

# SALE

## LAST PAD AVAILABLE @ THE ATRIUM!

69930 Highway 111 Rancho Mirage, CA 92270



### PROPERTY DESCRIPTION

Introducing a compelling investment opportunity in Rancho Mirage, California! This exceptional property encompasses two parcels, with one already SOLD! The remaining parcel, spanning approximately 0.72 acres, is zoned C-N. Boasting a coveted location along prominent Highway 111, this site is ideally suited for retail or commercial development. With its advantageous zoning and strategic positioning, this property presents an alluring prospect for savvy investors seeking to capitalize on the dynamic market of Rancho Mirage. Don't miss your chance to secure a valuable asset in this prime location.

Major price reduction of \$125,000! Seller wants a quick sale! Now just \$450,000 buys this prime Highway 111 pad with parking and driveway access already installed. This is a first class location for either an investment or construct a building for your own use. Tremendous mountain views and sign visibility.

### LOCATION DESCRIPTION

Improved Pad Fronting Highway 111, near Frank Sinatra

### OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	±0.72 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,988	15,971	40,244
Total Population	3,653	33,111	91,392
Average HH Income	\$117,864	\$105,468	\$101,350

**Steve Lyle**  
(760) 578-9927  
stevelyle@cbclyle.net  
CalDRE #00762911

**Michael Lyle**  
(760) 774-6533  
mlyle@cbclyle.net  
CalDRE #02002995

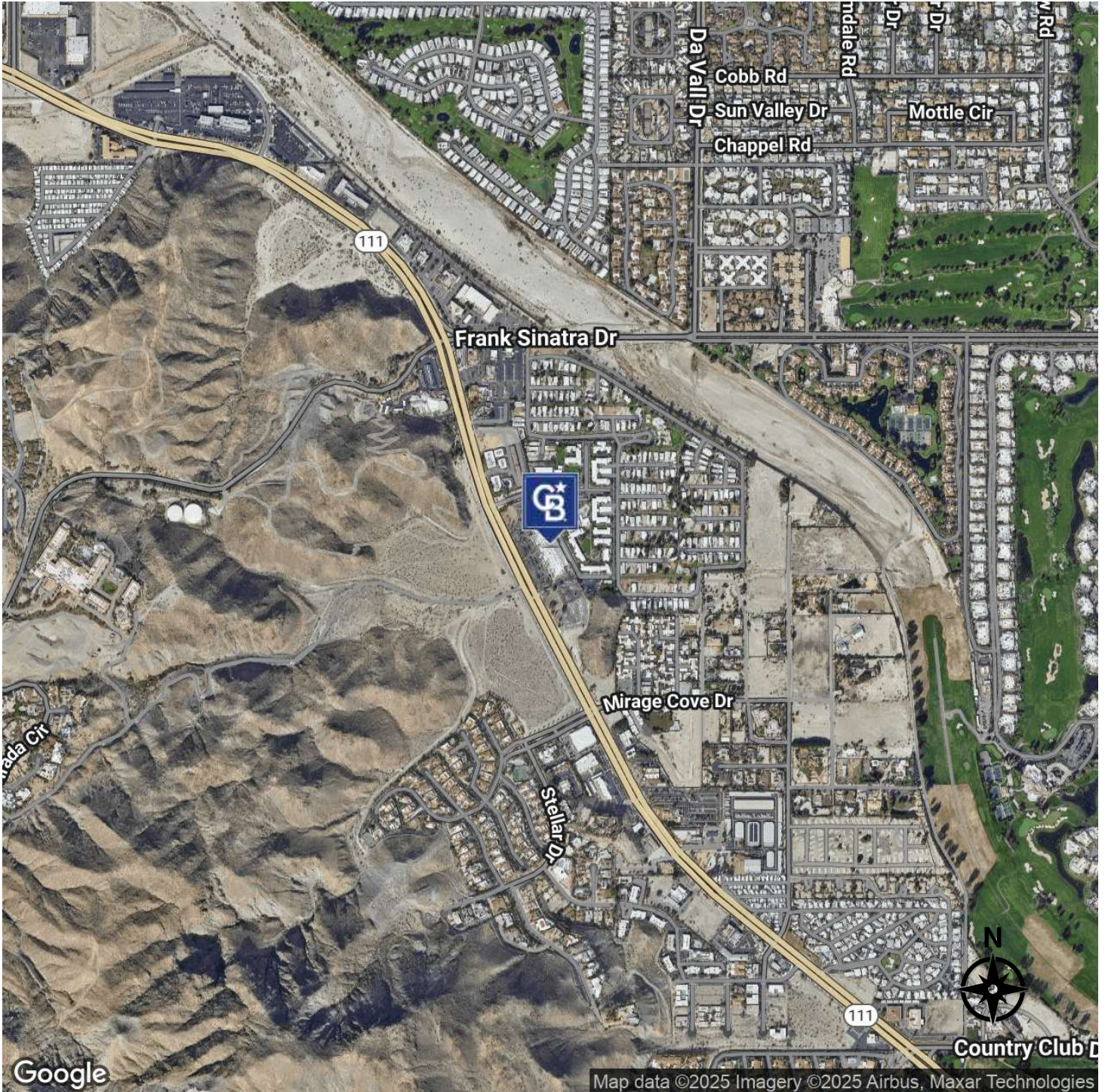


**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

# SALE

## LAST PAD AVAILABLE @ THE ATRIUM!

69930 Highway 111 Rancho Mirage, CA 92270



**Steve Lyle**  
(760) 578-9927  
stevelyle@cbclyle.net  
CalDRE #00762911

**Michael Lyle**  
(760) 774-6533  
mlyle@cbclyle.net  
CalDRE #02002995

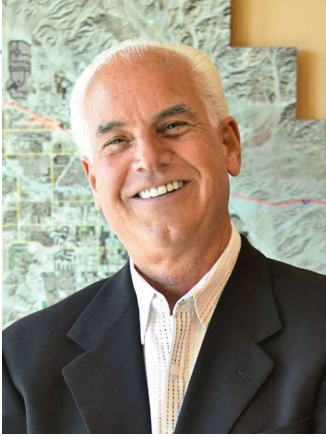


**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

# SALE

## LAST PAD AVAILABLE @ THE ATRIUM!

69930 Highway 111 Rancho Mirage, CA 92270



**STEVE LYLE**

CEO

**Direct:** (760) 578-9927  
stevelyle@cbclyle.net

CalDRE #00762911



**MICHAEL LYLE**

Vice President

**Direct:** (760) 774-6533  
mlyle@cbclyle.net

CalDRE #02002995

---

**Steve Lyle**  
(760) 578-9927  
stevelyle@cbclyle.net  
CalDRE #00762911

**Michael Lyle**  
(760) 774-6533  
mlyle@cbclyle.net  
CalDRE #02002995



**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP