



RANCHO MIRAGE

HIGHWAY 111 & VELDT STREET

FOR LEASE

71861 HIGHWAY 111,
RANCHO MIRAGE, CA



CBRE

COVENANT REAL ESTATE GROUP



MICRO TRADE AREA MAP



THE RIVER RANCHO MIRAGE

111

BANK

33,532 CPD

SITE

35,167 CPD

PIRCH

19,771 CPD

CVS

UNITED STATES POSTAL SERVICE

FIVE GUYS
CINEMARK
Bath & Body Works

STARBUCKS
FOREVER 21

Cheesecake Factory

PF CHANG'S
Fleming's

UnionBank

PIEOLOGY

STARBUCKS

Stein Mart
GREENS INTERNATIONAL
MARKET

Yard House
Bath & Body Works

SalonCentric

HOBBY LOBBY

MARRIOTT LN

OMNI HOTELS & RESORTS

Rancho Las Palmas
Country Club



MACRO TRADE AREA MAP



SITE PLAN



PROPERTY FEATURES



Prime corner location perfect for retail and restaurant with outdoor patio and views of the San Jacinto Mountains.



Excellent Highway 111 visibility with traffic counts in excess of 35,000 cars per day



Ideal location serving surrounding Coachella Valley businesses and communities



Ample parking with easy access

2017 DEMOGRAPHICS

	5 minutes	10 minutes	15 minutes
Population	11,947	64,480	138,134
Average Household Income	\$90,107	\$96,829	\$91,490
Daytime Population	18,108	52,101	78,220

TRAFFIC COUNTS

Hwy 111 at W Veldt (Rancho las Palmas Dr)	33,352
Hwy 111 at Ocotillo Dr	35,167

Source: CalTrans



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