4,587 SF COMMERCIAL BUILDING
ON MAJOR RETAIL CORRIDOR | RANCHO MIRAGE



72067 HIGHWAY 111, RANCHO MIRAGE

FEATURES

- Huge Price Reduction
- Perfect for real estate office, architect, or builder
- Iconic mid-century modern building on a major retail corridor
- 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 and 78,733 average cars per day
- 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



VICINITY MAP

PRICE: $1,974,500

DESERT PACIFIC PROPERTIES

2/6/26 JC



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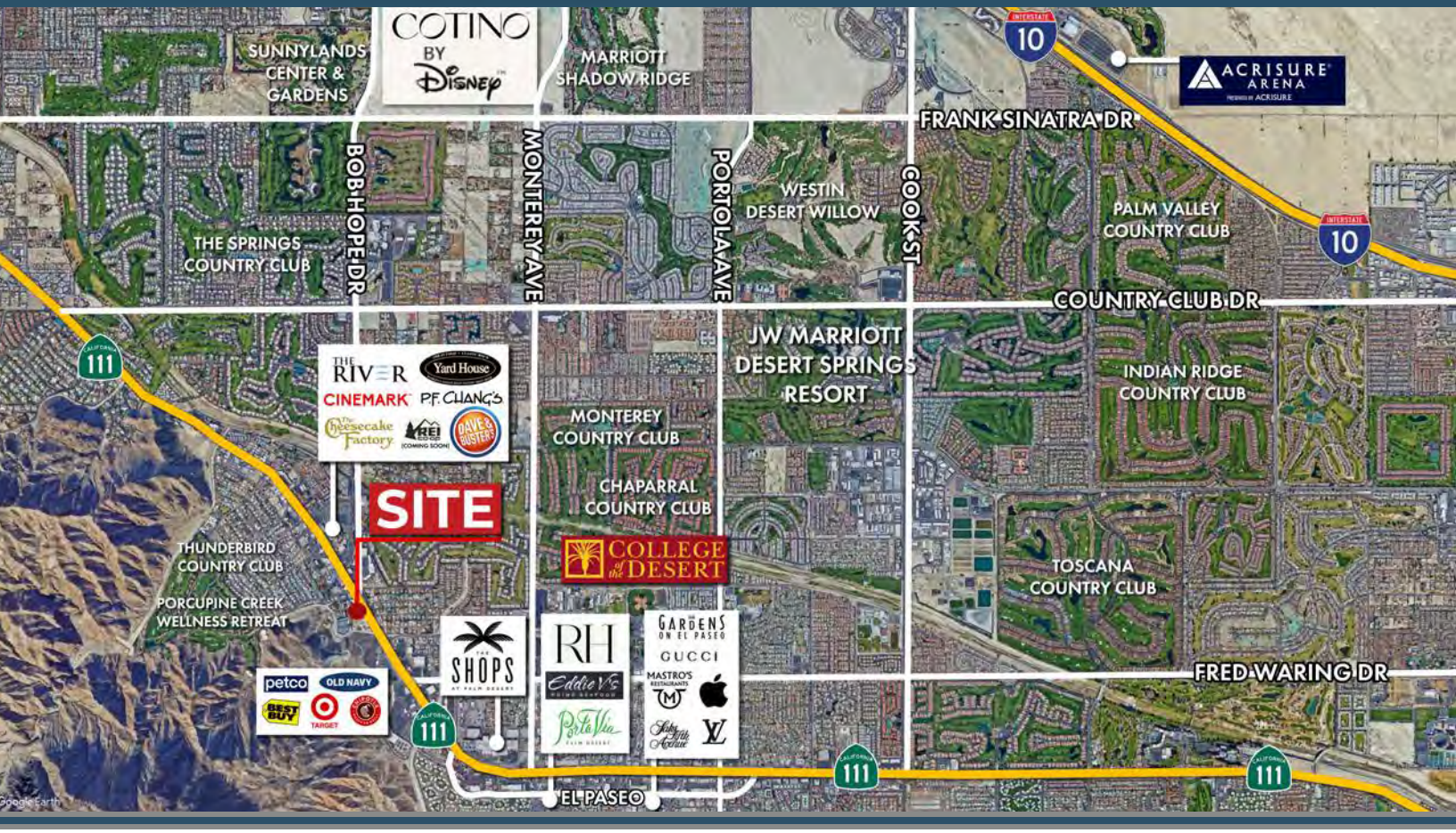
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4,587 SF COMMERCIAL BUILDING

AERIAL & SITE AMENITIES

72067 HIGHWAY 111, RANCHO MIRAGE

DESERT PACIFIC PROPERTIES



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. Built-ins excluded from sale, but may be available for purchase separately.

