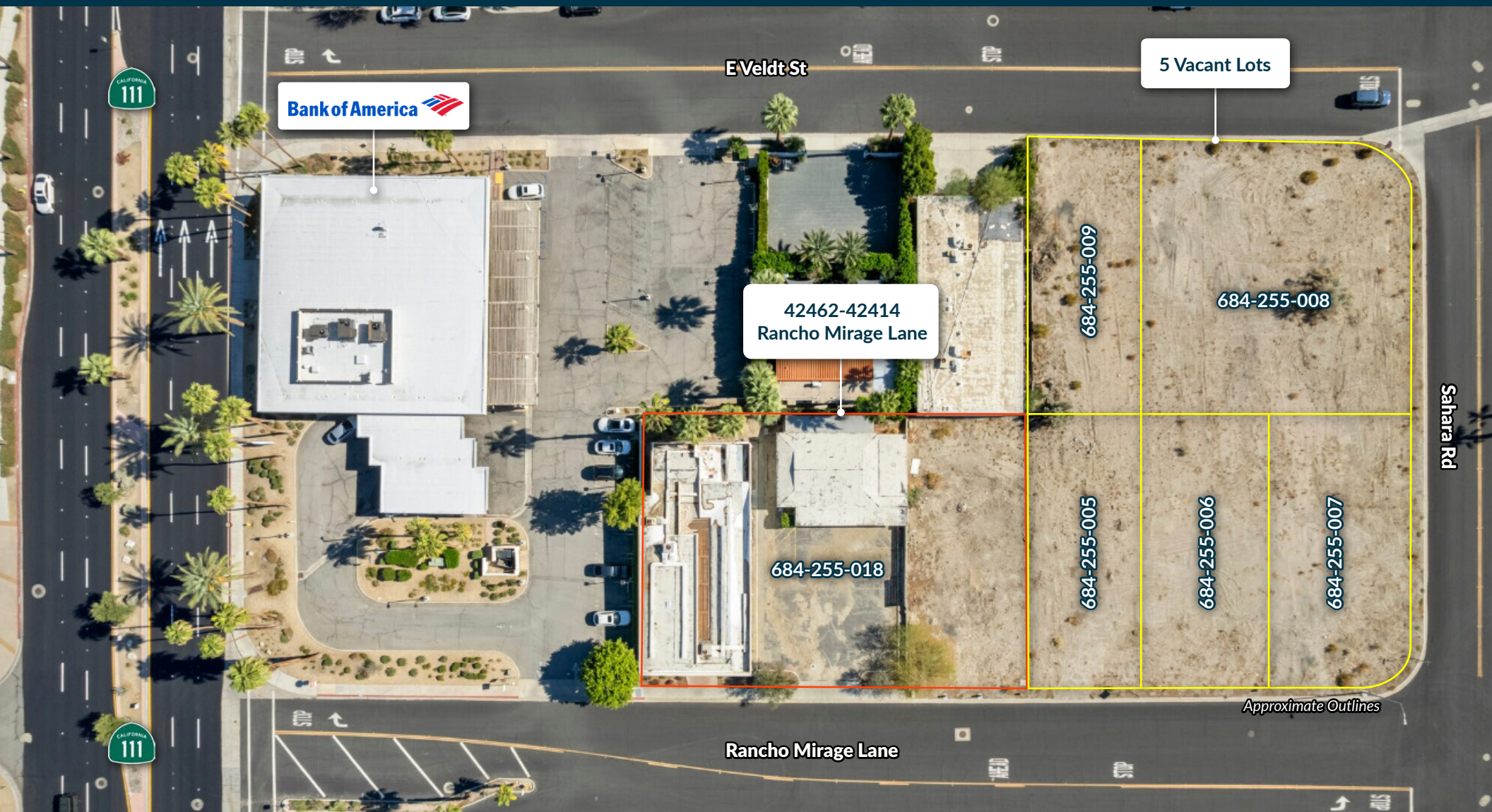


# MULTI-PROPERTY PORTFOLIO FOR SALE

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 42464-42414 Rancho Mirage Lane and 5 Adjacent Vacant Lots Approximately ±1.25 Acres | Rancho Mirage, CA 92270

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.

