

79840 HWY. 111, LA QUINTA, CA

22,880 SF Former 99 Cent Only Building For Lease



NEWMARK

 **AXIOM**
Retail Advisors



79840 HWY. 111, LA QUINTA - PROPERTY SUMMARY

ADDRESS	LEASE SF	TRANSPORTATION
79840 CA-111 La Quinta, CA 92253	22,880 SF Available	Located on Hwy. 111

Highlights

- 22,880 SF Commercial Retail Building
- Strategically located power center on the iconic Highway 111, with neighboring tenants including Home Depot and Smart & Final Extra!
- Across from major new multi-family and retail development
- La Quinta is an affluent resort community with strong population density and is part of the Greater Palm Springs area

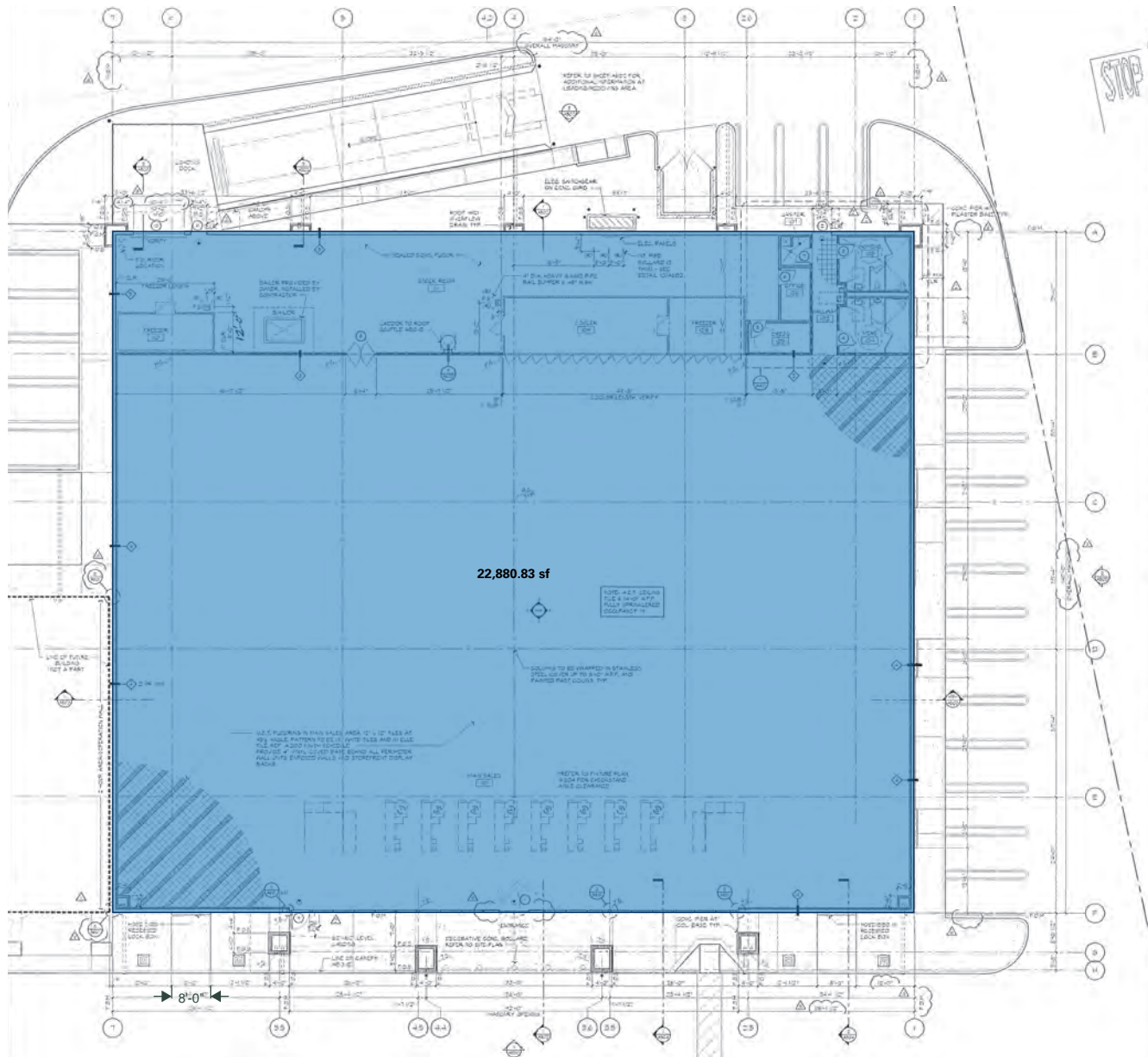
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Household	3,497	28,392	60,078
Total Population	9,974	78,715	168,188
Average HH Income	\$97,787	\$103,211	\$108,191
Daytime Population	5,073	26,896	58,984

