

# 4,587 SF COMMERCIAL BUILDING ON MAJOR RETAIL CORRIDOR | FOR SALE OR LEASE



## 72067 HIGHWAY 111, RANCHO MIRAGE

### FEATURES

- Iconic mid-century modern building on a major retail corridor for sale or lease
- Located in the heart of the Coachella Valley with average of 78,733 cars per day
- Striking architectural design with grand staircase, designer finishes, and floor-to-ceiling windows exudes quintessential "Palm Springs"
- 4,587 SF retail/commercial with four offices, lobby/showroom, three restrooms, and kitchenette/breakroom
- Extensive TI's beneficial for a builder/designer use
- Ideally situated on Highway 111 in Rancho Mirage, with easy access to all Desert Cities
- Close proximity to the River Rancho Mirage, the Coachella Valley's premier dining, entertainment, and retail center home to Dave & Buster's, The Cheesecake Factory, P.F. Chang's, Cinemark Century Theaters, The Yardhouse, R.E.I., and more

**PRICE: \$2,199,900**

**LEASE RATE: \$14,000/MO MOD. GROSS**



VICINITY MAP



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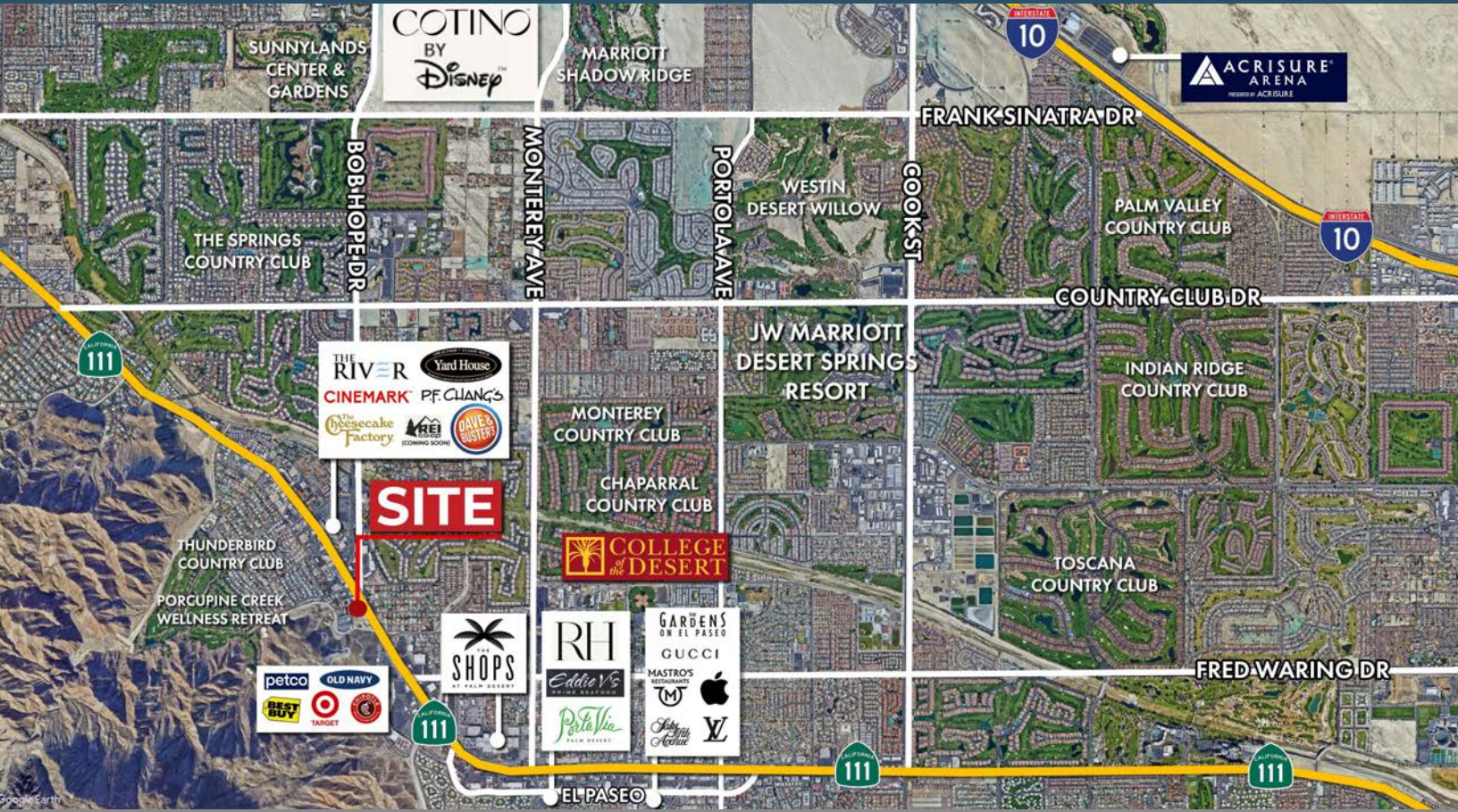
**EMILY HARVEY**

