



**COLDWELL
BANKER
COMMERCIAL**

LYLE & ASSOCIATES, LP

WASHINGTON PARK SHOPPING CENTER

\$2.25 - 3.50 SF/month (NNN)

SEC Highway 111 & Washington Street
La Quinta, CA 92253

AVAILABLE SPACE
1,335 - 13,638 SF

FEATURES

- Major power center anchored by Target, Lowe's, Trader Joe's, TJ Maxx, Ulta, Cost Plus World Market & Century Theatres.



OFFICE

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FOR LEASE

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COLDWELL BANKER COMMERCIAL
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78000 Fred Waring Drive, Suite 200, Palm Desert, CA 92211
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SEC Highway 111 & Washington Street, La Quinta, CA 92253

LEASE

WASHINGTON PARK SHOPPING CENTER | SEC HIGHWAY 111 & WASHINGTON STREET, LA QUINTA, CA 92253



- Power Shopping Center
- Abundant Parking Fields
- High Traffic Counts
- National Retailers

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OFFERING SUMMARY

Available SF:	1,335 - 5,998 SF
Lease Rate:	\$2.25 - 3.50 SF/month (NNN)
Year Built:	2006
Building Size:	13,250 SF
Zoning:	CR
Market:	Inland Empire
Submarket:	Coachella Valley

PROPERTY OVERVIEW

Multiple tenant pad buildings with spaces located on the SW corner of Highway 111 and Adams Street, along Washington Street, and in a proposed new building at the intersection of Washington Street and Avenue 47 in La Quinta. Excellent visibility and parking, Signage opportunities on storefront and monument signs.

600,000 s.f. power center anchored by Target, Lowe's, Stein Mart, Cost Plus World Market, Trader Joe's, and a twelve-screen Century Theatres.

Located on Highway 111 between Washington Street and Jefferson Street, this shopping center also has frontage on Washington Street between Simon Drive and Avenue 47.

Just east and south of the SE corner of Highway 111 and Washington Street in La Quinta, CA.

PROPERTY HIGHLIGHTS

- Major power center anchored by Target, Lowe's, Trader Joe's, TJ Maxx, Ulta, Cost Plus World Market & Century Theatres
- Amazon Fresh Opening later this year.
- Abundant parking fields, Multiple entrances, and some signalized. Excellent visibility, High traffic counts, Signage opportunities on storefront, and monument sign.
- Excellent tenant mix including multiple national retailers

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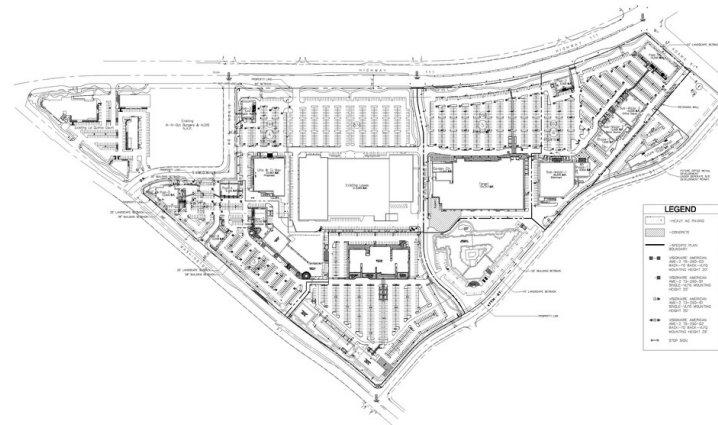
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WASHINGTON PARK LA QUINTA, CA Proposed Site Plan DLR Group

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
46-600 Washington Street, Suite 5	Available	2,553 SF	NNN	\$2.25 - 2.50 SF/month	Planned for restaurant use.
46-630 Washington St , Suite 2	Available	5,998 SF	NNN	Negotiable	South half of the former Lumpy's Golf store.
78-995 Highway 111 - Suite 2	Available	1,544 SF	NNN	\$2.50 SF/month	Located next to Verizon Wireless
78-995 Highway 111 - Suite 7	Available	1,335 SF	NNN	\$2.25 SF/month	Located between SAWA Sushi and Weight Watchers.
78965 Hwy 111 & Adams - Part of Free Standing Bldg	Available	2,208 SF	NNN	\$3.50 SF/month	Free standing pad building close to Target. The West 2,208 SF of the building is available to lease. It is currently in a gray shell condition. Carbon Health occupies the remainder of the building.

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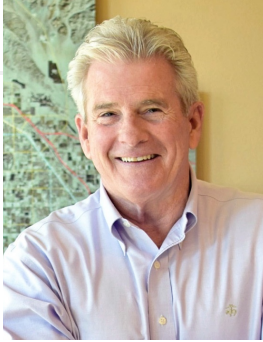
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