

The Waterfront

OFFICE | RESTAURANT | MEDICAL FOR LEASE
71817 CA HWY 111 | RANCHO MIRAGE, CA



FEATURES:

- ±934 SF - ±2,950 SF Space with Covered Patio is Great for an Office, Restaurant or Retail Use.
- Directly across Highway 111 from the Cheesecake Factory at The River
- Rancho Mirage's premier retail, dining and entertainment district
- Signage Opportunity is Outstanding
- Abundant Parking

2023 Demographics

	1-Mile	3-Miles	5-Miles
Est. Population:	5,086	42,395	90,876
Est. 2028 Population:	5,738	44,575	96,615
Daytime Population:	5,725	43,276	88,367
Avg. HH Income:	\$102,323	\$109,846	\$122,003

Source: Regis

Traffic Counts

	Cars Per Day
Hwy 111:	65,807

Source: Regis



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.

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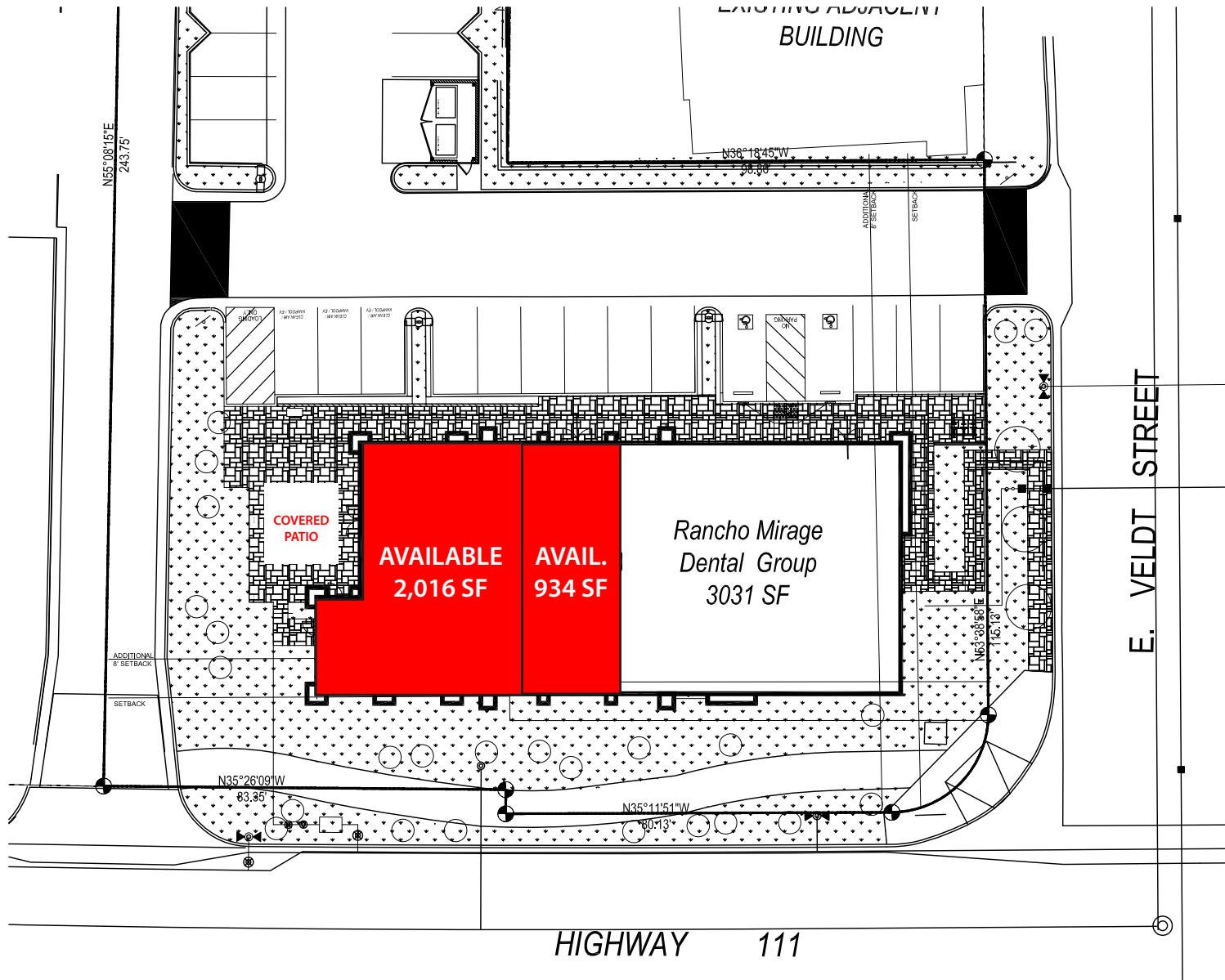


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CONCEPTUAL FLOORPLAN



NEARBY RETAILERS