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# 4,587 SF COMMERCIAL BUILDING

## AERIAL & SITE AMENITIES

72067 HIGHWAY 111, RANCHO MIRAGE



### SITE AMENITIES

- **Location:** Property is located at 72067 Highway 111, Rancho Mirage
- **Zoning:** [Click here to view CG \(General Commercial\) / Highway 111 East Specific Plan](#)
- **General Plan:** [Click here to view CG \(General Commercial\)](#)
- **APN:** 682-350-001
- **Parcel Size** (According to County Assessor's Information): 0.23 AC (10,018 SF)
- **Building Size:** Approx. 4,587 SF
- **Year Built:** 1974
- **Parking Spaces:** 13 (2.83/1,000 SF)
- **Stories:** Two
- **Flood Zone:** 500-Year
- **Comments:** Surrounded by thriving businesses and affluent neighborhoods, this property offers unrivaled visibility and brand positioning. Located along a bustling, high-profile retail corridor, this landmark building commands attention with its striking, iconic architecture. At the heart of the building is a sweeping grand staircase, which seamlessly blends bold modern design with classic elegance. Ideally situated in Rancho Mirage on the border of Palm Desert, there are countless luxury brands located within minutes of the property.

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population Est.	5,137	51,821	99,969
No. of Households	2,592	25,233	48,560
Avg. Household Income	\$106,487	\$104,991	\$115,948



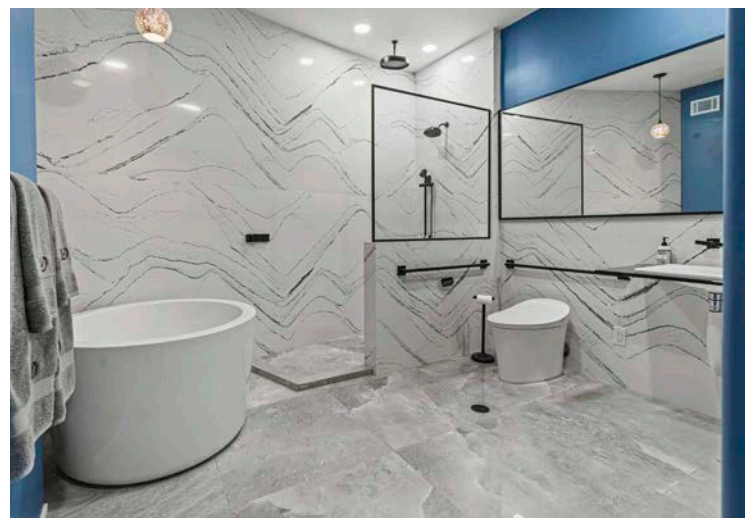
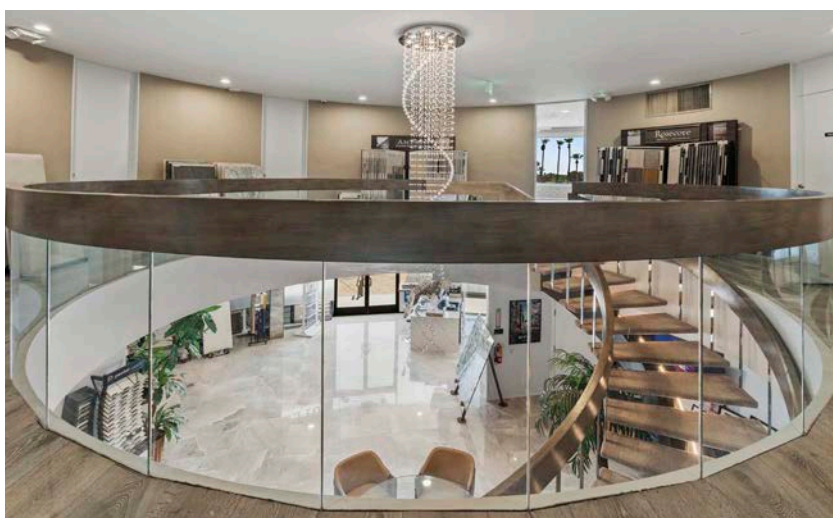
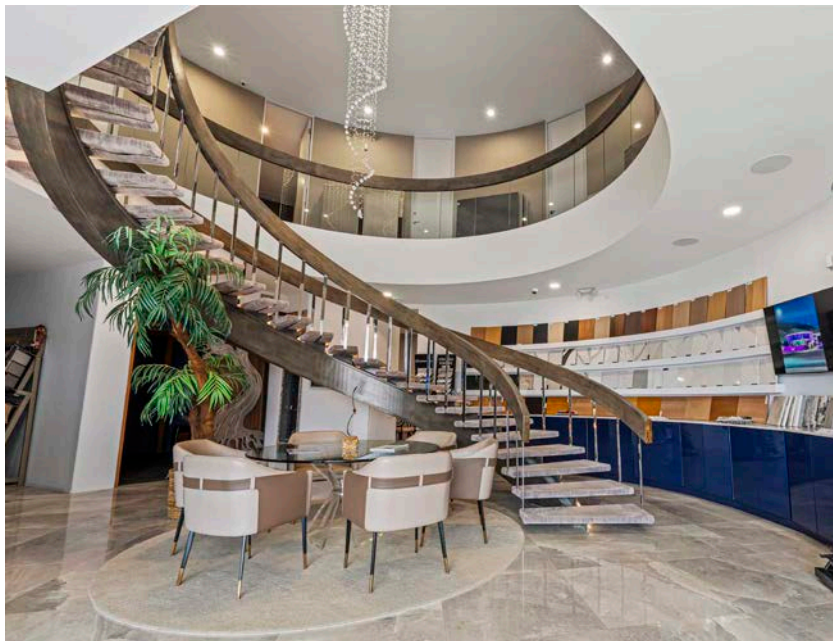
760.360.8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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.

