

RANCHO MIRAGE, CA

MONTEREY GARDENS SHOPPING CENTER



**Proposed New 18-Acre
Grocery Anchored Shopping Center**
- Now Leasing Anchor, Pads and Shops

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COASTAL
COMMERCIAL





New Public Road
Will Connect to Monterey

650 New Homes
Under Construction

New 20-Acre Park

Over 1,500 new
housing units &
new large public
park within
walking distance

88 New Homes
Under Construction

Disney Cotino
Development
1,950 Homes

Monterey
Gardens

385 New Units
Entitled

 **Traffic Count**

94,000
 I-10
40,800
MONTEREY AVE
23,133
DINAH SHORE DR

 **Demographics**

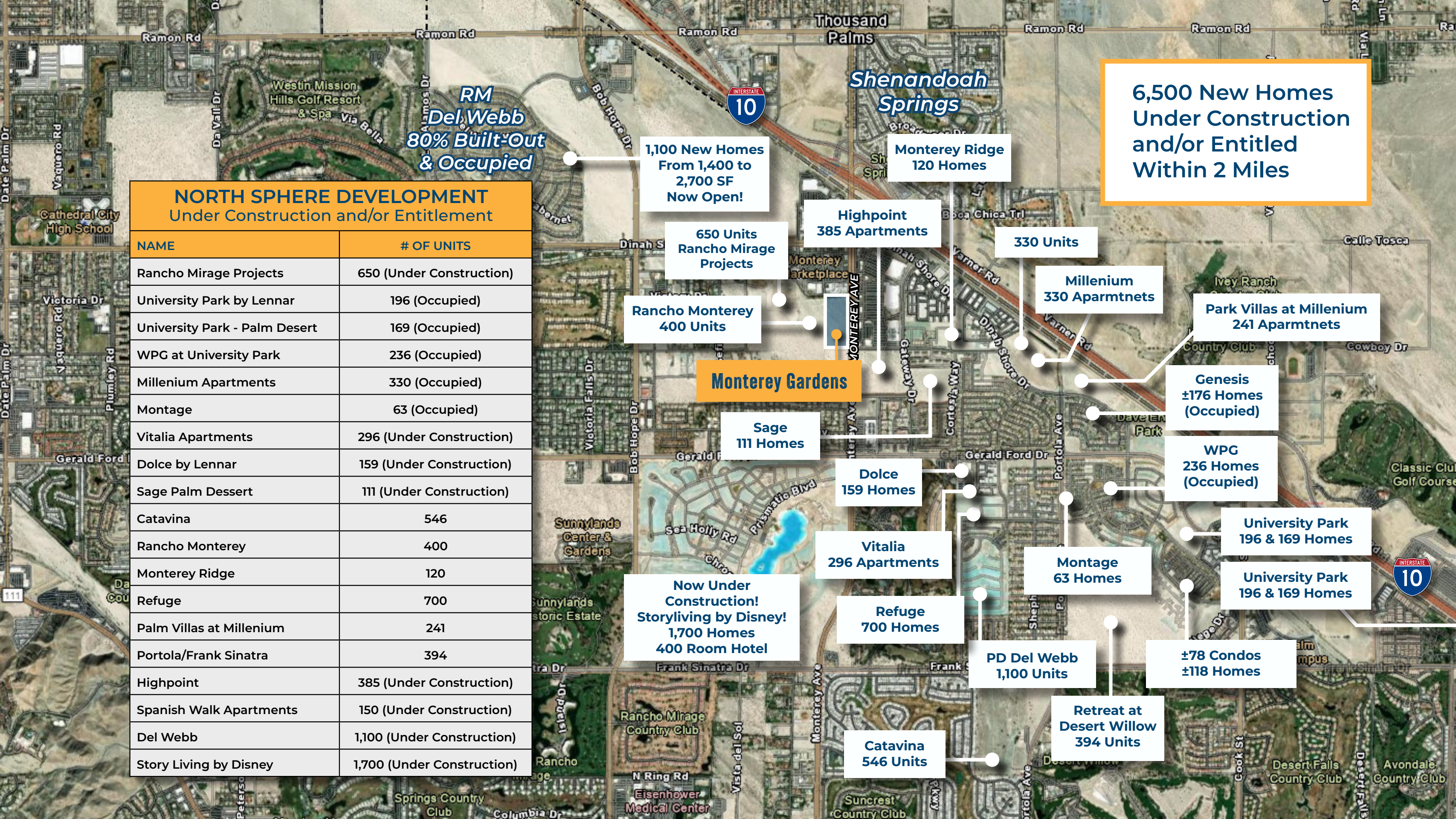
	3 MILES	5 MILES	7 MILES
	24,879	94,151	156,703