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



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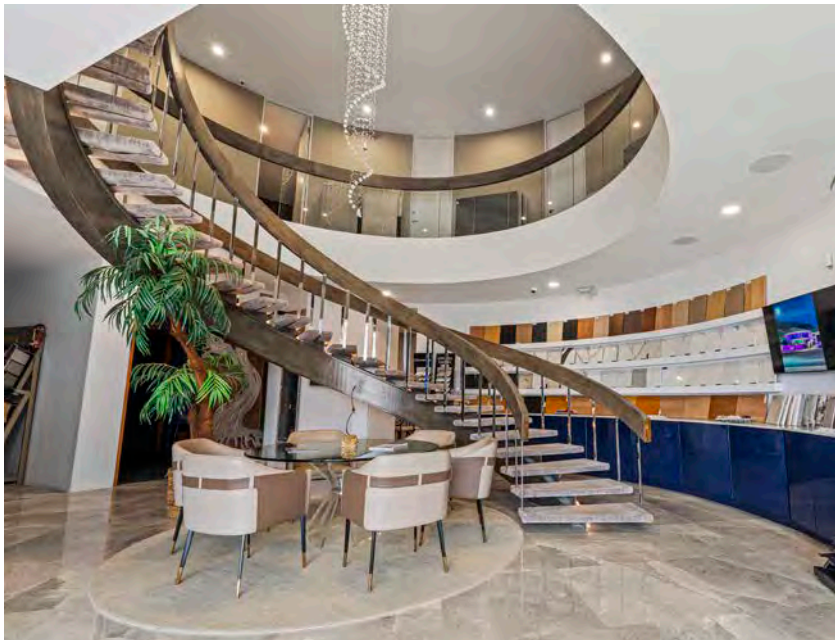
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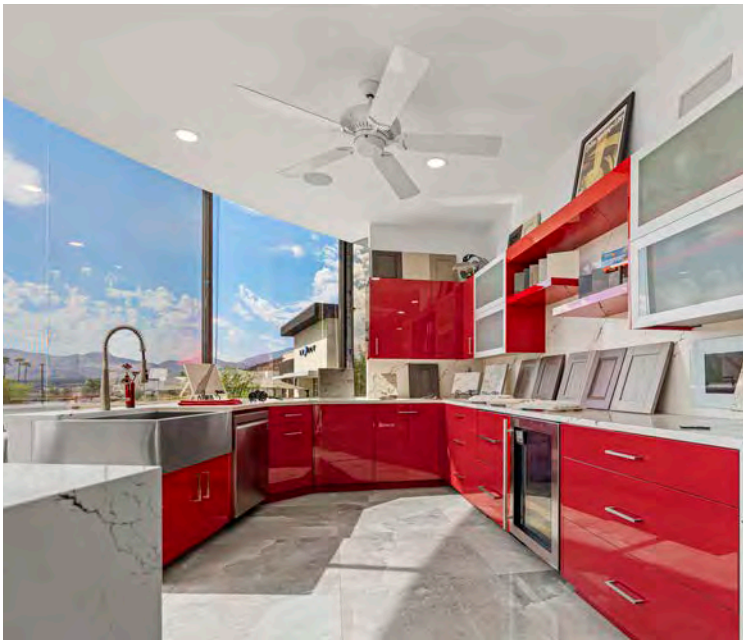
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PROPERTY PHOTOS

72067 HIGHWAY 111, RANCHO MIRAGE

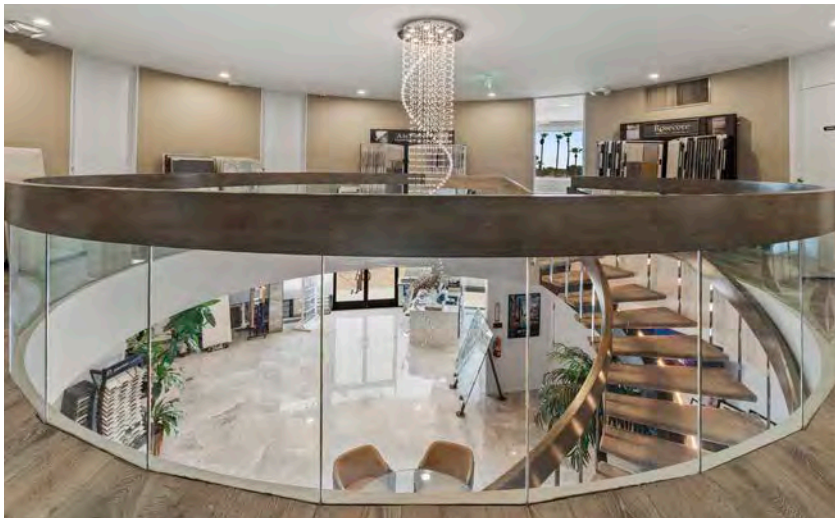
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4,587 SF COMMERCIAL BUILDING