**Seller financing may be available to a qualified buyer. Financing terms are subject to seller approval, buyer qualification, and mutually agreeable terms.**

## PROPERTY OVERVIEW

### 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 1 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.*

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## 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

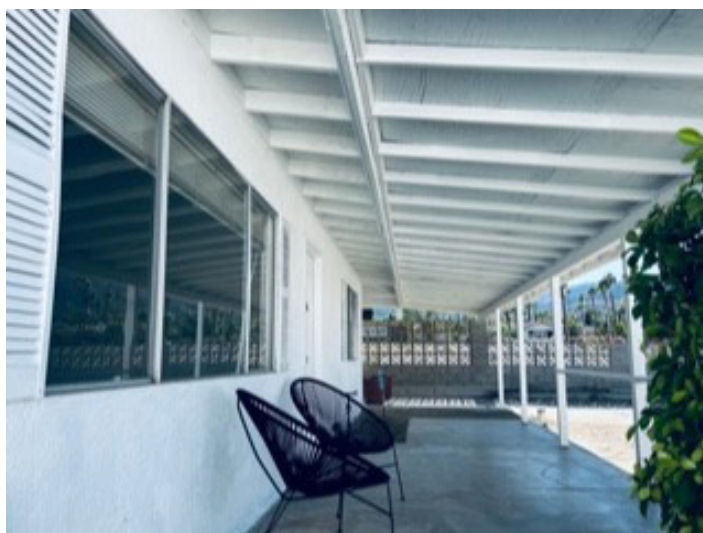
- General Commercial (C-G) zoning
- Steps from Highway 111
- High-visibility infill location
- Near major retail, hospitality, and medical facilities
- Minutes from Indian Wells, Palm Desert, and Palm Springs
- Ideal for medical, office, retail, and restaurant
- Located within one of the Coachella Valley's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



## PHOTOS

## MULTI-PROPERTY PORTFOLIO FOR SALE

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# LOCATION AND RETAIL AERIAL

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## DEMOGRAPHICS

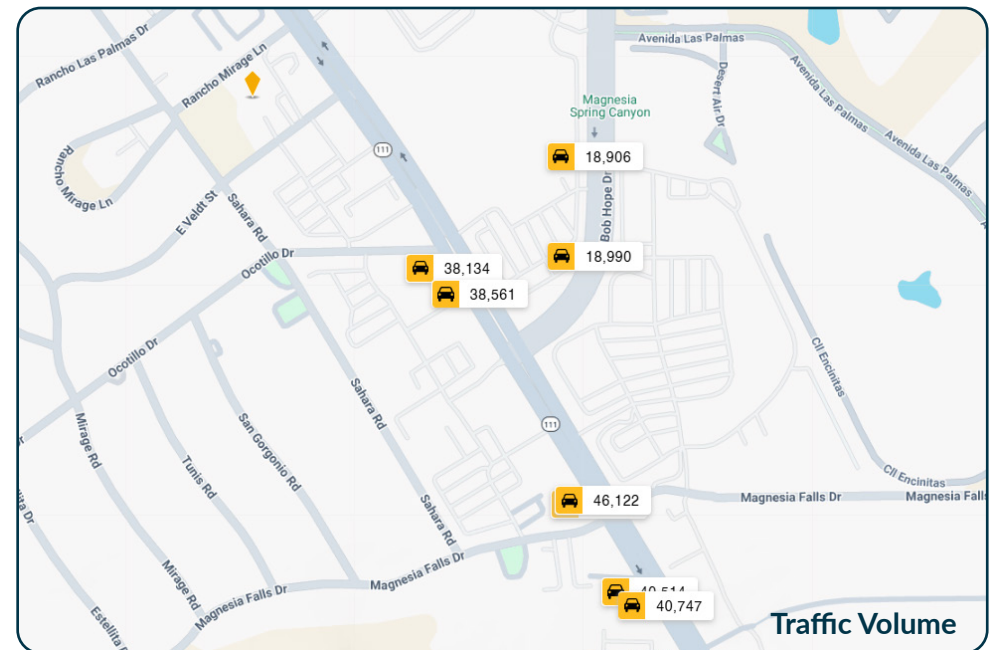
## MULTI-PROPERTY PORTFOLIO FOR SALE

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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

