

# Monterey Marketplace

72769 DINAH SHORE DR, RANCHO MIRAGE, CA

AVAILABLE FOR LEASE : ANCHOR SPACE, JR ANCHOR SPACE, AND HIGH VISIBILITY PAD BUILDING





## SITE PLAN



## TENANT ROSTER

Unit	Tenant	SF
A	AVAILABLE	31,419
A-2	Orchid Salon & Nail	1,500
B	Scandinavian Designs (NAP)	32,500
C	California Nurses Educational Institute	21,000
D	AVAILABLE	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

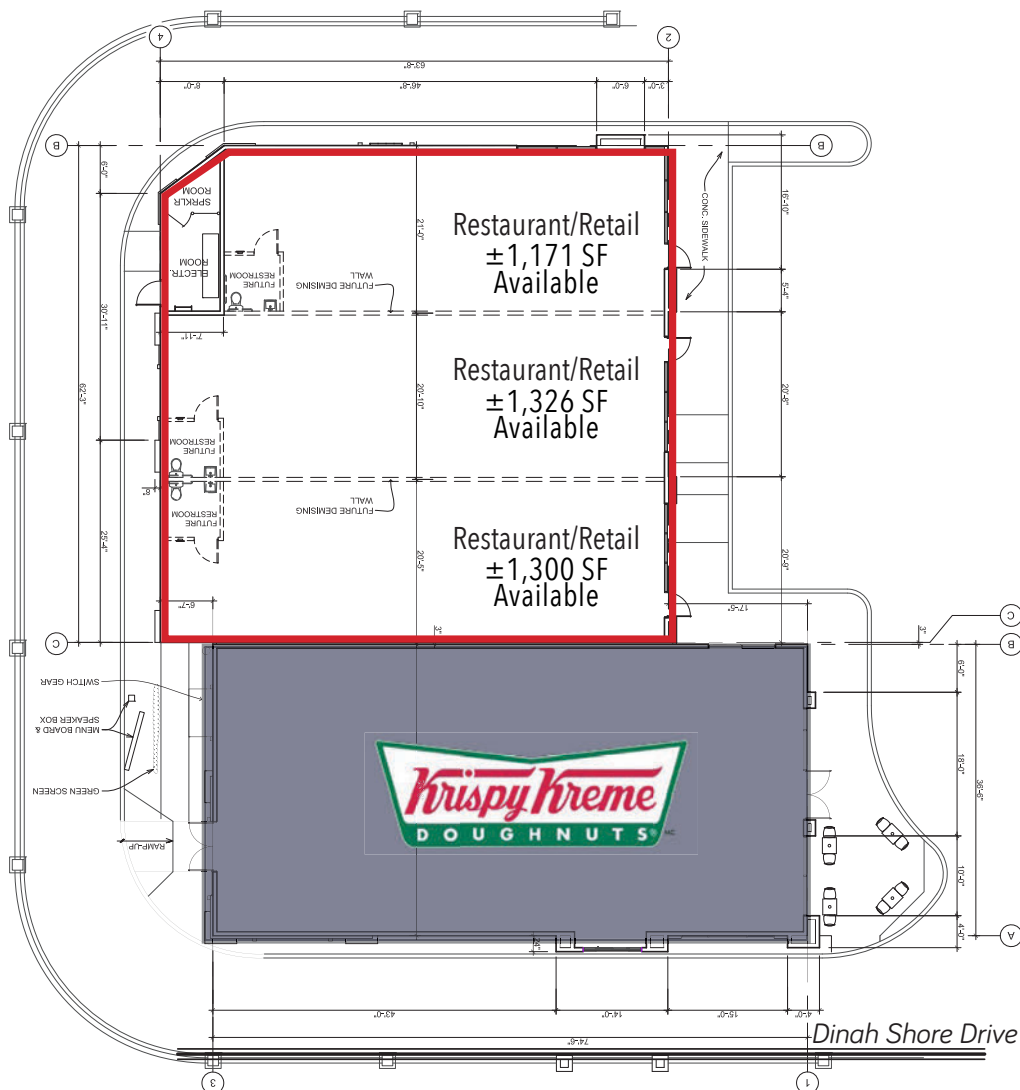
## FEATURES

- 1,000 SF - 3,797 SF restaurant space available, adjacent to Krispy Kreme
- 5,089 SF jr anchor space available
- 31,419 SF anchor space available
- Class A retail development at epicenter of Coachella Valley
- 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

