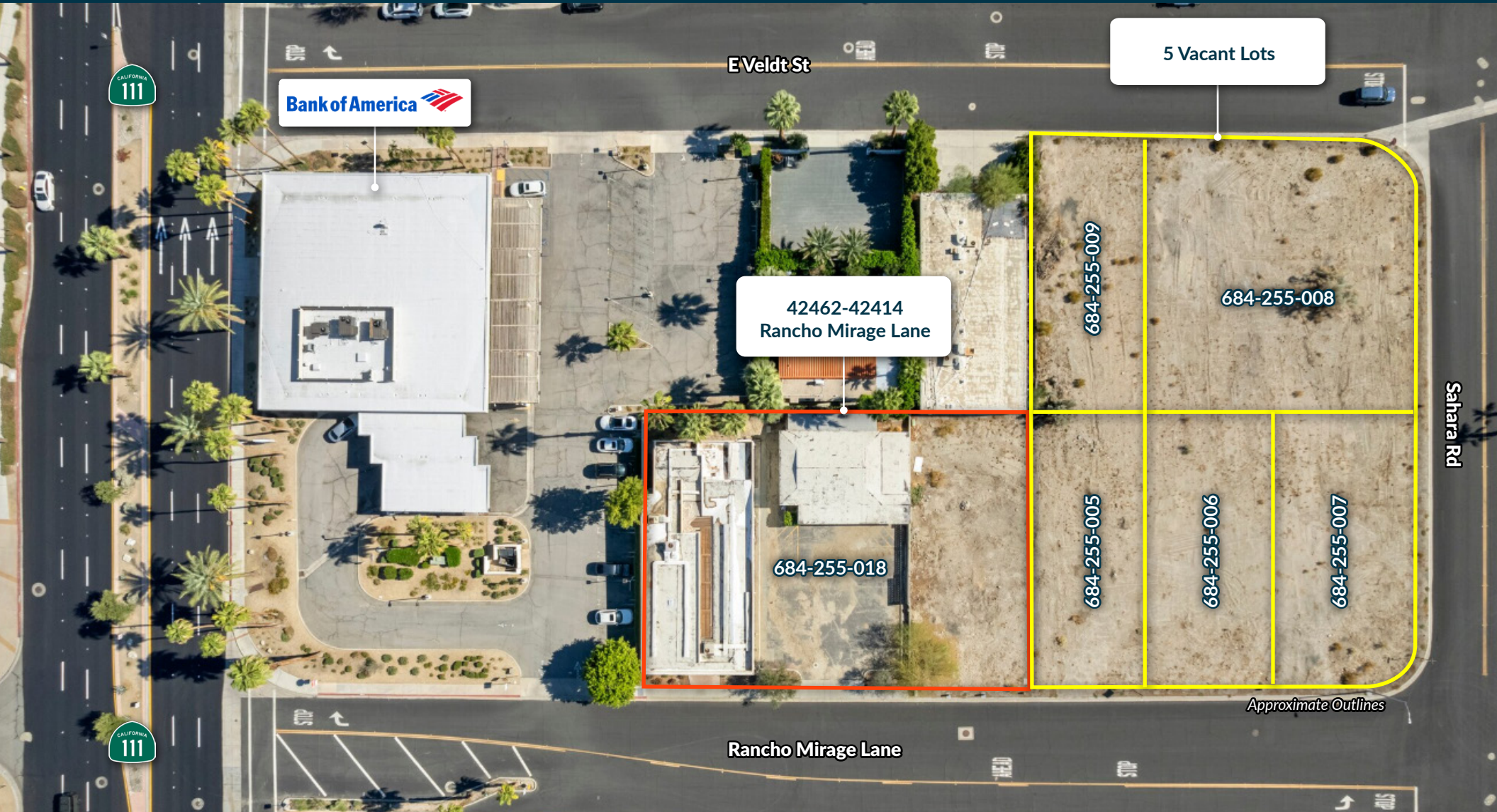


MULTI-PROPERTY PORTFOLIO FOR SALE

42462-42414 Rancho Mirage Lane and 5 Adjacent Vacant Lots | Approx. ±1.25 Acres
Rancho Mirage, CA 92270