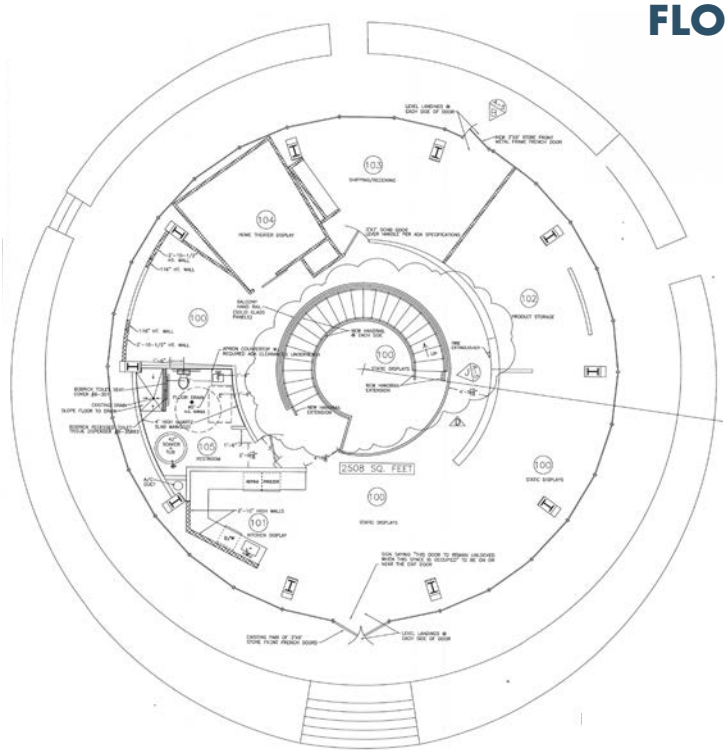
DRONE PHOTO & FLOOR PLANS

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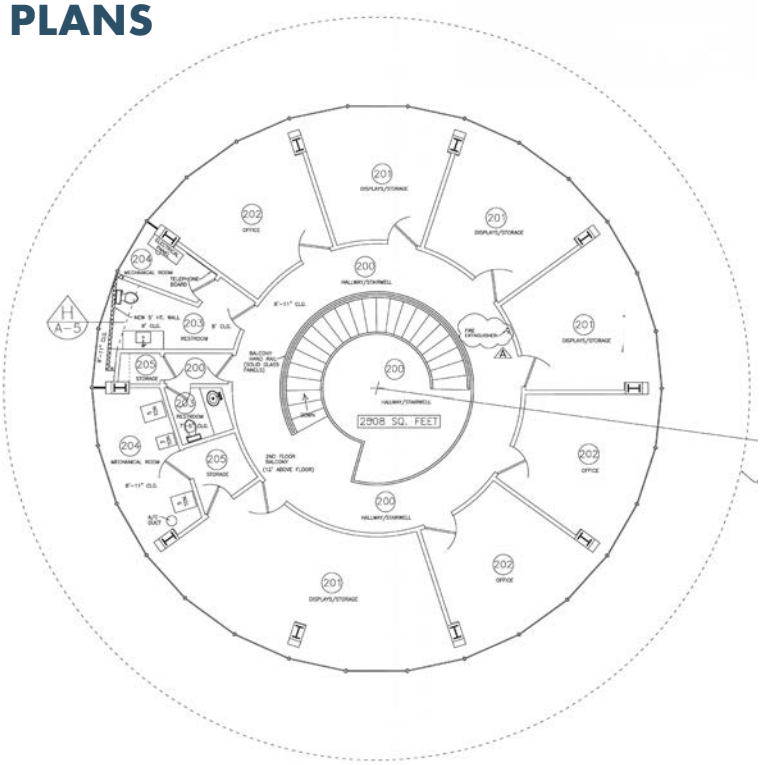
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FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

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