31,419 SF AVAILABLE



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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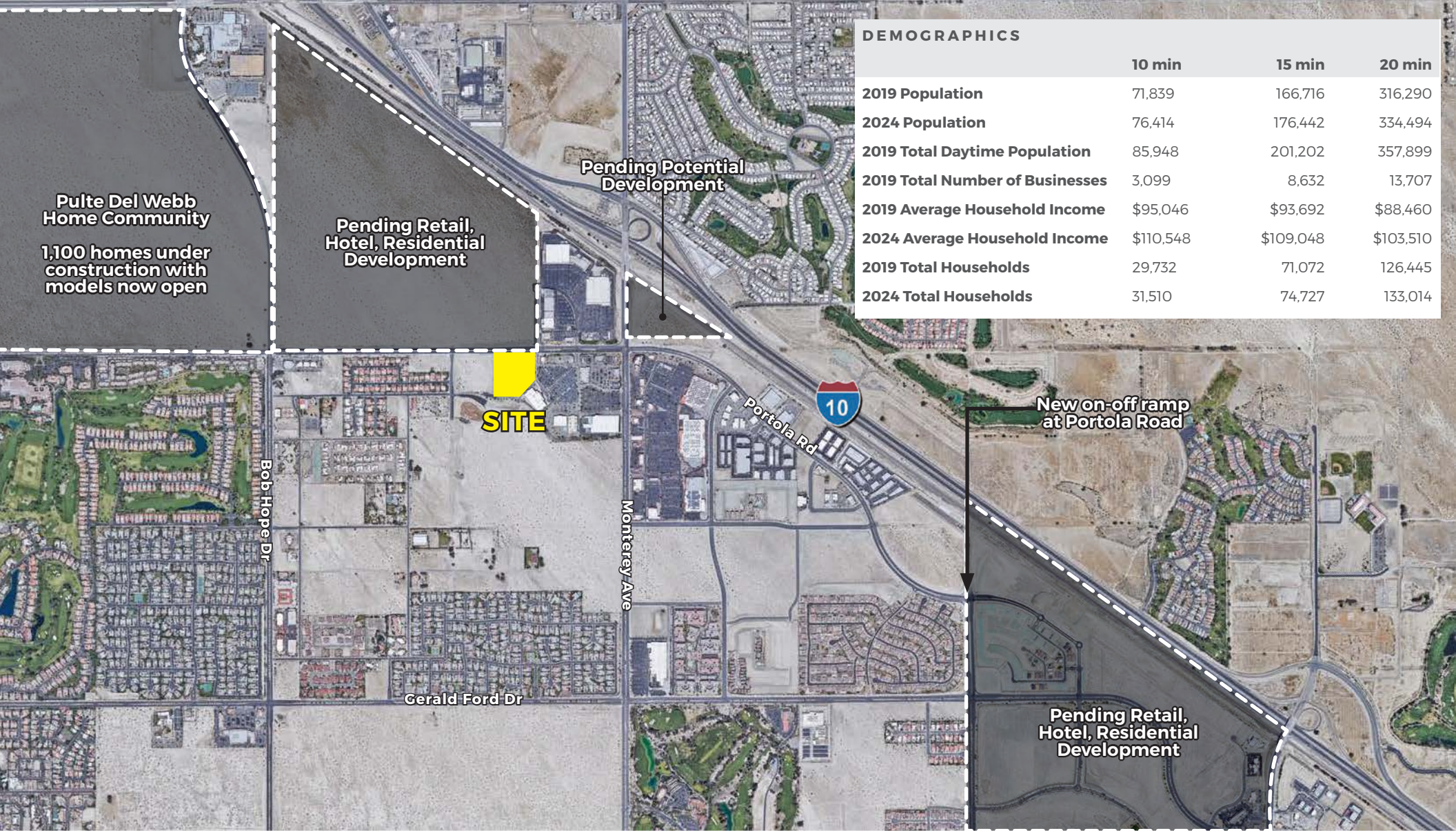


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DEMOGRAPHICS & RESIDENTIAL MAP



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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