 **\$167,748**

RANCHO MIRAGE
AVERAGE HH INCOME



Dave Erwin
Park



6,500 New Homes Under Construction and/or Entitled Within 2 Miles

NORTH SPHERE DEVELOPMENT Under Construction and/or Entitlement	
NAME	# OF UNITS
Rancho Mirage Projects	650 (Under Construction)
University Park by Lennar	196 (Occupied)
University Park - Palm Desert	169 (Occupied)
WPG at University Park	236 (Occupied)
Millenium Apartments	330 (Occupied)
Montage	63 (Occupied)
Vitalia Apartments	296 (Under Construction)
Dolce by Lennar	159 (Under Construction)
Sage Palm Dessert	111 (Under Construction)
Catavina	546
Rancho Monterey	400
Monterey Ridge	120
Refuge	700
Palm Villas at Millenium	241
Portola/Frank Sinatra	394
Highpoint	385 (Under Construction)
Spanish Walk Apartments	150 (Under Construction)
Del Webb	1,100 (Under Construction)
Story Living by Disney	1,700 (Under Construction)

RM Del Webb
80% Built-Out & Occupied

1,100 New Homes
From 1,400 to 2,700 SF
Now Open!

650 Units
Rancho Mirage Projects

Rancho Monterey
400 Units

Monterey Gardens

Sage
111 Homes

Dolce
159 Homes

Vitalia
296 Apartments

Now Under Construction!
Storyliving by Disney!
1,700 Homes
400 Room Hotel

Refuge
700 Homes

Catavina
546 Units

Highpoint
385 Apartments

Monterey Ridge
120 Homes

330 Units

Millenium
330 Aparmtnets

Park Villas at Millenium
241 Aparmtnets

Genesis
±176 Homes (Occupied)

WPG
236 Homes (Occupied)

University Park
196 & 169 Homes

University Park
196 & 169 Homes

±78 Condos
±118 Homes

Retreat at
Desert Willow
394 Units

PD Del Webb
1,100 Units

Montage
63 Homes

ARIZONA TILE

Palm Springs MOTORSPORTS

COSTCO WHOLESALE

Habitat for Humanity of the Coachella Valley, Inc.

Glossy

The Patio Place Decorate your life.

CASTAÑEDA'S MEXICAN FOOD

DOLLAR TREE

AMERICA'S TIRE

COSTCO WHOLESALE

Red Robin

McDonald's

Clark's NUTRITION Natural Foods Market

SCANDINAVIAN DESIGNS FURNITURE

REGAL

THE HOME DEPOT

Monterey Market Place

Red Robin

REGAL

McDonald's

Wendy's

IHOP RESTAURANT

THE HOME DEPOT

Clark's NUTRITION Natural Foods Market

PACIFIC SALES KITCHEN & HOME

SJVC A PRIVATE CAREER COLLEGE

Naracas

Orchid

SCANDINAVIAN DESIGNS FURNITURE

CALIFORNIA NURSES & MIDWIVES EDUCATIONAL INSTITUTE

WORLD WIDE WRA

Monterey Gardens

MONTEREY AVE

Chick-fil-A

Walmart Supercentre

sam's club

KOHL'S

PET SMART

MONTEREY CROSSING (COMING SOON)

Quick Quack CAR WASH

Chick-fil-A

Dutch Bros

the Habit BURGER GRILL

Jersey Mike's SUBS

ROVE

Tires LES SCHWAB

MATHNASIUM The Math Learning Center

AT&T

Spectrum

Desert Gateway

PET SMART

KOHL'S

ASHLEY

Auto Zone

85°

CHIPOTLE MEXICAN GRILL

Panera BREAD

LOWE'S

STARBUCKS COFFEE

T-Mobile

WELLS FARGO

BURGER KING

SHOE CITY

sam's club

Walmart Supercentre

BANK OF AMERICA

DEL TACO

verizon

Project Summary:

Zoning Requirement:

- 1) Rancho Monterey Specific Plan: PA-1
Zoned Community Commercial
- 2) Building front setback: Monterey: 25' (25' LS
setback). 250' from Monterey height limit: 20'
Dick Kelly Dr: 25' (17' LS setback); Rear: 25'.
- 3) Parking:
Commercial / Retail : 4 / 1000
DT / Restaurant: 1 / 80
Hotel: 1.1/RM + Ancillary (10)

