

FOR LEASE THE PAVILION AT LA QUINTA

HIGHWAY 111 AT ADAMS STREET | LA QUINTA, CA



PROPERTY PROFILE:

Spaces Available: ±2,149 RSF Pad Endcap Available Now
For future availabilities coming up call now!

Rent: Estimated NNN = \$0.74 PSF Monthly
Call Broker for all Rent Information

PROJECT HIGHLIGHTS

- 166,043 Promotional Big Box Center anchored by Sprouts, Best Buy, DSW & Office Max.
- Highly visible pads and shop spaces immediately adjacent to Highway 111 & Adams Street
- Shop tenants enjoy high customer traffic generated by big box retailers and speciality grocery.
- La Quinta High School is one block north of the shopping center.
- Strategic location in La Quinta serves an upscale growing demographic market area.
- Strong day pop of near 30,000 provides tremendous opportunity for fast casual eateries.
- Property managed by InvenTrust Property Management, providing expert marketing assistance at no additional cost to tenants.

CONTACT

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population:	6,927	73,135	161,618
Avg. Household Income:	\$107,079	\$110,089	\$110,082
Employment Population:	7,808	25,456	63,225

Source: Esri 2023

TRAFFIC COUNTS	40,500 CPD	14,243 CPD
Highway 111 @ Adams Street	40,500 CPD	14,243 CPD
Adams Street @ Highway 111		

Source: Regis Online

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SITE PLAN



UNIT #	TENANT	RSF
1	Sprouts	26,482 SF
2 A	Yoga Six	1,803 SF
2 B	Jamba Juice	1,085 SF
2 C	La Quinta Nail Bar	2,368 SF
3	PGA Tour Superstore - NOW OPEN	30,000 SF
4	Famous Footwear	6,500 SF
5	DSW	16,454 SF
6	Office Max	20,230 SF
7	Best Buy	30,000 SF
8	Wells Fargo	4,500 SF
9a	Yogurtland	1,000 SF
9b	Jersey Mikes	1,258 SF
9c	The Habit Burger Grill	2,400 SF
10	FedEx Kinkos	1,753 SF
11	Chipotle	2,518 SF
12 A	Luna Grill - NOW OPEN	2,533 SF
12 B	AVAILABLE	2,149 SF
13-14	Pieology	2,826 SF
15	Ono Hawaiian BBQ - COMING SOON	1,599 SF
16-19A	Phenix Salon Suites	6,703 SF
19B	Sports Clips	1,498 SF



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DEMOGRAPHICS

Source: Esri 2023

PAVILION AT LA QUINTA	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	6,927	73,135	161,618
2028 Projected Population	7,263	74,284	164,112
2020 Census Population	6,479	72,087	159,078
2010 Census Population	5,347	67,468	150,731
Projected Annual Rate 2023-2028	0.95%	0.31%	0.31%
2023 Median Age	50.8	41.0	40.8
HOUSEHOLDS			
2023 Estimated Households	2,639	27,537	60,227
2028 Projected Households	2,752	28,029	61,298
2020 Census Households	2,609	27,374	59,323
2010 Census Households	2,198	24,961	54,328
Projected Annual Rate 2023-2028	0.84%	0.35%	0.35%
Historical Annual Rate 2020-2023	0.35%	0.18%	0.47%
RACE AND ETHNICITY			
2023 Estimated White	51.0%	46.6%	46.1%
2023 Estimated Black	1.7%	2.1%	2.1%
2023 Estimated American Indian	0.8%	1.1%	1.3%
2023 Estimated Asian	6.6%	3.9%	3.2%
2023 Estimated Pacific Islander	0.1%	0.1%	0.1%
2023 Estimated Other Race	25.2%	28.9%	29.4%
2023 Estimated Two or More Races	14.5%	17.2%	17.8%
2023 Estimated Hispanic Origin	44.1%	52.9%	54.8%

PAVILION AT LA QUINTA	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	\$107,079	\$110,089	\$110,082
2023 Estimated Median Household Income	\$63,612	\$69,875	\$69,465
2023 Estimated Per Capita Income	\$40,449	\$41,440	\$41,021
EDUCATION			
2023 Estimated Less than 9th Grade	6.0%	7.0%	7.0%
2023 Estimated 9th - 12th Grade, No Diploma	6.0%	6.0%	6.0%
2023 Estimated High School Graduate	20.0%	27.0%	27.0%
2023 Estimated GED/Alternative Credential	3.0%	2.0%	3.0%
2023 Estimated Some College, No Degree	28.0%	21.0%	20.0%
2023 Estimated Associates Degree	8.0%	8.0%	8.0%
2023 Estimated Bachelors Degree	20.0%	18.0%	19.0%
2023 Estimated Graduate Degree	9.0%	11.0%	11.0%
BUSINESS			
2023 Estimated Total Businesses	573	2,514	6,255
2023 Estimated Total Employees	7,808	25,456	63,225
2023 Estimated Residential Pop	6,927	73,135	161,618
2023 Estimated Employee/Residential Population Ratio (per 100 Residents)	113	35	39

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc.

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