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EXECUTIVE SUMMARY

MULTI-PROPERTY PORTFOLIO FOR SALE
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42462-42414 Rancho Mirage Lane presents a rare opportunity to acquire a multi-property commercial portfolio, approximately ±1.25 acres, in the heart of Rancho Mirage. Located steps from The River at Rancho Mirage and just south of California State Route 111, the portfolio benefits from exceptional visibility, convenient access, and one of the Coachella Valley's premier commercial locations.

The offering is available as two separate acquisition opportunities or as a combined portfolio:

- **42462-42414 Rancho Mirage Lane – \$1,437,000**
One APN 684-255-018, approximately ±0.41 acres, improved with two existing standalone buildings and an additional approximately ±5,771-square-foot development parcel, providing flexibility for owner-users, investors, or future redevelopment.
- **Adjacent Development Land – \$798,000**
Five contiguous commercial lots, totaling approximately ±0.83 acres, immediately adjacent to the improved property, presenting a rare opportunity to expand an existing campus or undertake a larger-scale development in a highly constrained market.

Surrounded by premier retail, dining, entertainment, hospitality, and residential communities, the property enjoys strong traffic exposure and immediate access to many of the Coachella Valley's most desirable destinations. With mountain views, flexible commercial zoning, and a strategic location between Palm Desert and Palm Springs, the portfolio offers exceptional long-term value.

Offered As-Is, Where-Is, this is one of the last remaining opportunities to acquire a significant commercial land assemblage within the prestigious Magnesia Falls area. Whether repositioned as professional office space, a medical or corporate campus, or a future redevelopment project, this portfolio presents a compelling investment opportunity in one of Rancho Mirage's most sought-after commercial corridors.

PROPERTY OVERVIEW

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42462-42414 Rancho Mirage Lane | 2 Freestanding Buildings and 1 Vacant Lot

Building 1 Size:	Approx. ±4,800 SF
Building 1 Year Built:	1950
Building 2 Size:	Approx. ±1,200 SF
Building 2 Year Built:	1961
Lot Size:	Approx. ±17,860 SF / 0.41 acres
Zoning:	General Commercial (C-G)
Parking:	10 Surface Spots
APN:	684-255-018

5 Vacant Lots

APNs:	684-255-005, 006, 007, 008, 009
Total Lot Size:	Approx. ±36,155 SF / 0.83 acres
Zoning:	General Commercial (C-G)
Frontage:	170' on Rancho Mirage Lane; 209' on Sahara Rd, and 144' on East Veldt St
Potential Uses:	Retail, Medical Office, Professional Office, Spa/Wellness Facility, Art Gallery, and Commercial Development
Total Combined Acreage for Portfolio:	APNs: 684-255-018 and 684-255-005, 006, 007, 008, 009 = Approx. ±1.25 Acres

All square footage measurements are approximate. Buyer is to do all inspections including necessary measurements, zoning, and due diligence.



LOCATION OVERVIEW

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The subject portfolio is positioned within the prestigious Magnesia Falls area of Rancho Mirage market, known for its luxury residential communities, world-class resorts, healthcare facilities, and strong demographics.

Nearby demand drivers include:

DESTINATION	APPROX. DISTANCE
Palm Springs International Airport	8.2 miles
The River at Rancho Mirage	0.2 miles (across the street)
Sensei Porcupine Creek Golf and Spa	0.6 miles
Eisenhower Health	1.5 miles
Cotino, A Storyliving by Disney Community	1.5 miles
Sunnylands Center & Gardens	1.5 miles
Mission Hills Country Club	3.0 miles
Agua Caliente Resort Casino Spa Rancho Mirage	4.5 miles
Indian Wells Tennis Garden	6.5 miles
Coachella Valley Music and Arts Festival Grounds	14 miles

The properties benefit from convenient access to Highway 111, Interstate 10, and are approximately 18 minutes from Palm Springs International Airport.

