

The Shoppes of Rancho Mirage

Building and Site Features



- Energy efficient lighting for parking lot and sidewalks
- Building orientations northerly facing to reduce heat transmission through windows
- Indigenous plants and drip irrigation requiring 50% less watering
- 7 strategically located garden fountains
- Tree and awning shading throughout to reduce heat loads
- Outdoor music system with dozens of speakers concealed in planters to create an inviting ambiance of background music
- 15-20 ft. wide sidewalks for benches, kiosks, landscaping and other amenities to attract shoppers.

The Shoppes of Rancho Mirage

Talbert Development is dedicated to our tenants' success. We invite you to experience **The Shoppes of Rancho Mirage**—a state-of-the-art retail development. We build the highest quality neighborhood centers with these added value aspects in place to service our tenants:

- **24-hour call-in line**
- **Professional maintenance and cleaning**
- **Promotion of the center to build traffic by advertising**
- **Build-out assistance with on-site contractor and local tenant improvement design services available**
- **Personal meetings encouraged with developers during leasing process**

The following detail view of The Shoppes of Rancho Mirage shows the features and benefits incorporated into our buildings and the site. This project is registered with the U.S. Green Building Council as a LEED certified project and is designed with the most advance energy-saving and environmental friendly features available.

Dick and Jeff Talbert

Another responsible project by



LEED Certification Features

LEED (Leadership in Energy and Environmental Design) is the program sponsored by the U.S. Green Building Council to certify buildings as being energy-efficient and sustainable for the future.

- 20-40% energy savings over existing buildings
- Environmentally friendly buildings
- Higher employee productivity due to a cleaner, more comfortable interior environment
- Low toxicity paints, adhesives and sealants
- Cool Roof technology keeps roofs up to 70 degrees cooler
- Dual flush toilets to reduce water consumption up to 20 percent
- Low E2 (low emittance) double-pane glazing reduces ultraviolet penetration and has higher insulating qualities.
- Concrete insulated walls which are high R value, virtually soundproof and fireproof, eliminate mold, mildew and termites and are up to 10 times stronger than conventional wood frame
- Very high efficiency A/C units rated 15 SEER (seasonal energy efficiency rating) with economizers—(economizers draw fresh air when outside air temperature is cooler than inside air temperature to reduce electrical consumption).