

**FOR SALE****\$1,660,000**

## 46700 WASHINGTON ST, LA QUINTA, CA 92253

# WASHINGTON PARK RESTAURANT PAD 7

### LOCATION DESCRIPTION

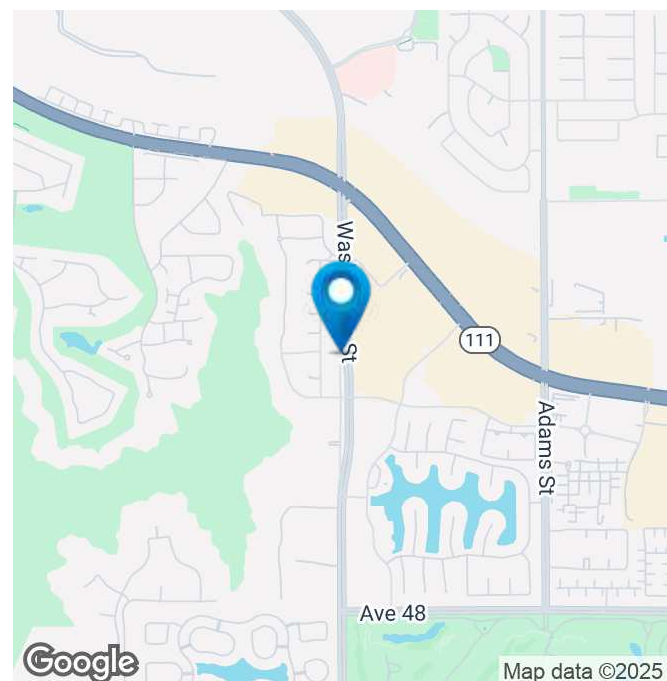
Pad located on Washington Street between Avenue 47 and Simon Drive at the Washington Street entrance to the Washington Park shopping center, just west of the Century Theatres building.

### PROPERTY DESCRIPTION

Pad has been rough graded with utilities to parcel, parking lot and perimeter landscaping installed. Sitework and development fees reimbursement of \$307,180 in addition to land Sale Price.

### PROPERTY HIGHLIGHTS

- Single tenant restaurant use only.
- No Drive Thru Lane permitted.
- Site has been rough graded with utilities to property.
- Parking lot, perimeter landscaping and grease trap have been installed.



### Curtis Barlow

760.899.7700

CalDRE #01380247

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[www.cbclyle.com](http://www.cbclyle.com)

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### OFFERING SUMMARY

Sale Price: \$1,660,000

Available SF:

Lot Size: 1.1 Acres

Zoning: Regional Commercial

Price / SF: \$34.64

### PROPERTY OVERVIEW

Pad has been rough graded with utilities to parcel, parking lot and perimeter landscaping installed. Sitework and development fees reimbursement of \$307,180 in addition to land Sale Price.

### PROPERTY HIGHLIGHTS

- Single tenant restaurant use only.
- No Drive Thru Lane permitted.
- Site has been rough graded with utilities to property.
- Parking lot, perimeter landscaping and grease trap have been installed.
- TUMF fees have been paid.

