



- Address:** 71740 California Highway 111, Rancho Mirage, CA 92270
- Available Space:** Approximately 4,740 square foot restaurant plus approximately 600 square foot outdoor dining area.
- Parking:** 63 exclusive parking spaces.
- Rental Rate:** \$14,000 NNN per month. Tenant to pay all property expenses, real Property taxes are currently 62¢ per square foot per month.
- Comments:**
- ▶ Incredible opportunity on the signalized intersection of California Highway 111 and Rancho Las Palmas Drive;
 - ▶ Approximately 37,126 cars pass this location daily;
 - ▶ Across from The River, a 277,560 square foot "Lifestyle Center" including Forever 21, Cinemark Theaters, Cheesecake Factory, Fleming's Steakhouse, P.F. Chang's, Yard House and many established retailers and restaurants;
 - ▶ Neighbors include The Holiday Inn Express, Hilton Garden Inn, Omni Rancho Las Palmas Resort & Spa.

For further information
or tour, please
contact exclusive agents:

Marc Pollock

License #00881177
Marc@WestsideRetail.com

Mark Einbund

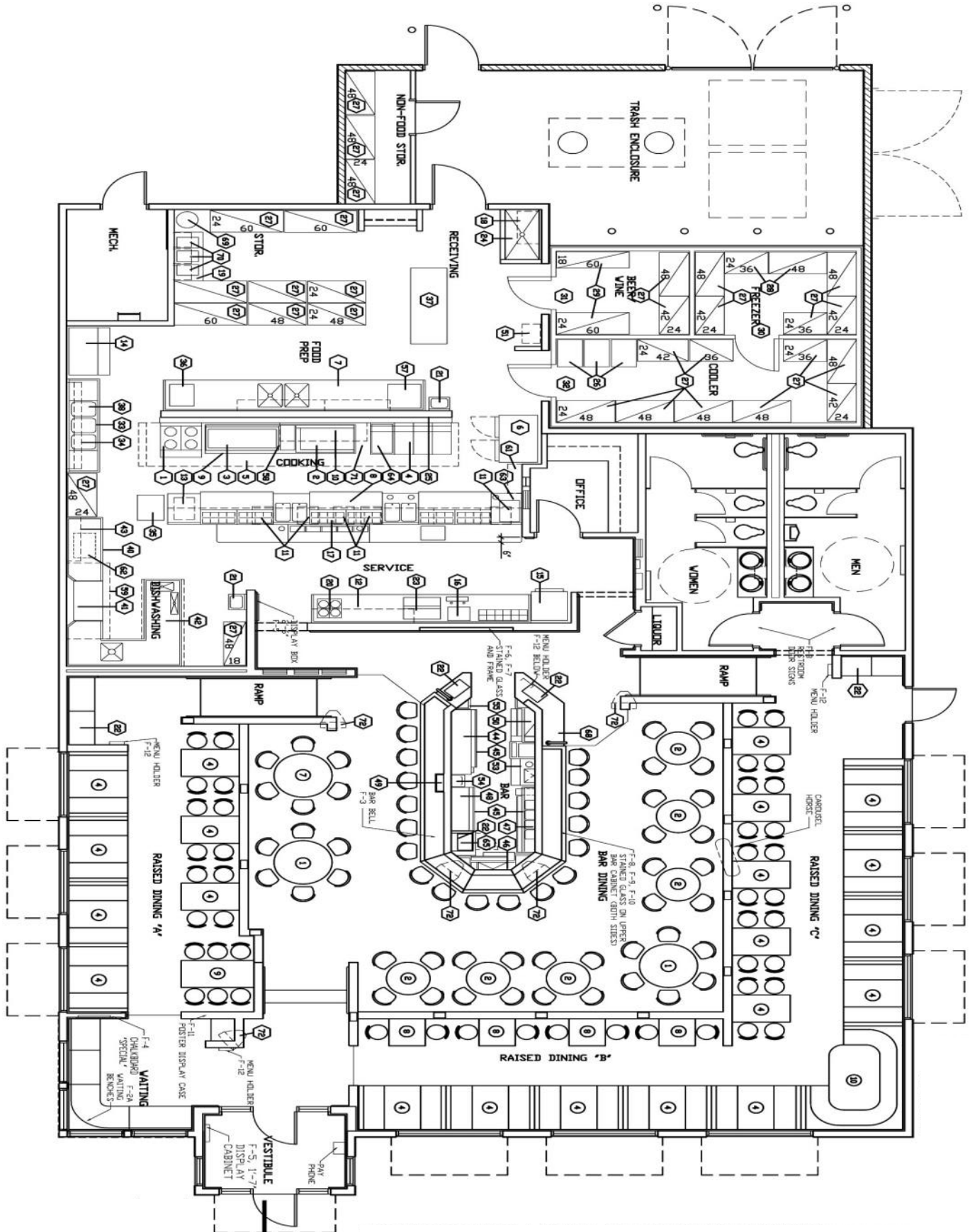
License #00826287
Mark@WestsideRetail.com

11847 Gorham Avenue
Suite 120
Los Angeles, CA 90049
Phone 310.826.8000
Fax 310.826.8333

Additional information on this
property can be found online at
www.WestsideRetail.com



71740 CALIFORNIA HIGHWAY 111 RANCHO MIRAGE, CA 92270



The information contained on this site plan is for illustration purposes only, not necessarily drawn to scale, and is not intended to make any representation or warranty as to the actual number of parking spaces, or to the size and nature of improvements, the identity or location of any current or proposed neighboring businesses. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your use and needs. **Westside Retail, Inc. 2017**