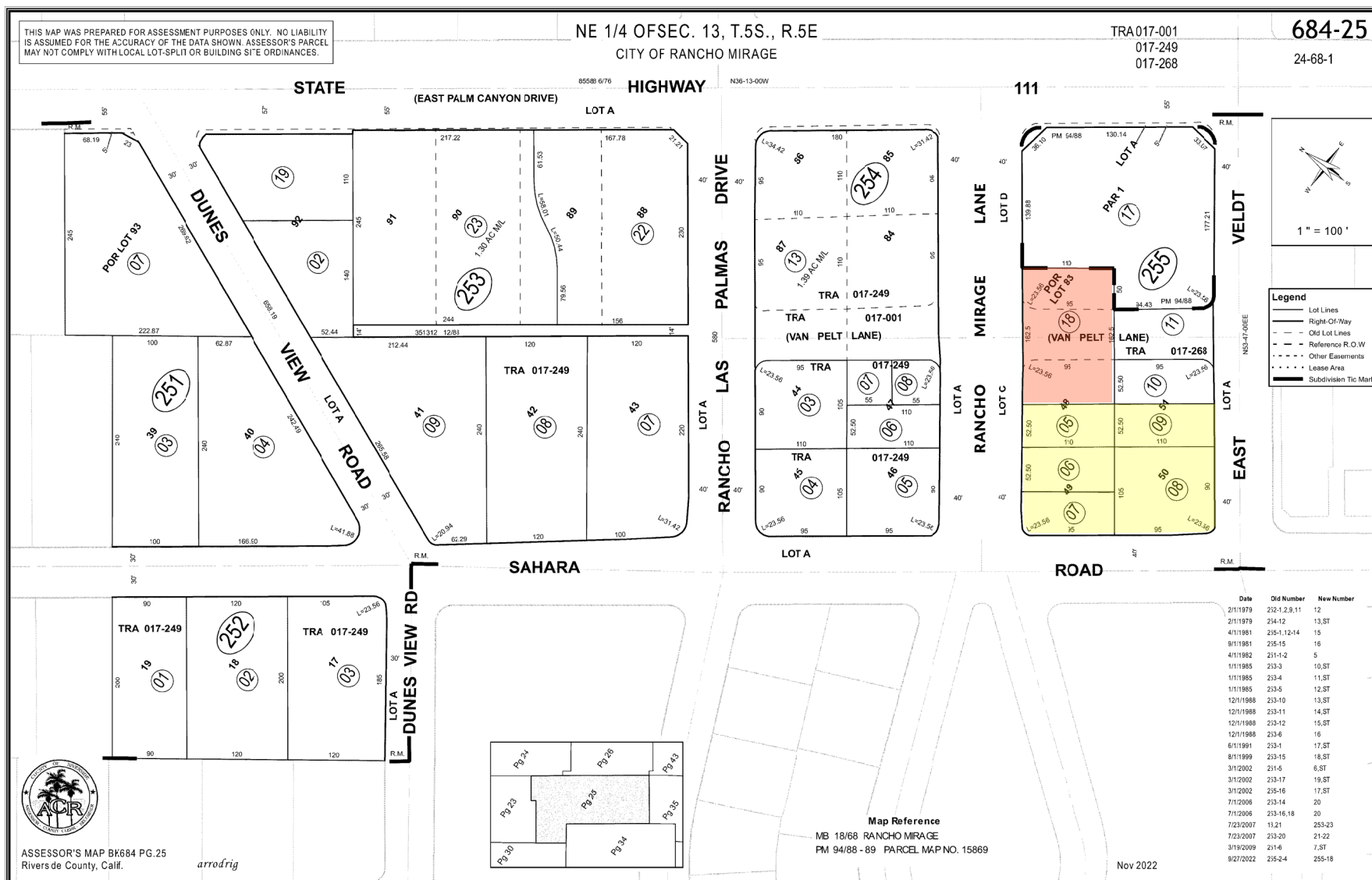
- Steps from The River and Highway 111
- Centrally located between Palm Desert and Palm Springs
- Minutes from major resorts and golf clubs
- Strong surrounding retail and dining amenities
- High-income residential trade area
- One of the last larger commercial redevelopment opportunities in the Magnesia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



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**5-Vacant Lots: APNs 684-255-005, 006, 007, 008, 009 (Approx. ±0.83 acres)**



## YOUR ADVISORS



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