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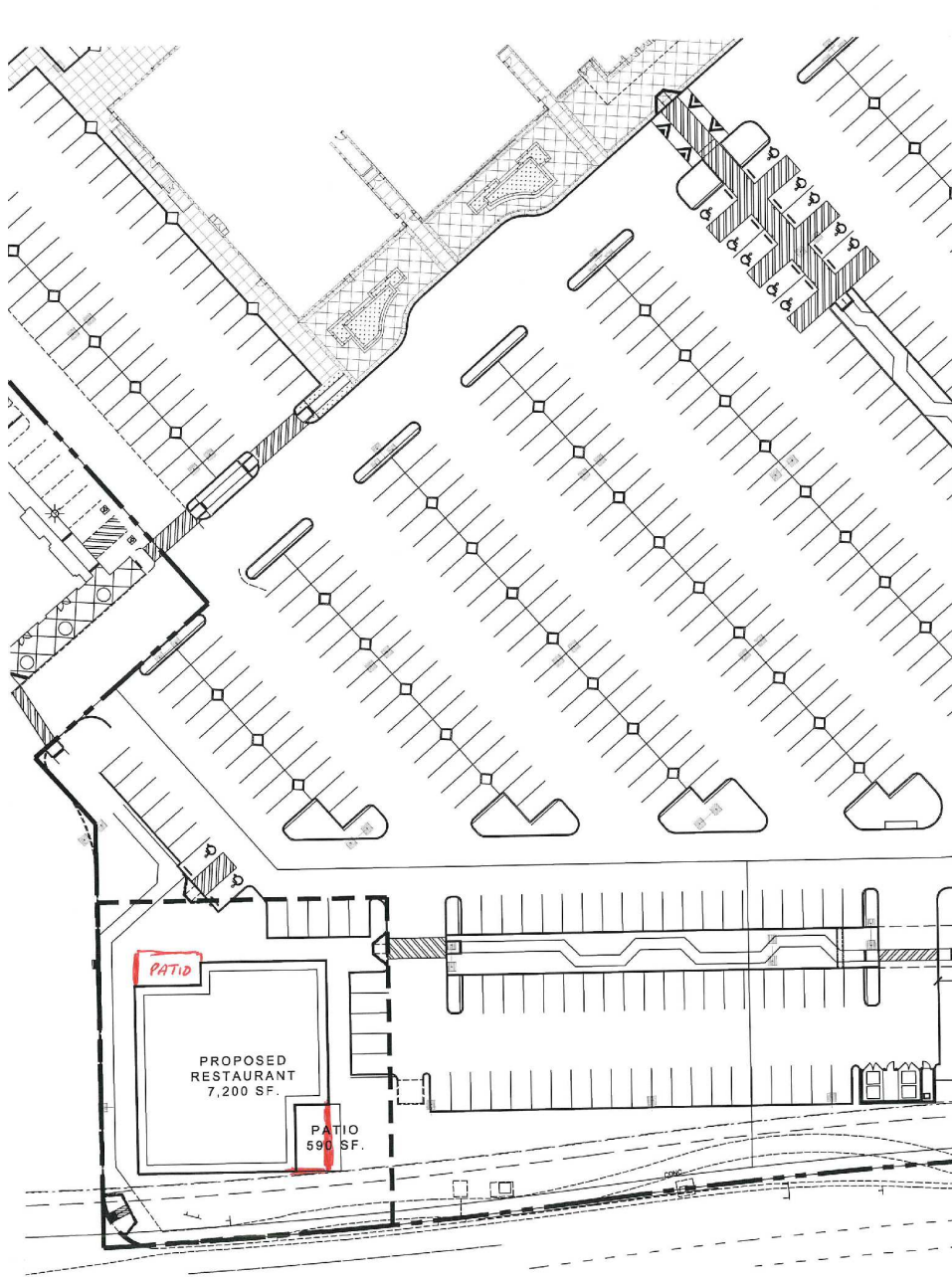
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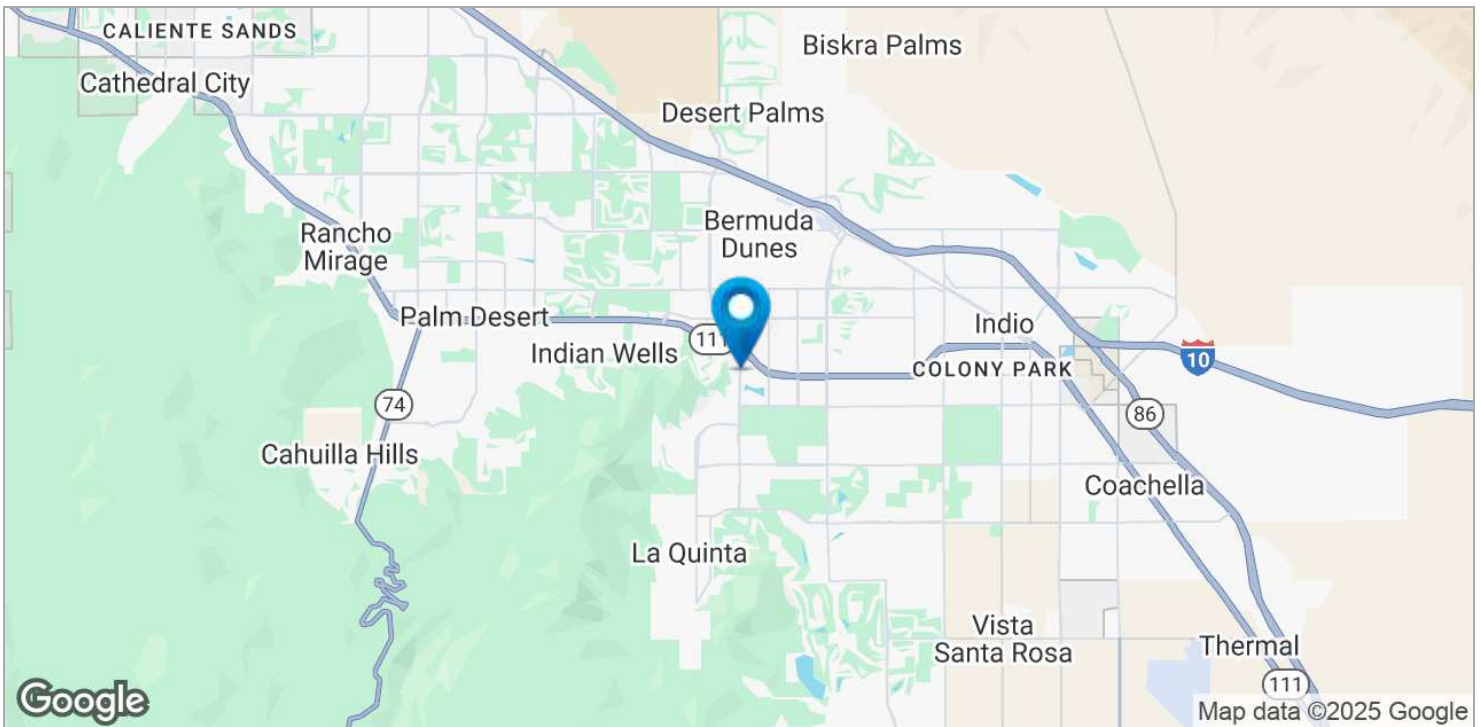
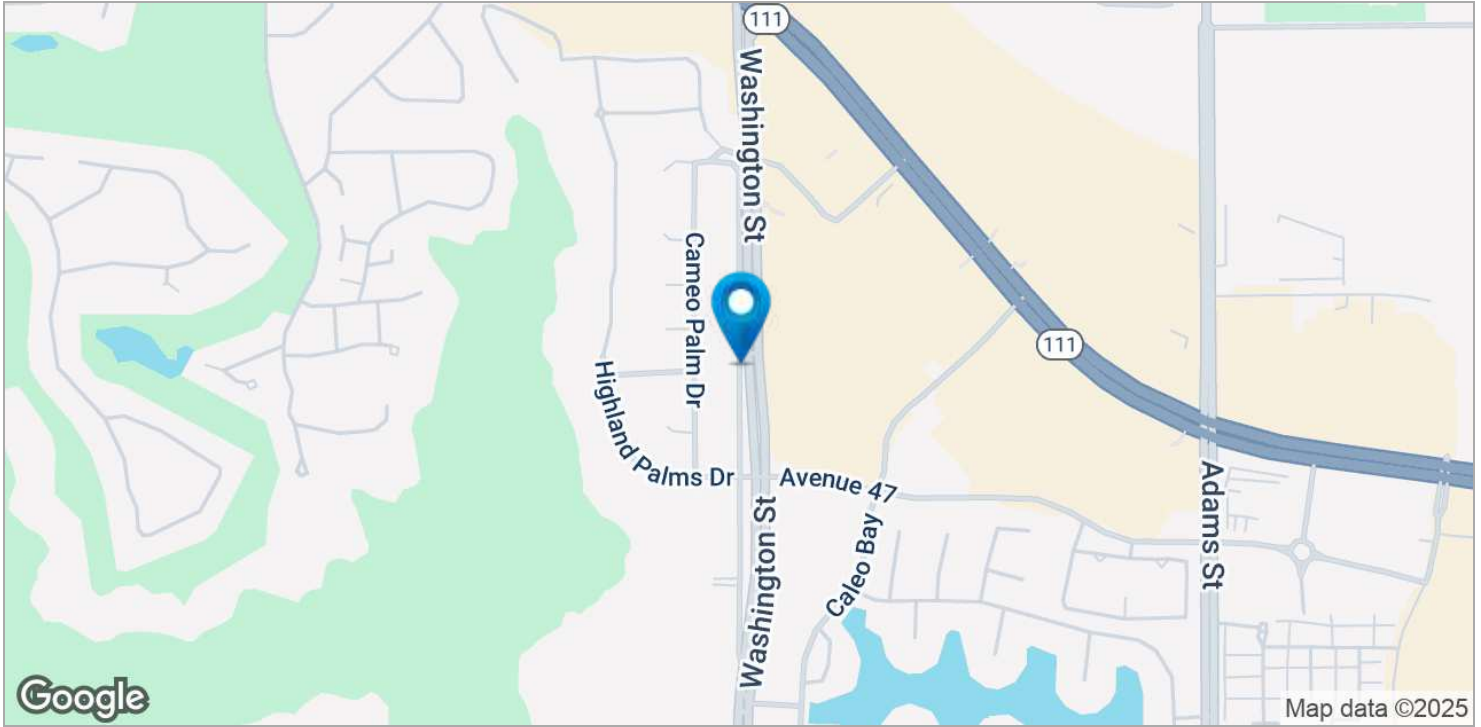
