

JEFFERSON PLAZA

±3,445 SF END CAP AVAILABLE FOR LEASE

79740-79800 California 111, La Quinta, CA 92253



±3,445 SF
End Cap
Available

Smart & Final

Jack
in the box

THE HOME
DEPOT

AMERICAN
TIRE DEPOT

Highway 111 - ±53,511 CPD

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PROGRESSIVE
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Presented By



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Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+
SALES/LEASES

TOTAL SALES OVER

\$1.8B+

PROPERTY OVERVIEW



HIGHLIGHTS

- **Prime Location:** Jefferson Plaza is strategically situated at 79740-79800 California 111, La Quinta, CA 92253, within a bustling commercial hub on the La Quinta and Indio border.
- **Spacious Availability:** Offering $\pm 3,445$ SF of versatile shop space ready for lease, ideal for various retail, service, and commercial uses.
- **High-Visibility End Cap:** The space boasts a prominent end cap location with a tower element, perfect for impactful signage and brand visibility.
- **Flexible Layout:** The interior can be customized to suit tenant needs, with options to subdivide the space for optimal use.
- **Impressive Ceiling Height:** Featuring soaring ceilings ranging from 12 to 13 feet, providing an open and airy atmosphere.
- **Abundant Parking:** Plenty of parking spaces available, ensuring convenience for both customers and employees.
- **Vibrant Surroundings:** Located near a variety of dining, shopping, and entertainment options, enhancing the appeal for potential tenants.
- **Co-Tenants:** Located in the same center as major retailers such as Smart & Final and Home Depot, attracting substantial foot traffic and visibility.

AERIAL



CO-TENANTS



RETAILER MAP



DEMOGRAPHICS

	10 min	15 min	20 min
<u>POPULATION</u>			
2023 Total Population	130,018	235,159	276,143
2023 Median Age	39.9	40.7	41.8
2023 Total Households	47,186	85,978	105,330
2023 Average Household Size	2.7	2.7	2.6
<u>INCOME</u>			
2023 Average Household Income	\$108,009	\$110,221	\$109,503
2023 Median Household Income	\$85,865	\$89,418	\$89,512
2023 Per Capita Income	\$39,331	\$40,394	\$41,864
<u>BUSINESS SUMMARY</u>			
2023 Total Businesses	3,641	7,756	9,620
2023 Total Employees	30,669	59,741	76,169