

PREMIER RANCHO MIRAGE OFFICE & RETAIL INVESTMENT

THREE PARCEL PORTFOLIO | INCOME PRODUCING ASSETS | FUTURE DEVELOPMENT POTENTIAL

71537 Highway 111
Rancho Mirage, CA 92270

71511 Highway 111
Rancho Mirage, CA 92270



Combined Properties: 2.21 Acres of Land with 21,650 SF of Real Estate



www.baxleyproperties.com
Phone: 760-773-3310
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73712 Alessandro Drive, Ste B-4,
Palm Desert, CA 92260

PRICE: \$4,875,000.00

100% OCCUPIED

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Mirage Business Mall
Bldg Size: 12,900 SF
APN: 684-232-019



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Mirage Mall II
Bldg Size: 8,750 SF
APN: 684-232-017



Parking Lot Parcel
Rancho Mirage, CA 92270



APN: 684-232-020
Lot Size: 0.80 Acres



Disclaimer: Information has been secured from sources we believe to be reliable, however, Baxley Properties, Inc. cannot guarantee its accuracy.

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Baxley Properties is pleased to present an exceptional opportunity to acquire a premier office and retail investment in the heart of Rancho Mirage. The offering consists of two fully occupied commercial buildings totaling approximately 21,650 square feet, plus an additional ± 0.80 -acre parcel currently utilized for parking.

Located on a signalized corner along one of Rancho Mirage's most prominent commercial corridors, the portfolio enjoys exceptional visibility and is surrounded by luxury automotive dealerships including Ferrari, Bentley, Rolls-Royce, Lamborghini, Audi, Land Rover and Aston Martin, as well as numerous national and regional businesses.

The portfolio is 100% occupied with a stable mix of office and retail tenants, providing immediate cash flow and long-term investment stability.

In addition to the existing improvements, the offering includes a separate ± 0.80 -acre parking parcel. While a portion of the parking area is required to satisfy existing parking requirements for Mirage Business Mall, preliminary analysis indicates that a portion of the parcel may offer future development or redevelopment potential, subject to buyer verification, municipal approvals, parking requirements and all applicable regulations.

Investment Highlights

- Two-building commercial investment portfolio
- $\pm 21,650$ SF of office and retail improvements
- Separate ± 0.80 -acre parking parcel included
- Potential future development opportunity on a portion of the parking parcel (buyer to verify)
- 100% occupied
- Stable office and retail tenant mix
- Signalized corner location
- Exceptional visibility and access
- Professionally maintained assets
- Surrounded by premier luxury automobile dealerships and high-end commercial development
- Rare opportunity to acquire one of Rancho Mirage's premier commercial investment opportunities

This offering combines stable in-place income with the long-term benefit of owning excess land in one of the Coachella Valley's most desirable commercial locations.

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PARCEL 1 - 71511 Highway 111



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PARCEL 1 - 71511 Highway 111



PARCEL 1 - 71511 Highway 111



PARCEL 2 - 71537 Highway 111



PARCEL 2 - 71537 Highway 111



PARCEL 2 - 71537 Highway 111



PARCEL 2 - 71537 Highway 111



PARCEL 2 - 71537 Highway 111



PARCEL 2 - 71537 Highway 111



PARCEL 3 - PARKING LOT



PARCEL 3 - PARKING LOT



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PLAT MAP

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

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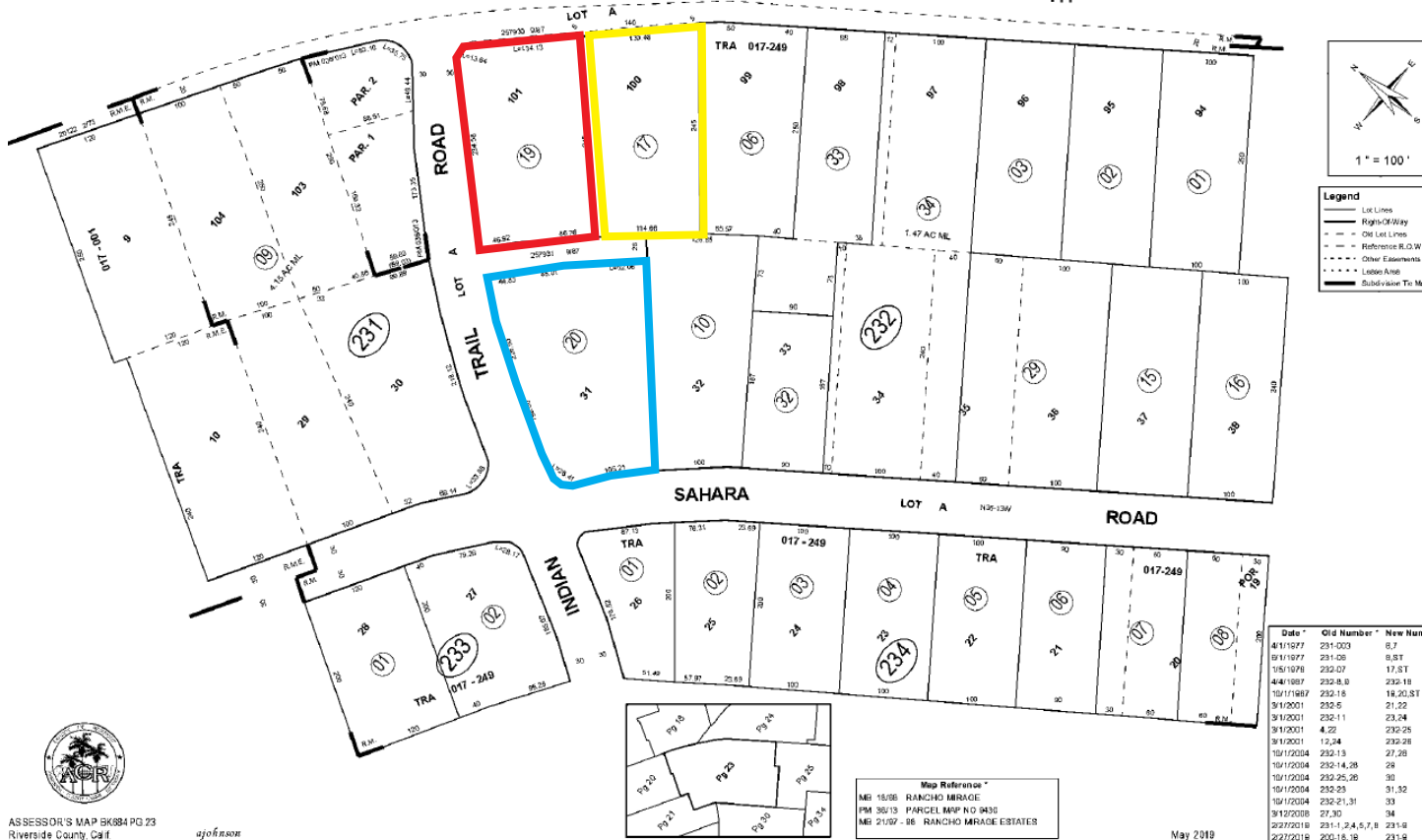
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684-23

24-68-1

STATE HIGHWAY CITY OF RANCHO MIRAGE

111



PARCEL 1

71511 Highway 111
Rancho Mirage, CA 92270

APN: 684-232-019

PARCEL 2

71537 Highway 111
Rancho Mirage, CA 92270

APN: 684-232-017

PARCEL 3

Parking Lot
Rancho Mirage, CA 92270

APN: 684-232-020

SPECIFIC PLAN: Dunes View Plaza
ZONING: Neighborhood Commercial

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