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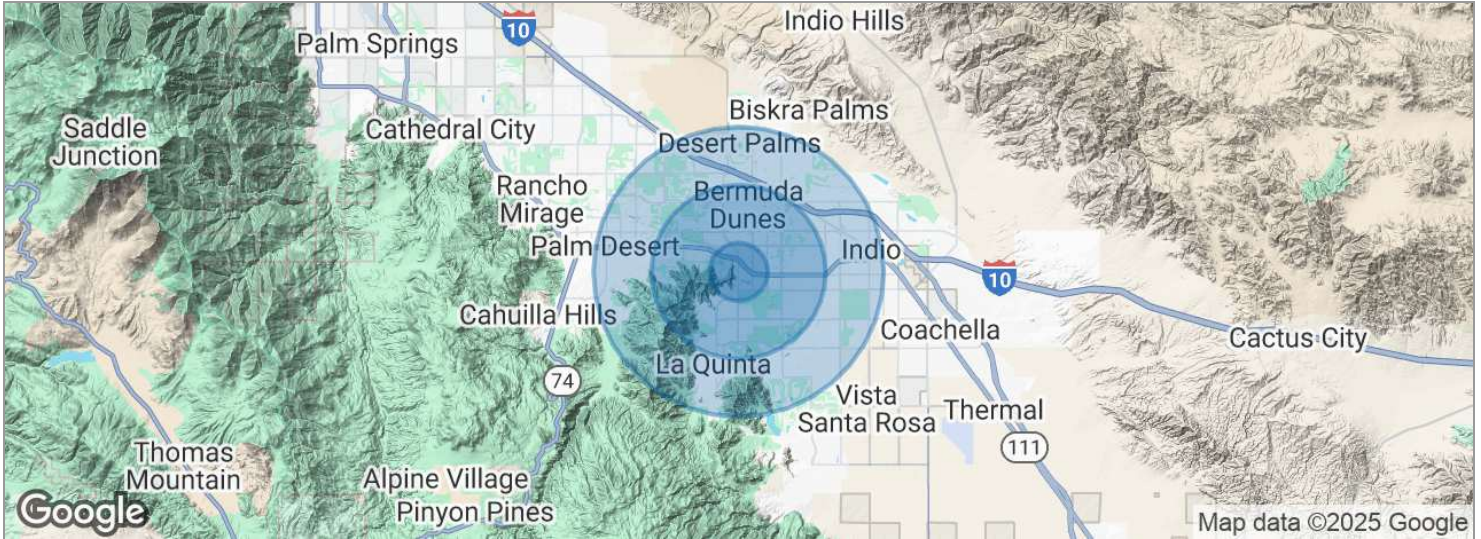
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,676	51,242	130,592
Median age	43.2	41.9	41.2
Median age (male)	42.0	40.8	40.1
Median age (Female)	43.7	42.6	41.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,742	20,250	49,731
# of persons per HH	2.7	2.5	2.6
Average HH income	\$107,079	\$94,000	\$88,401
Average house value	\$525,131	\$494,909	\$413,506

\* Demographic data derived from 2020 ACS - US Census

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