

Commercial Condos for Sale or Lease

2,428 SF - 4,948 SF AVAILABLE IN DESIRABLE LA QUINTA LOCATION

Why Rent When You Can Own for Less?



111

SUITE 115
\$899,000 or
\$5,040 NNN
± 2,520 SF

SUITE 117
\$869,000 or
\$4,856 NNN
± 2,428 SF

DUNE PALMS RD.

Property Highlights

- Medical, Office, Retail, and Light Industrial uses possible
- Excellent SBA Loan Opportunity – Opportunity to own your own building versus leasing (Control your occupancy)
- Well parked at 4.75/1,000
- Monument signage on Dune Palms Rd. & Hwy. 111
- Easy ingress & egress
- Zoning: CR – Provides for a number of uses permitted outright

PRICING

	SF	Sale Price
Unit #115	2,520	\$899,000
Unit #117	2,428	\$869,000

DEMOGRAPHICS

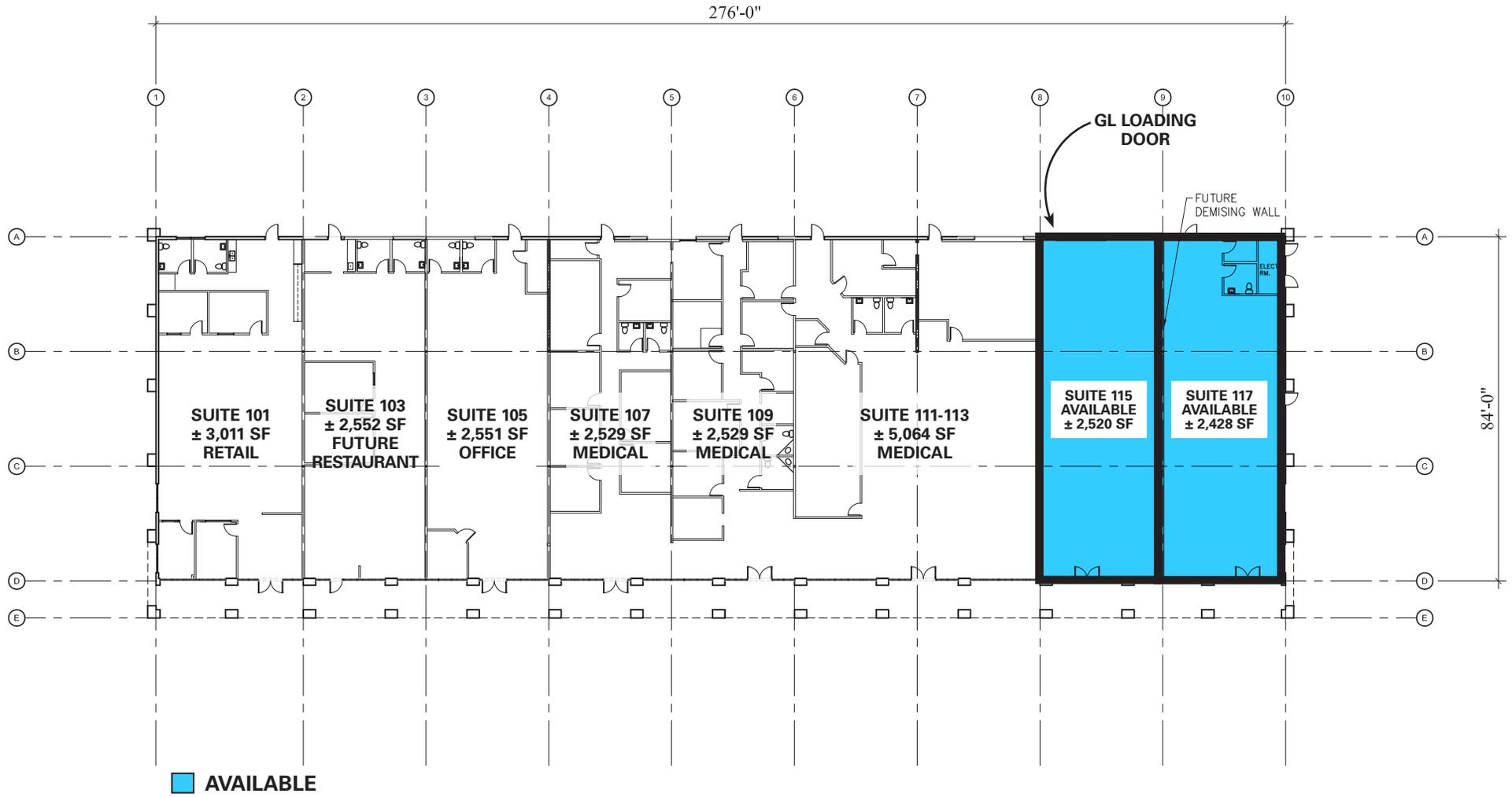
	1 MILE	3 MILES	5 MILES
Total Household	3,096	28,147	59,856
Total Population	8,321	76,403	165,114
Average HH Income	\$117,809	\$113,749	\$117,173
Daytime Population	7,423	27,486	60,858

TRAFFIC COUNTS

Hwy 111	42,150 cars per day
Dune Palms Rd.	8,869 cars per day



Floor Plan



WASHINGTON ST.

petco
 KOHL'S
 BIG 5 SPORTING GOODS
 AutoZone
 STARBUCKS COFFEE
 MCDONALD'S

LA QUINTA HIGH SCHOOL

SPROUTS FARMERS MARKET
 OfficeMax
 CHIPOTLE MEXICAN GRILL
 the Habit BURGER GRILL
 BEST BUY

111

ADAMS ST.

Quick Quack CAR WASH
 Chick-fil-
 COMING SOON!

Smart & Final
 SUBWAY

JEFFERSON ST.

111

TARGET
 TJ-maxx
 World Market
 Lowe's
 TRADER JOE'S

SITE

HYUNDAI

EoS FITNESS

NISSAN

COSTCO WHOLESALE
 BevMo!
 STARBUCKS COFFEE

DUNE PALMS RD.

CHEVROLET

Walmart FLOOR DECOR
 Marshalls PETSMART



Pointe Dune Palms

47-120 DUNE PALMS RD.
LA QUINTA, CA 92253

Medical, Office, Light Industrial and Retail Condos For Sale or Lease

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