Site Area: ±18.9 ac (gross)

Building GBA:

Grocer:	±23,299 sf
Mini Major	±15,000 sf
Shops 1:	±6,000 sf
Shops 2:	±7,200 sf
Car Wash	±4,333 sf
C-Store:	±4,000 sf
Retail A :	7,341 sf
Oil Service:	±2,000 sf
QRS 1:	±3,232 sf
Pad 1:	±6,000 sf
QRS 2:	±2,300 sf
QRS 3:	±3,268 sf
Total	±83,973 sf

Hotel: 120 Room, 4 levels

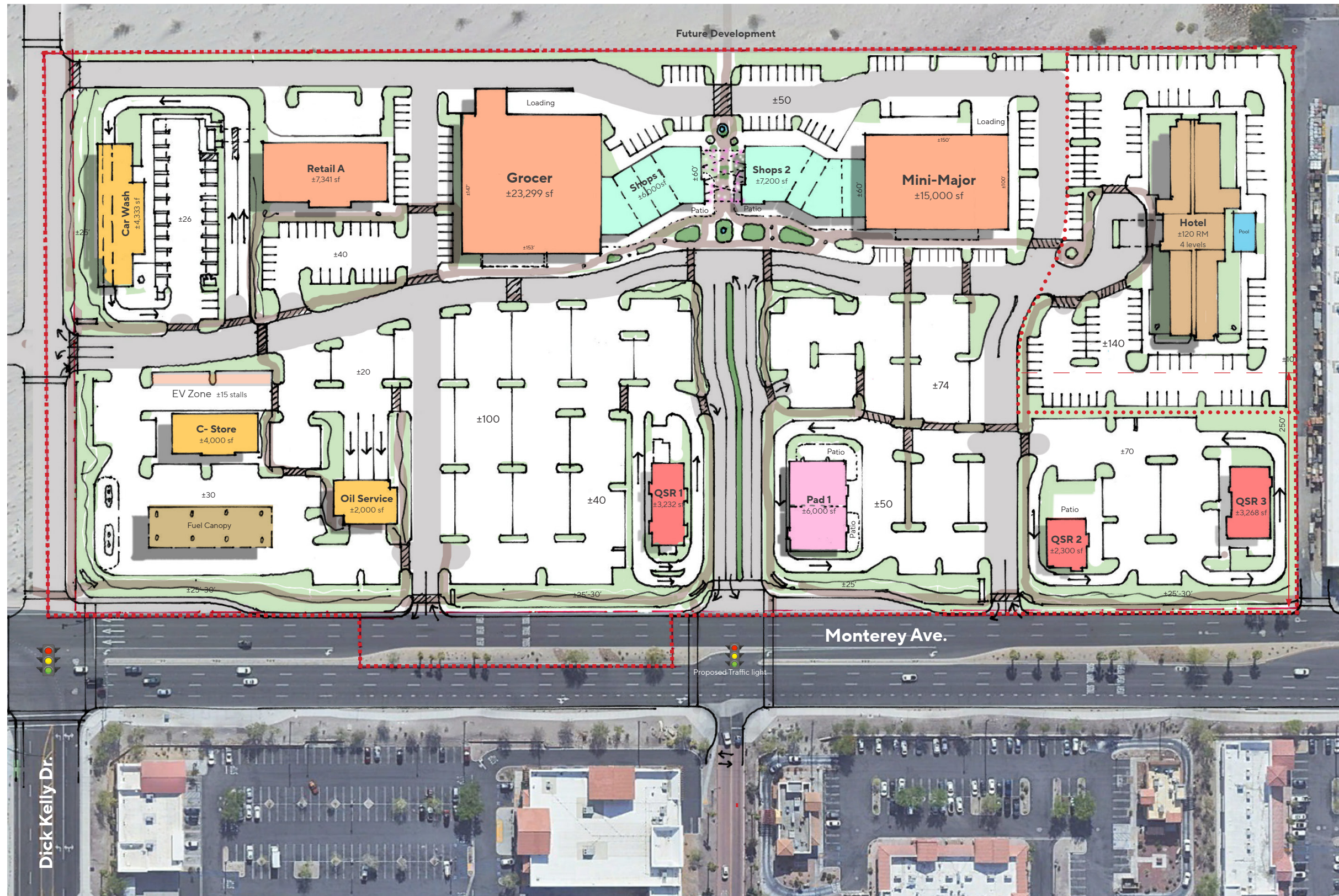
Parking Required: ±552

- Retail / Commercial: @ 4/1000 = 211
- DT / Restaurant Shop: @1/80 = 185
- Hotel: @ 1.1 / RM + Ancillary = 132+8=140
- Gas/ Convenient Store @ 5/1000 = 16