Traffic counts throughout the immediate trade area range from approximately 18,900 to over 45,000 vehicles per day, providing excellent visibility and accessibility.

HIGHLIGHTS

- General Commercial (C-G) zoning
- Steps from Highway 111
- High-visibility infill location
- Near major retail, hospitality, and medical facilities
- Minutes from Indian Wells, Palm Desert, and Palm Springs
- Ideal for medical, office, retail, and restaurant
- Located within one of the Coachella Valley's strongest demographic markets



PHOTOS

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*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

LOCATION AND RETAIL AERIAL

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Subject Properties

Rancho Mirage Lane
 Approx. 0.41 acres
 Approx. 0.83 acres

DESTINATION	APPROX. DISTANCE
Palm Springs International Airport	8.2 miles
The River at Rancho Mirage	0.2 miles (across the street)
Sensei Porcupine Creek Golf and Spa	0.6 miles
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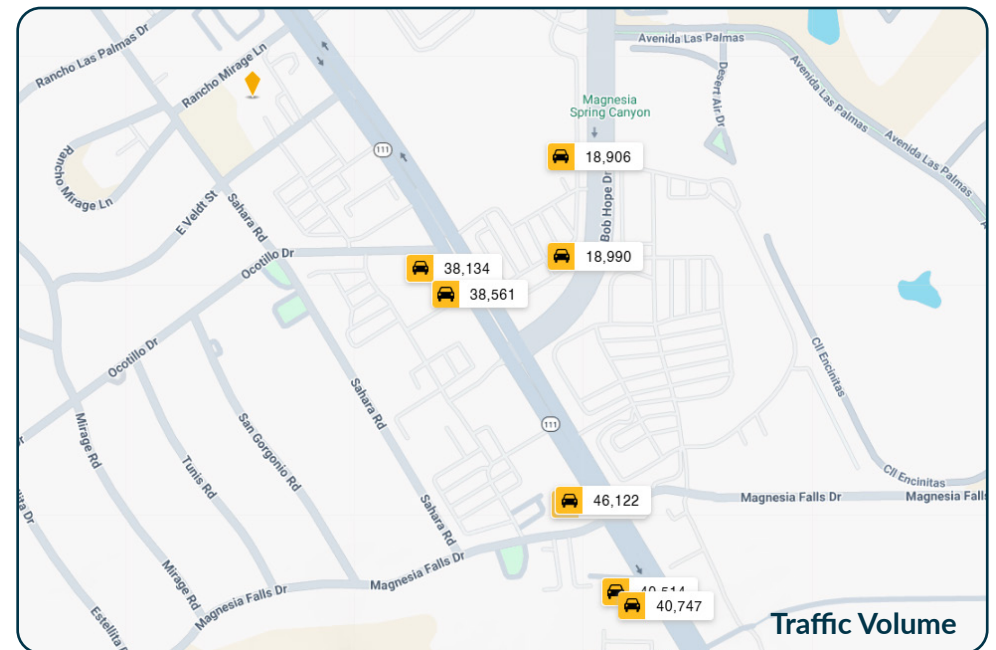
DEMOGRAPHICS

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	1-Mile	5-Mile	10-Mile
Population	5,046	106,817	318,015
Households	2,671	51,806	141,041
Average Household Income	\$118,030	\$124,586	\$117,185
Median Household Income	\$80,780	\$92,519	\$87,543
Median Home Value	\$771,716	\$698,827	\$665,752
Median Age	60.9	60.8	53.8
Total Businesses	710	7,901	16,191
Total Employees	5,232	59,314	125,608
Traffic Volume	Highway 111: 45,516 Bob Hope Drive: 18,990		

LOCATION ADVANTAGES

- Steps from The River and Highway 111
- Centrally located between Palm Desert and Palm Springs
- Minutes from major resorts and golf clubs
- Strong surrounding retail and dining amenities
- High-income residential trade area
- One of the last larger commercial redevelopment opportunities in the Magnesia Falls area



YOUR ADVISORS



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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