

51290 Avenida Bermudas, La Quinta, CA

FOR SALE

+/- 3,618 SF

Retail/Office Building

\$1,250,000



**Exclusively
Listed By:**

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Topside
REAL ESTATE

Corporate License: #02117811

EXECUTIVE SUMMARY

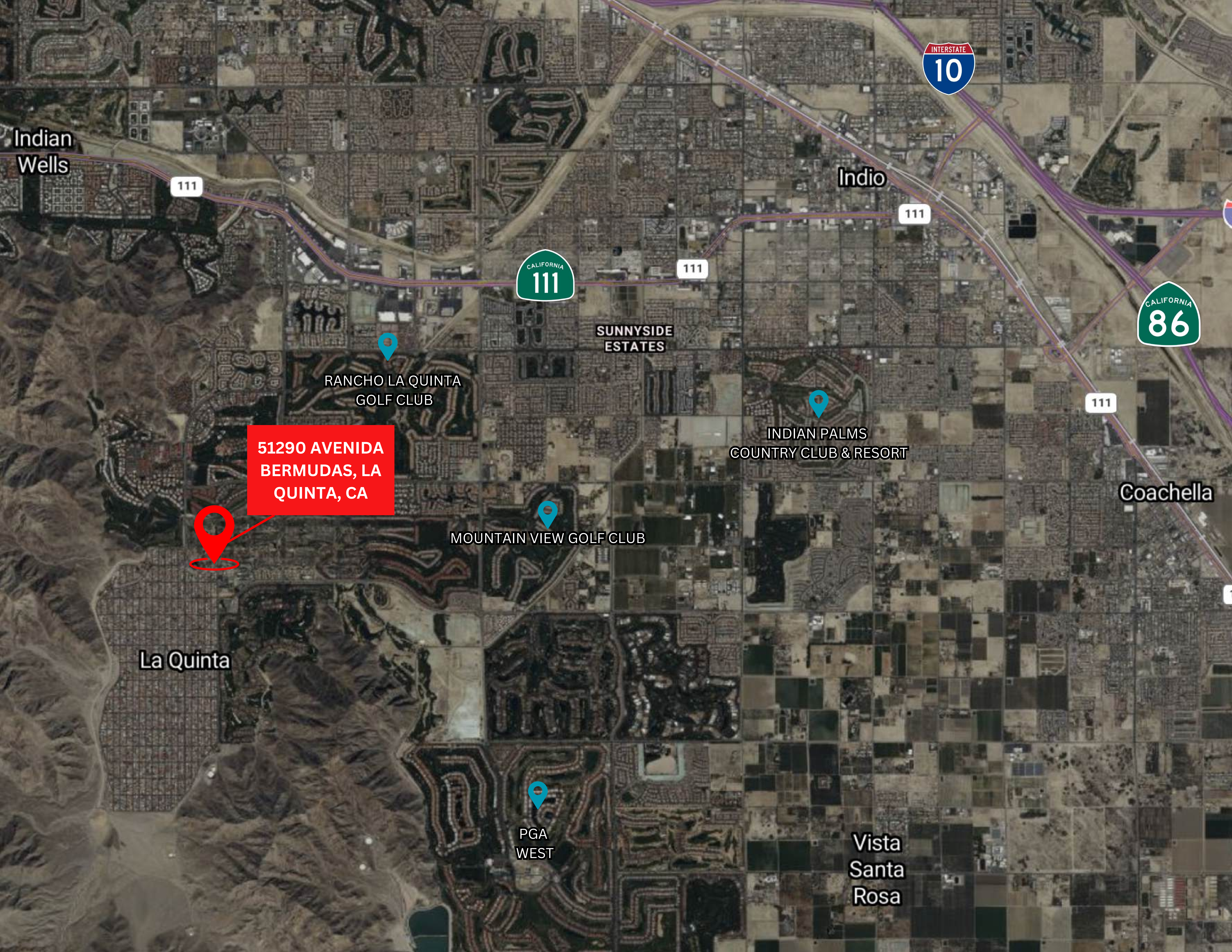


- \$1,250,000 Asking Price
- +/- 3,618 Building SF
- +/- 8,071 Land SF
- 8 parking stalls with large public parking lot across the street.
- Located in downtown environment.
- Well-suited for retail office or healthcare uses. (*confirm zoning*)
- Vacant and ready to occupy at close of escrow.
- 2023 Average Household Income within 3 mi radius: \$123, 140

51290 Avenida Bermudas is an opportunity for an owner/ user or investor to own a boutique property in a vibrant area of La Quinta. There is ample public parking in proximity that allows for many different business or retail users to occupy the property.

