

JEFFERSON PLAZA

# RETAIL SPACES AVAILABLE FOR LEASE

79740-79800 California 111, La Quinta, CA 92253

±2,010 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  
REAL ESTATE PARTNERS



## Presented By



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### BROKER CO-OPERATION

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.

Co-operating brokers should contact us directly for fee information.

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### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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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

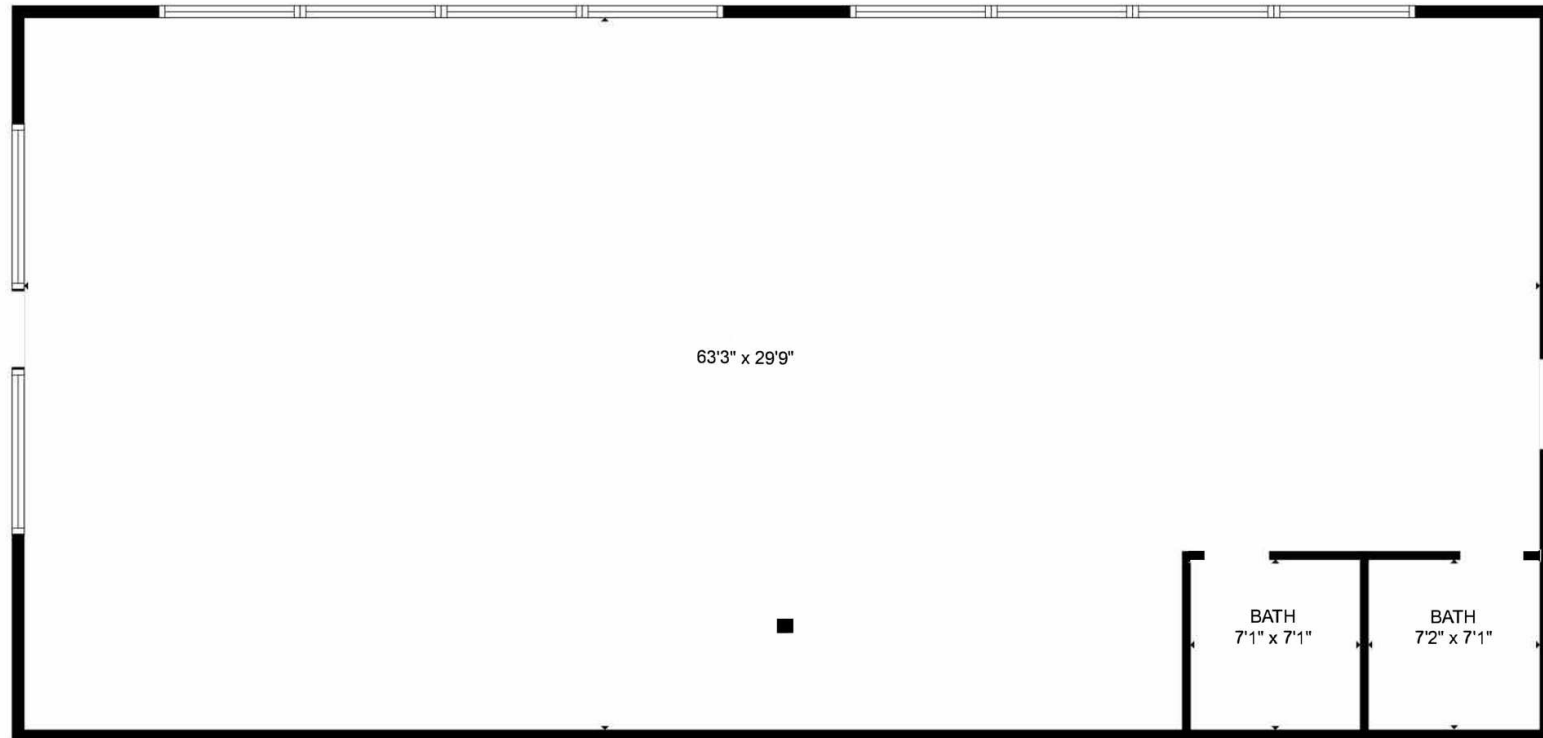
- **Prime Location:** Jefferson Plaza is strategically situated at 79740-79800 California 111, La Quinta, CA 92253, within a bustling commercial hub on the La Quinta and Indio border.
- **Strong Anchors:** Anchored by Smart & Final and Home Depot.
- **Availability:** Offering  $\pm 2,010$  sq ft of versatile shop space ready for lease, ideal for various retail, restaurant, 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.
- **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.

# SITE PLANS

SITE PLAN



# FLOOR PLAN - SUITE 101



Suite A101 - 2,010 SQ FT

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



# AERIAL





# CO-TENANTS





# RETAILER MAP





# DEMOGRAPHICS

|                                | 10 min    | 15 min    | 20 min    |
|--------------------------------|-----------|-----------|-----------|
| <b><u>POPULATION</u></b>       |           |           |           |
| 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       |
| <b><u>INCOME</u></b>           |           |           |           |
| 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  |
| <b><u>BUSINESS SUMMARY</u></b> |           |           |           |
| 2023 Total Businesses          | 3,641     | 7,756     | 9,620     |
| 2023 Total Employees           | 30,669    | 59,741    | 76,169    |