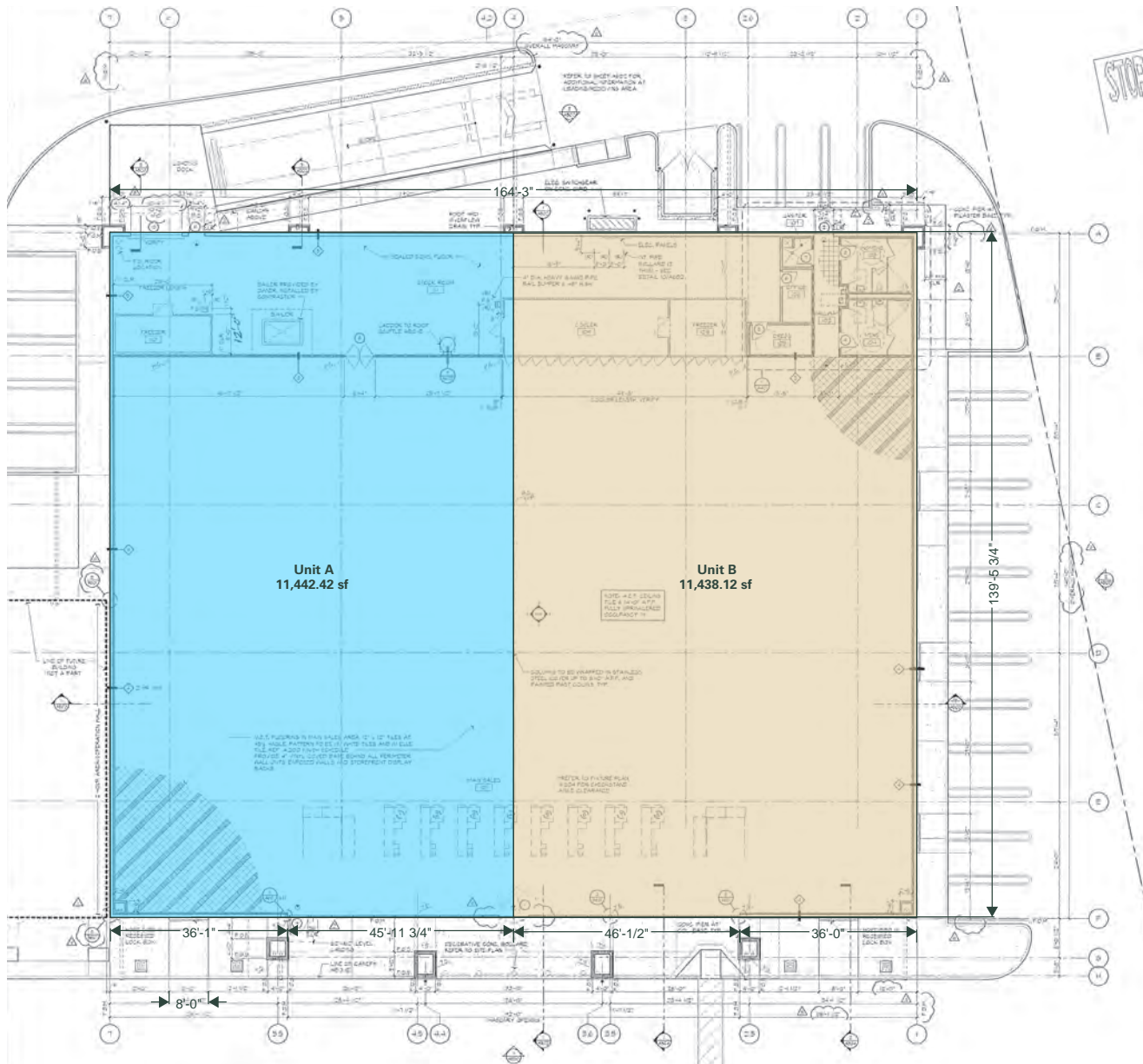




79840 HWY. 111, LA QUINTA - FLOOR PLAN



79840 HWY. 111, LA QUINTA - DEMISING PLAN



79840 HWY. 111, LA QUINTA - REGIONAL AERIAL



EISENHOWER HEALTH

Staples **Panera BREAD**
KOHL'S
ROSS **AutoZone**
HOBBY LOBBY **STARBUCKS COFFEE**
petco **TACO BELL**

VONS
FIVE GUYS
rubios **THE BEER HUNTER**
SPORTS BAR & GRILL

SPROUTS FARMERS MARKET **CHIPOTLE MEXICAN GRILL**
THE COFFEE BEAN & TEA LEAF **Jamba**
BEST BUY **the Habit BURGER GRILL** **OfficeMax**

TARGET
TJ-maxx **LOWE'S**
TRADER JOE'S
IN-N-OUT **Planet Fitness**

Smart & Final **THE HOME DEPOT**

Walmart **FLOOR DECOR**
PET SMART **Marshalls**

COSTCO WHOLESALE **STARBUCKS COFFEE**
BevMo! **LONGHORN STEAKHOUSE** **Mimi's Cafe**
BURGERS & BEER

WASHINGTON ST

ADAMS ST

DUNE PALMS RD

JEFFERSON ST



79840 HWY. 111, LA QUINTA - PROPERTY SUMMARY

The resort city of La Quinta, California known as the Gem of the Desert, is the premier playground for active living; with patio dining, boutique shops, resort escapes, world-class golf, and many of the nation's top retailers. Its unparalleled quality of life and strong consumer base contribute to the city's bright economic outlook.

La Quinta is a vibrant community nestled in the foothills of the Santa Rosa Mountains, and home to the golf courses at PGA West. The PGA West resort is host to six world famous championship golf courses, three of which are open to the public.

The Palm Springs/Coachella Valley area boasts well over 125 golf courses making it the golf capital of the world. Golf and tourism are the two main drivers of growth in the La Quinta area.





79840 HWY. 111
LA QUINTA, CA

22,880 SF Commercial Retail Building

BRYAN NORCOTT

*Executive Managing
Director* t 213-298-3595
bryan.norcott@nrmk.com
m CA RE Lic. #01200077

PABLO RODRIGUEZ

Managing Director t
213-340-5682
pablo.rodriguez@nrmk.com
CA RE Lic. #01870757

LEA CLAY PARK

Principal
t 949-922-8310
lea@axoimra.com CA
RE Lic. #01087365

STEPHANIE SKRBIN

Principal
t 949-521-7436
stephanie@axoimra.com
CA RE Lic. #01405095

CORPORATE LICENSE #01355491

NEWMARK

CORPORATE LICENSE #02184878



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