Parking Provided: ±645

EV Zone: ±15 stalls

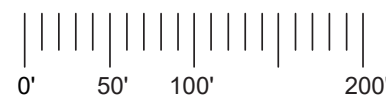
Overall Parking Ratio: ±6 / 1000
- Exclude hotel parcel



RDS PARTNERS

RANCHO MONTEREY

NWC Dick Kelly Dr. & Monterey Ave. Rancho Mirage, CA



Concept Site Plan Study



01

Scale
Job No.
Date

1"=100'
2026-0530
2026-07-17

A scenic landscape of Coachella Valley featuring a golf course, a lake, and mountains in the background. The text "COACHELLA VALLEY" is overlaid in the center.

COACHELLA VALLEY

COACHELLA VALLEY, CA

- Desert valley in Southern California that extends from Riverside County to the San Bernardino Mountains.
- Comprised of nine cities: Palm Springs, Desert Hot Springs, Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, Indio, and Coachella.
- Major winter destination, the valley's population fluctuates from almost 500,000 in April to around 200,000 in July and around 800,000 by January.
- 18 of Golf Digest's 60 "Best Golf Courses in California 2023" are in the region.
- Annual events include: Coachella Music and Arts Festival, Stage Coach Festival, PGA/LPGA Golf Tournaments, BNP Paribas Tennis Open, Food & Wine Festival, and Palm Springs Int'l Film Festival.
- **Palm Springs International Airport** - 5 minutes from Downtown Palm Springs; 2.3 million passengers pass through annually.
- 3 high schools recognized by U.S. News and World Report for being among the best in the country and state: Palm Desert High School, La Quinta High School, and Cathedral City High School in 2019.

DEVELOPMENT

- **Agua Caliente Casino** - New location in Cathedral City; 13-acre casino, 30,000 square foot casino, 12,000 square foot outdoor pavilion for concerts and events.
- **Coral Mountain** - Planned 400-acre development consisting of 150-room luxury hotel and 600 private residences; the biggest lure for visitors will be the waves created by Kelly Slater Wave Company technology; homeowners, hotel guests, and members will have access to the 18-million-gallon wave basin that will pump out waves that roll for more than 700 yards, nearly one-minute rides.
- **College of the Desert** - \$56 million expansion of the Indio campus that will double its campus capacity to 8,000 students; The project calls for a new three-story classroom building with an adjacent plaza and outdoor pavilion.



