

HIGH VISIBILITY PAD BUILDING & JR. ANCHOR SPACE AVAILABLE

For Lease · Monterey Marketplace

72769 DINAH SHORE DRIVE, RANCHO MIRAGE, CA



FEATURES

- 15,000 - 21,000 SF Junior anchor space available
- 1,000 SF - 3,797 SF restaurant space adjacent to brand new Krispy Kreme
- Class A retail development at epicenter of Coachella Valley
- Anchored by Joann Fabrics and Scandanavian Design (NAP - Shadow Anchor)
- Existing restaurants (Burgers & Beer, The Slice, and Maracas), average sales per square foot are north of \$600 per square foot
- Directly adjacent to Monterey Avenue exit off 10 Fwy, with easy access on and off the freeway

JOIN



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SITE PLAN



TENANT ROSTER

Unit	Tenant	SF
A	Joann Fabrics	31,419
A-2	Orchid Salon & Nail	1,500
B	Scandinavian Designs (NAP)	32,500
C	AVAILABLE	15,000-21,000
D	Desert Patio	5,089
E	Burgers & Beer	5,317
F	Maracas Restaurant	2,988
F	The Slice	3,096
G	Krispy Kreme	2,720
G	AVAILABLE	1,000-3,797
H	Angel View	6,424

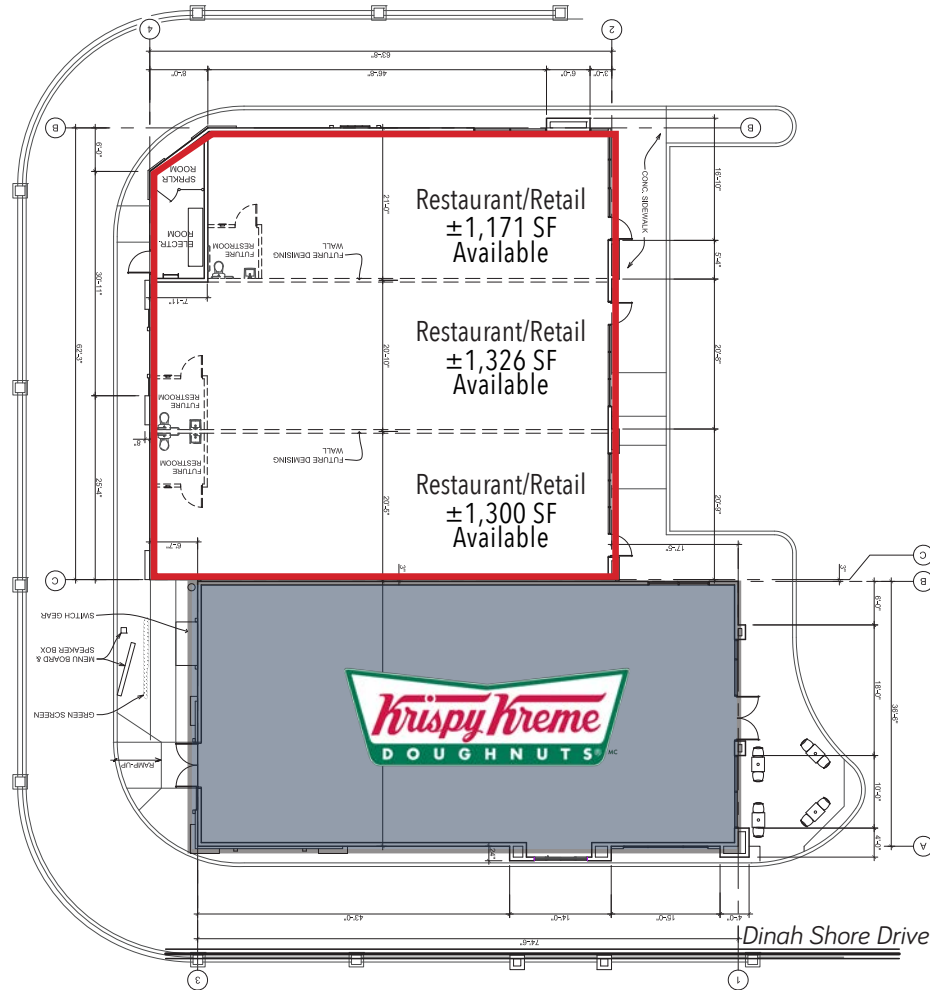
This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

