THE RIVER

71800 HWY 111 · RANCHO MIRAGE, CALIFORNIA

FOR LEASE · RESTAURANT & SHOP SPACE



Premier restaurant and shop space for lease.

PABLO RODRIGUEZ · WALTER PAGEL · MARCO ROSSETTI · HANNAH CURRAN

Fifteen spaces from 937 to 9,637 SF on Hwy 111 at Bob Hope Drive

CBRE

01 — THE CENTER

The Coachella Valley's dining and entertainment hub.

The River is a 227,000 SF lifestyle center on the northwest corner of Hwy 111 and Bob Hope Drive in Rancho Mirage. Century Theatres, Dave & Buster's, REI, Yard House, The Cheesecake Factory and P.F. Chang's anchor a mix built around an 1,100-foot river, an outdoor amphitheater and patio dining.

2.7M

Annual visits, up 3.1% year over year

108 min

Average visit length

67,500

Cars a day at Hwy 111 & Bob Hope Dr

1,619+

Parking spaces

905 ft

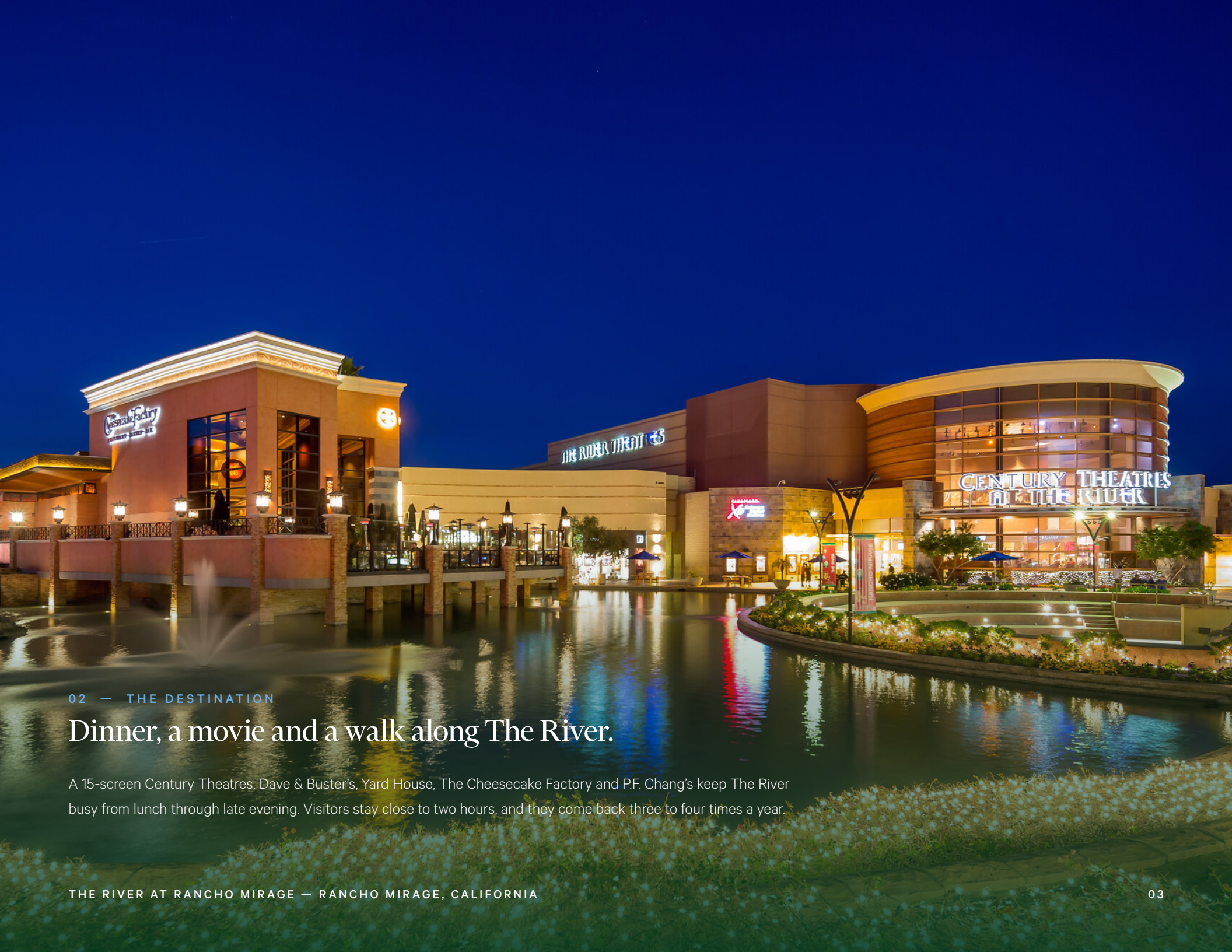
Frontage on Hwy 111

1,900+

Hotel rooms nearby, incl. Ritz-Carlton, Westin and Omni

Visits: Placer.ai, Nov 2025–Oct 2026. Traffic: listing team.





02 — THE DESTINATION

Dinner, a movie and a walk along The River.

A 15-screen Century Theatres, Dave & Buster's, Yard House, The Cheesecake Factory and P.F. Chang's keep The River busy from lunch through late evening. Visitors stay close to two hours, and they come back three to four times a year.



Aerial looking northwest over Hwy 111 and Bob Hope Drive. Labels by the listing team.

03 — THE CORNER

National tenants that draw from the whole valley.

577K

CENTURY THEATRES

Visits a year, up 4%

441K

YARD HOUSE

Visits a year

431K

REI

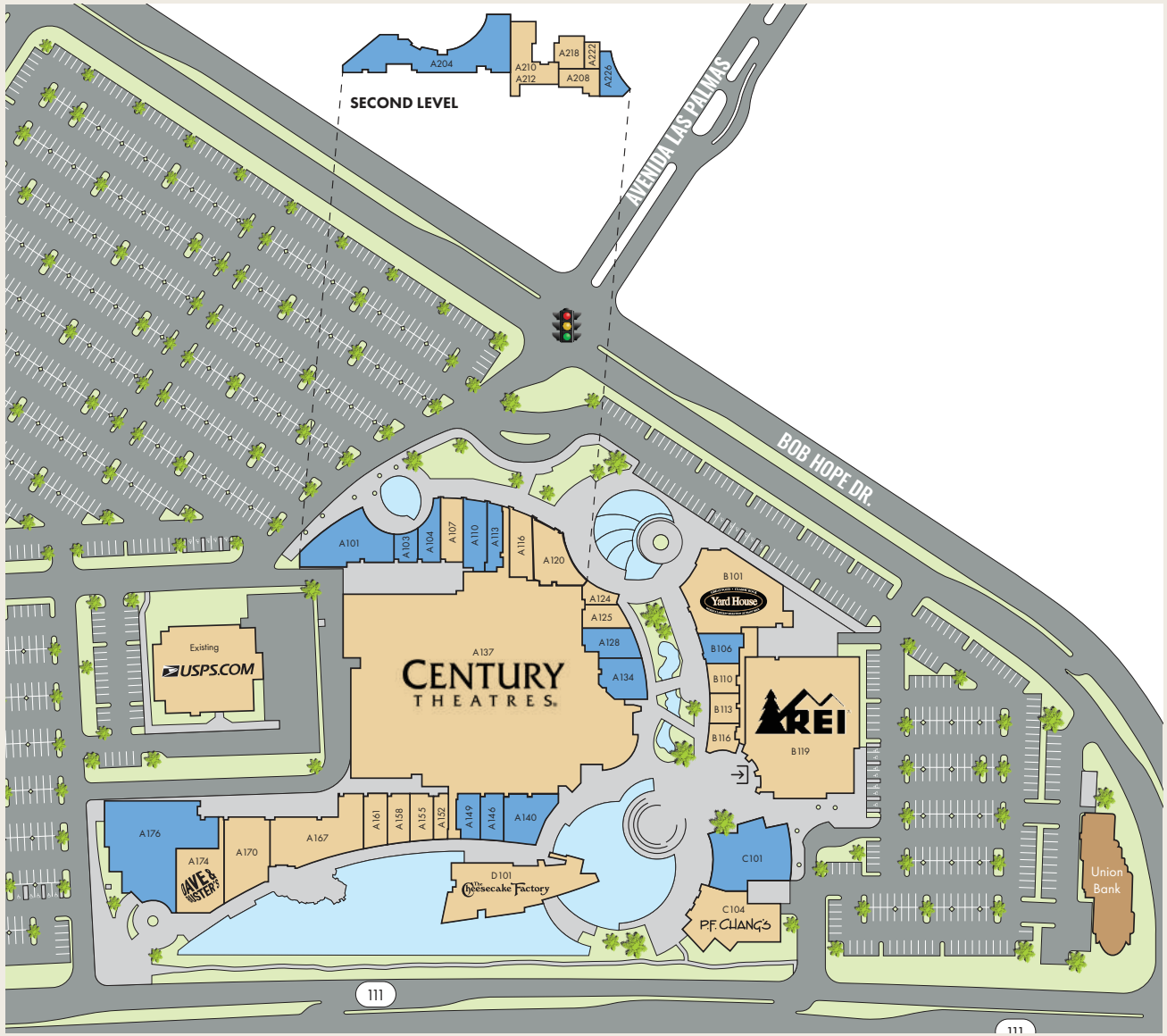
Visits a year, up 7%. #2 REI in California

