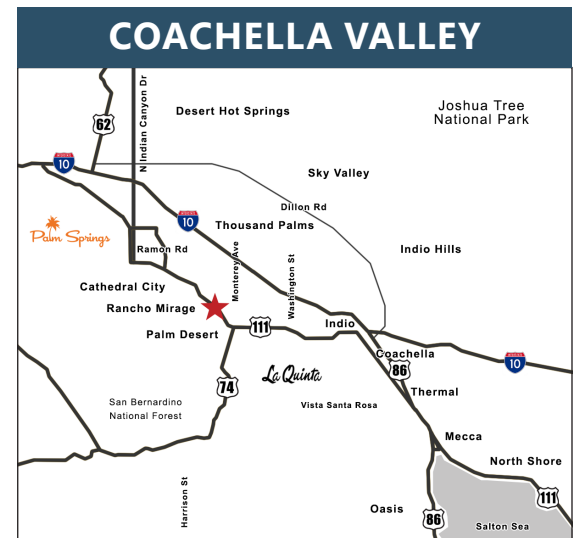
HIGHWAY 111 & N FRANK SINATRA, RANCHO MIRAGE, CA

FEATURES

- Previously approved for 100-Room Four-Story Hotel, 21,200 SF of Commercial/Retail Space, and 35-unit Condominium
- The adjacent Santa Rosa Mountains provide a dramatic backdrop for this spectacular Cove location
- Nestled in the hills beneath the Ritz Carlton Hotel
- 1500' of frontage on Hwy 111 with signalized access
- Just 6 miles to Downtown Palm Springs
- 4.5 miles from Disney's Cotino, a luxury mixed-use community with homes, hotel, shopping, dining and entertainment. Sales office now open and experiencing a great deal of interest.
- Ideal location with the nearby Ritz-Carlton Hotel, Sunnylands International Retreat, Agua Caliente Casino, Rancho Mirage Amphitheater, Larry Ellison's Sensei Wellness Retreat, and numerous high end country clubs
- Impressive Demographic and Traffic Counts

PRICE: \$8,000,000 (\$14/SF)

[Click here for renderings/site plan](#)



VICINITY MAP



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AERIAL MAP & SITE AMENITIES



Directions: From Los Angeles, exit on Date Palm Dr (exit 126). Use the right two lanes to turn right onto Date Palm Drive in 5 miles. Use the left 3 lanes to turn left onto CA-111 S/E Palm Canyon Drive. In 264 ft, the property will be on your right.

SITE AMENITIES

- **Location:** Property is located on the west side of Highway 111 & north of Frank Sinatra in Rancho Mirage, CA
- **Zoning:** C-G (General Commercial)
- **General Plan:** C-G (General Commercial)
- **APNs:** 674-490-026, 027, 028, 031, 032, 033, 036, 037, 038, 039
- **Parcel Size (According to County Assessor's Information):** 13.05 AC (568,458 SF)
- **Tentative Tract Map:** #37122 (Expired)
- **Domestic Water:** 12" Main Line on South of Hwy 111, (Intersection of Hwy 111 & One Mirage Place)
- **Sewer:** 8" Line on South of Hwy 111 (Intersection of Hwy 111 & One Mirage Place)
- **Terms:** Cash
- **Comments:** The affluent community of Rancho Mirage, nicknamed the "Playground to the Presidents," is in the center of Southern California's rapidly growing Coachella Valley. Its convenient access to Interstate 10 and the Palm Springs International Airport allows for tourism within the entire Southern California region and around the world. Tourism is attracted to the Palm Springs area by its popular destinations, renowned golf courses, and luxury resorts.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,776	42,813	108,536
Avg. HH Income	\$88,155	\$93,317	\$92,604
# of Households	2,716	18,078	44,222

TRAFFIC COUNT:

HWY 111: 38,500 CARS PER DAY

FRANK SINATRA: 12,000 CARS PER DAY

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.