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PAD BUILDING SITE PLAN



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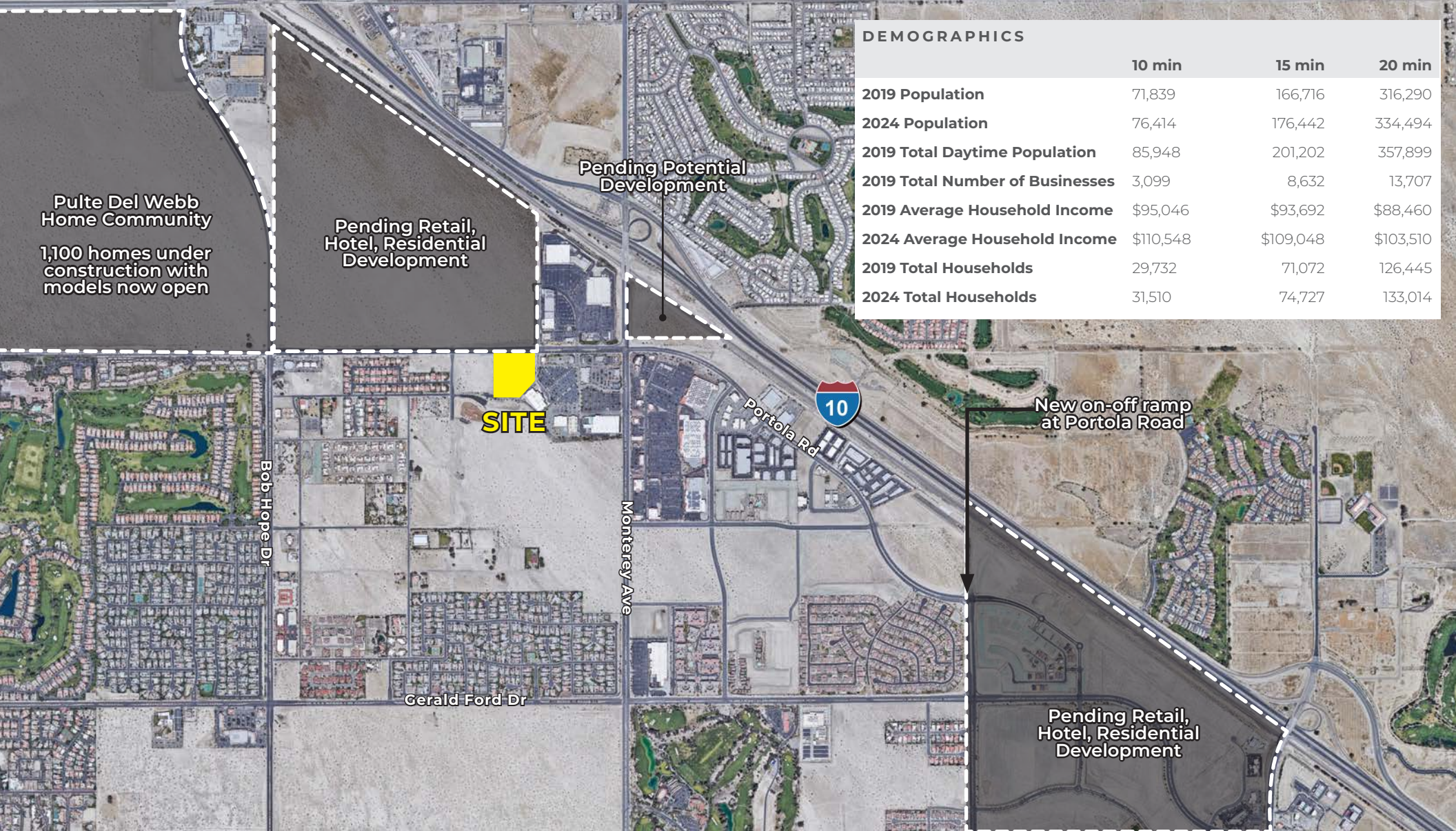
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DEMOGRAPHICS

	10 min	15 min	20 min
2019 Population	71,839	166,716	316,290
2024 Population	76,414	176,442	334,494
2019 Total Daytime Population	85,948	201,202	357,899
2019 Total Number of Businesses	3,099	8,632	13,707
2019 Average Household Income	\$95,046	\$93,692	\$88,460
2024 Average Household Income	\$110,548	\$109,048	\$103,510
2019 Total Households	29,732	71,072	126,445
2024 Total Households	31,510	74,727	133,014

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