263K

P.F. CHANG'S

Visits a year, up 10%

Fifteen spaces, 937 to 9,637 SF.



Available Leased

1,619+ parking spaces on site

Availability per the listing team's November 2026 inventory. Suite lines are approximate.

TENANT ROSTER

A-101	**Restaurant available**	**5,554**
A-103	**Available**	**1,138**
A-104	**Available**	**1,888**
A-107	The River Studios	2,438
A-110	**Available**	**2,714**
A-113	**Available**	**1,408**
A-116	Sushi Kawa	3,078
A-119	Cheers Coffee	2,045
A-122	Mykonos	1,633
A-124	Ben & Jerry's	934
A-125	Chakaa Tea Shoppe	1,615
A-128	**Available**	**2,408**
A-134	**Restaurant available**	**2,867**
A-137	Century Theatres	72,434
A-140	**Available**	**2,814**
A-142	Rocky Mtn Chocolate	845
A-146	**Available**	**1,826**
A-149	**Available**	**937**
A-152–161	Wolf Golf (soon)	6,726
A-167–174	Dave & Buster's	22,982
A-176	**Restaurant available**	**9,637**
B-101	Yard House	12,206
B-106	**Available**	**1,350**
B-110	Mirage Cigar Lounge	1,135
B-113	Coco & Lulu	1,351
B-116	Hats Unlimited	1,229
B-119	REI Co-op	25,082
C-101	**Restaurant available**	**7,632**
C-104	P.F. Chang's	7,066
D-101	Cheesecake Factory	10,679
A-200–204	**Available (2nd fl.)**	**7,898**
A-208	Mgmt office	1,305
A-210–218	Escape Games	4,612
A-222	Cowley RE Partners	597
A-226	**Available (2nd fl.)**	**1,358**

Restaurant, shop and second-floor space.

SUITE	SF	GOOD FIT FOR
A-176	9,637	Second-generation full-service restaurant.
C-101	7,632	Full-service restaurant next to P.F. Chang's.
A-101	5,554	Restaurant on the river. Gastropub or full service.
A-134	2,867	Former Five Guys. Fast casual or chef-driven concept.
A-110	2,714	Shop space. Combine with A-113 for 4,122 SF.
A-113	1,408	Retail, jewelry, beauty or dental.
A-140	2,814	Combine with A-146 for 4,640 SF. Fitness, medical or service.
A-146	1,826	Retail, beauty or service.
A-128	2,408	Former Bath & Body Works. Specialty retail.
A-103	1,138	Combine with A-104 for 3,026 SF.
A-104	1,888	Retail, apparel or home goods.
B-106	1,350	Shop space near REI and Yard House.
A-149	937	Dessert, coffee or small-format retail.
A-200–204	7,898	Second floor, divisible. Entertainment, fitness or office.
A-226	1,358	Second floor. Office or studio.

Contact the listing team for rates. Availability subject to change.





Aerial labels by the listing team.

06 — THE MARKET

The center of a valley that hosts the world.

16.8M
Visitors to Greater Palm Springs a year

$7.5B
Economic impact of tourism

398,585
Coachella Valley residents

124,800
People in the primary trade area

$119,050
Avg. household income, primary trade area

793K
Unique visitors to The River a year

Sources: Visit Greater Palm Springs (2022); listing team trade-area demographics; Placer.ai (Nov 2025–Oct 2026).



The River at Rancho Mirage

71800 HWY 111 · RANCHO MIRAGE, CALIFORNIA

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