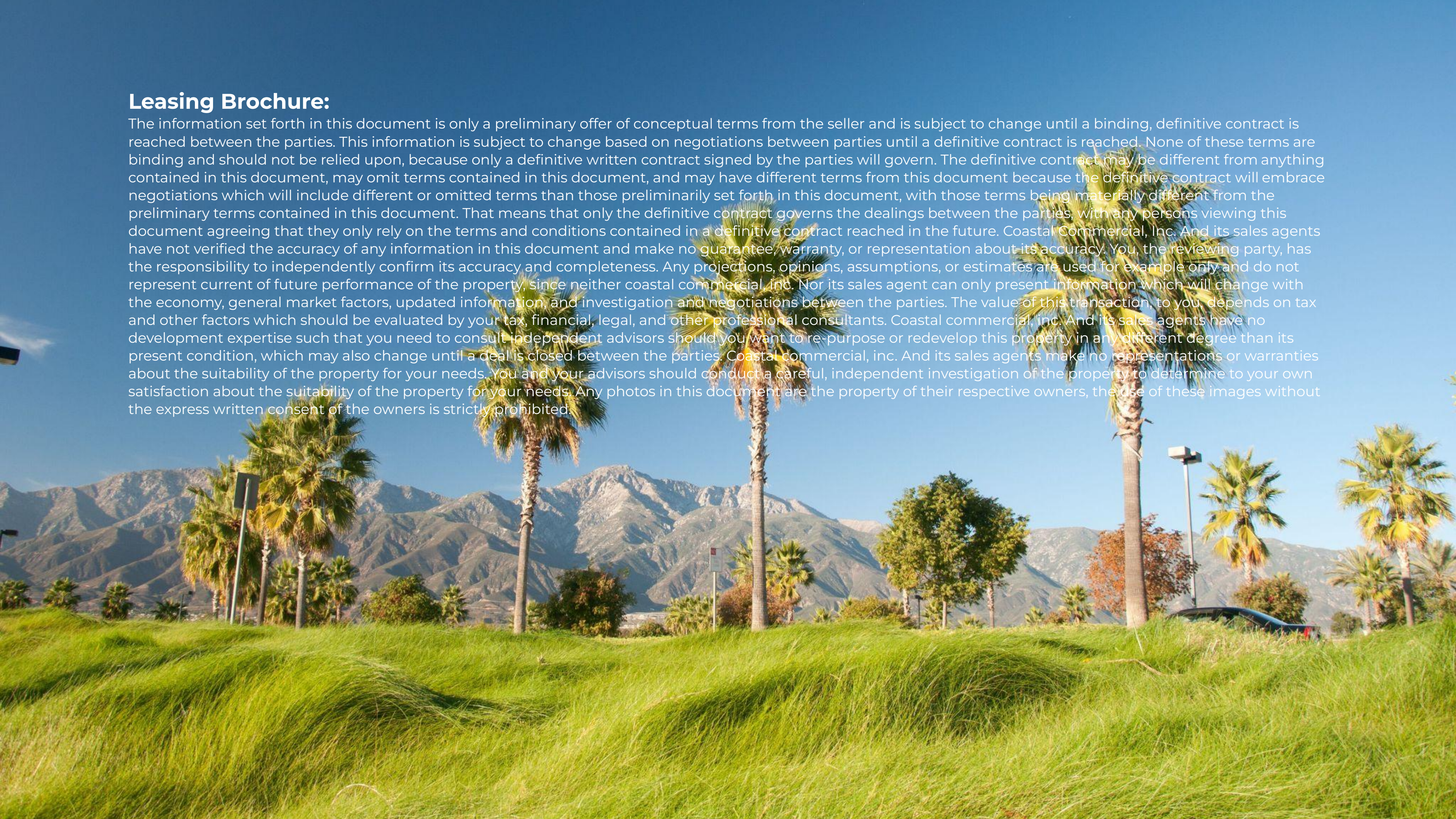


ECONOMY IN COACHELLA VALLEY

- Tourism is the largest employer and the #1 contributor to the local economy sustaining 49,000+ jobs in the region (equating to 1 in 4 jobs)
 - \$7.1 billion in direct visitor spending bringing an economic ripple effect of \$8.7 billion, showcasing the area's growing appeal; over 30% of spending was dedicated to lodging.
 - 14M+ estimated number of day and overnight visits annually; plans to increase to 16.8M by 2026.
- Coachella Valley houses approximately 165+ hotels with nearly 18,000 hotel rooms
 - New hotel developments brought approximately 2,270 rooms valley-wide over the last 5 years.
- "Golf Capital of the World" with 130+ golf courses
 - \$1.1 billion generated in overall economic activity, 7.3% of total employment, and roughly \$83.3 million in state and local taxes.
- PGA West houses 6 top-rated golfing venues;
 - Wells Golf Resort is ranked among the top 20 courses to play in California by Golf Magazine and ranked among the top municipal courses in the country.
 - Desert Willow was awarded 4.5/5 stars by Golf Digest.
 - Thunderbird Country Club has hosted the Ryder Cup (only 24 courses in America have hosted this event) and 7 American Presidents are members here.
 - Golf & Country Clubs generate \$1.1 billion each year; 12.4 million golfers visit the area annually.
- **Fantasy Springs Resort Casino** - 250-room hotel, 100,000 square foot casino floor with 2,000 slot machines, 7 dining choices, a 3,500-seat special events center, bowling at Fantasy Lanes, and championship golf at Eagle Falls Golf Course.
- **Indian Wells Tennis Garden** - 29 tennis courts with 16,100-seat stadium; #2 largest tennis-specific venue world and home of the BNP Paribas Tennis Open.
- Home to the annual Stage Coach Music Festival, 3-day outdoor music concert with 80,000 per day attendance, and Coachella Valley Music & Arts Festival, 6-day outdoor music and arts festival, with 99,000 per day attendance.

Leasing Brochure:

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COMMERCIAL



Contact Us for Leasing Inquiries

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