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PROPERTY PHOTOS

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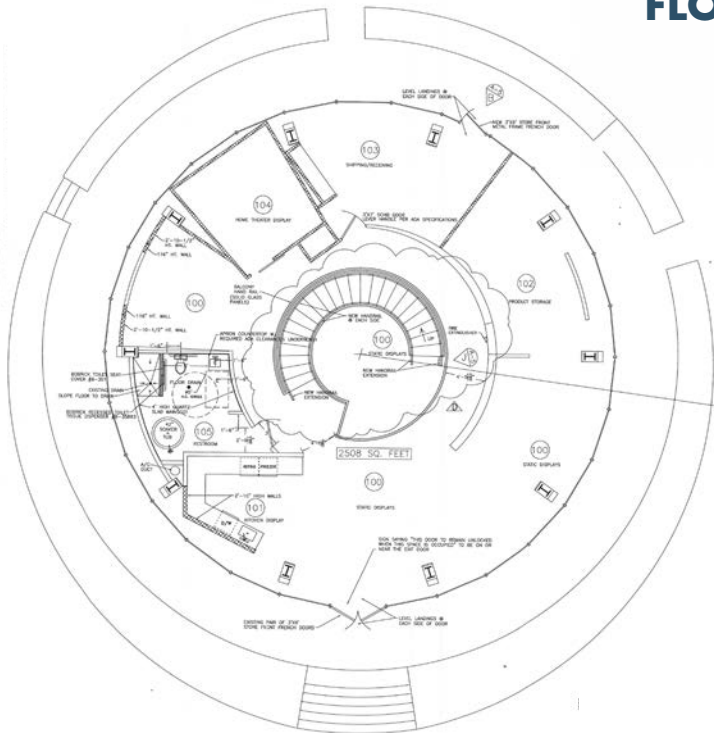
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## DRONE PHOTO & FLOOR PLANS

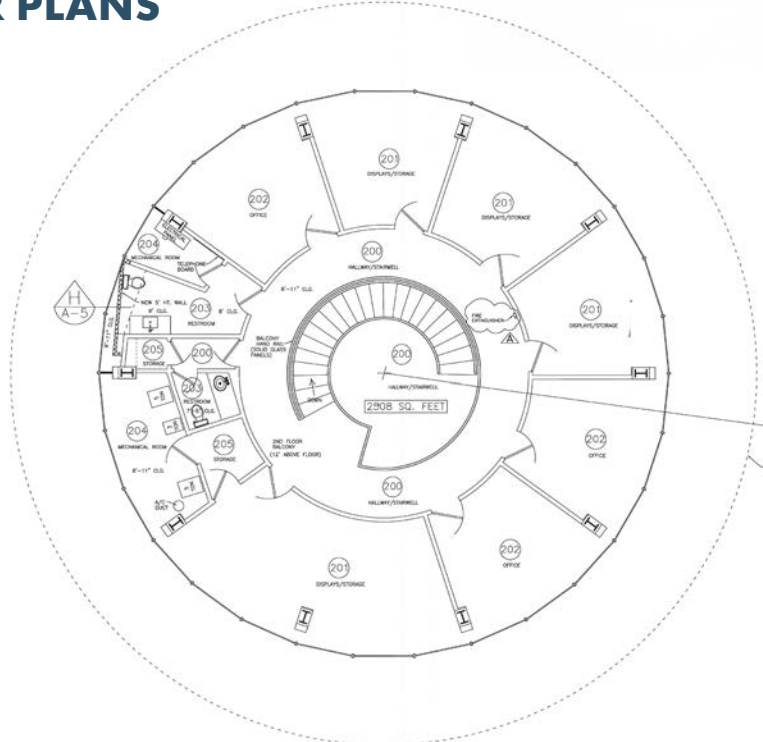
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### FLOOR PLANS



**FIRST FLOOR**



**SECOND FLOOR**

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