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Indian Wells

111

INTERSTATE 10

Indio

111

CALIFORNIA 111

111

CALIFORNIA 86

SUNNYSIDE ESTATES

RANCHO LA QUINTA GOLF CLUB

INDIAN PALMS COUNTRY CLUB & RESORT

111

51290 AVENIDA BERMUDAS, LA QUINTA, CA

Coachella

MOUNTAIN VIEW GOLF CLUB

La Quinta

PGA WEST

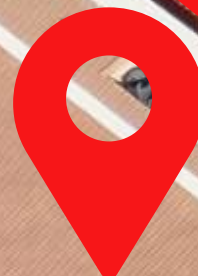
Vista Santa Rosa

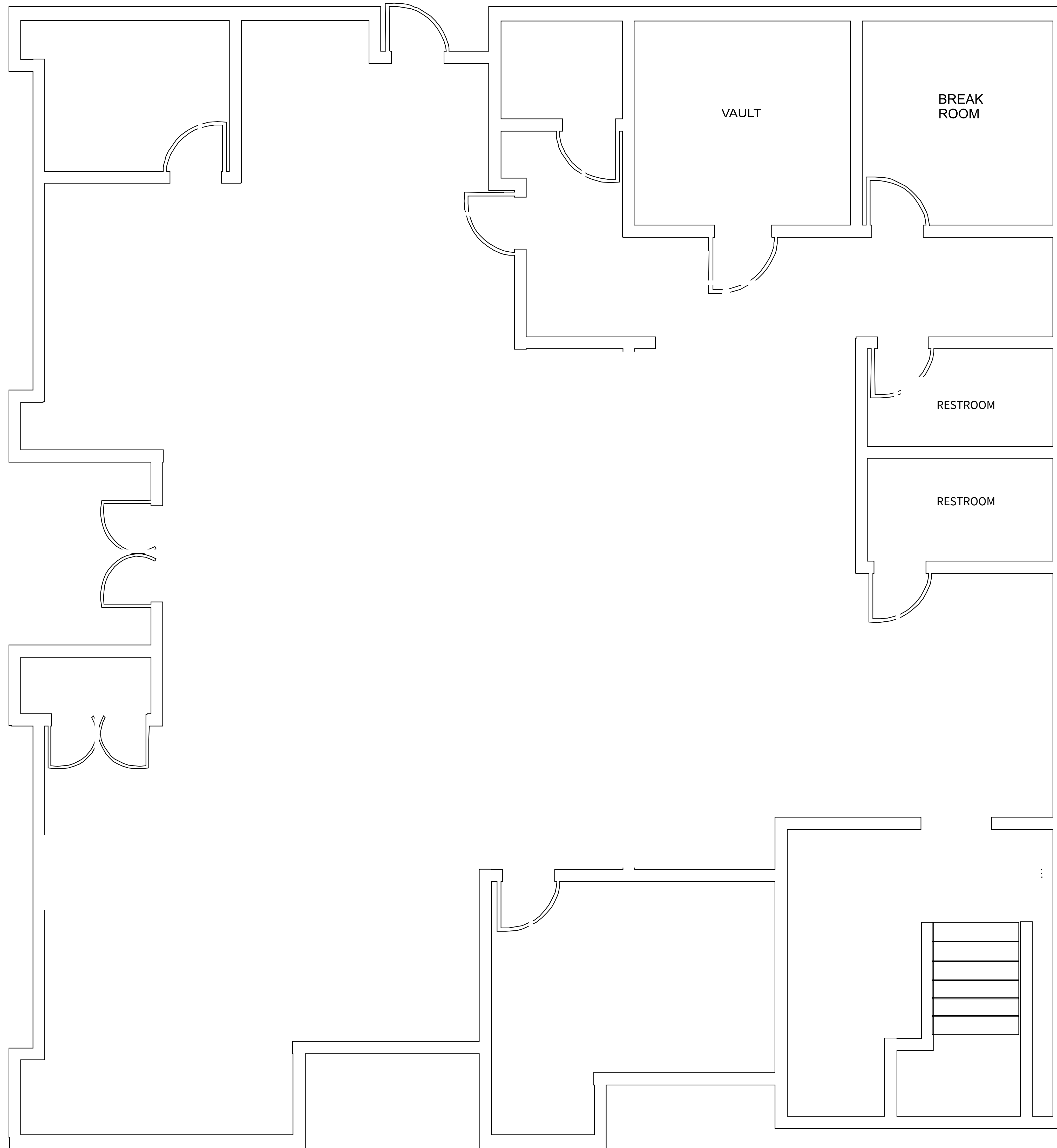
51290 AVENIDA
BERMUDAS
LA QUINTA, CA





AVENIDA BERMUDAS

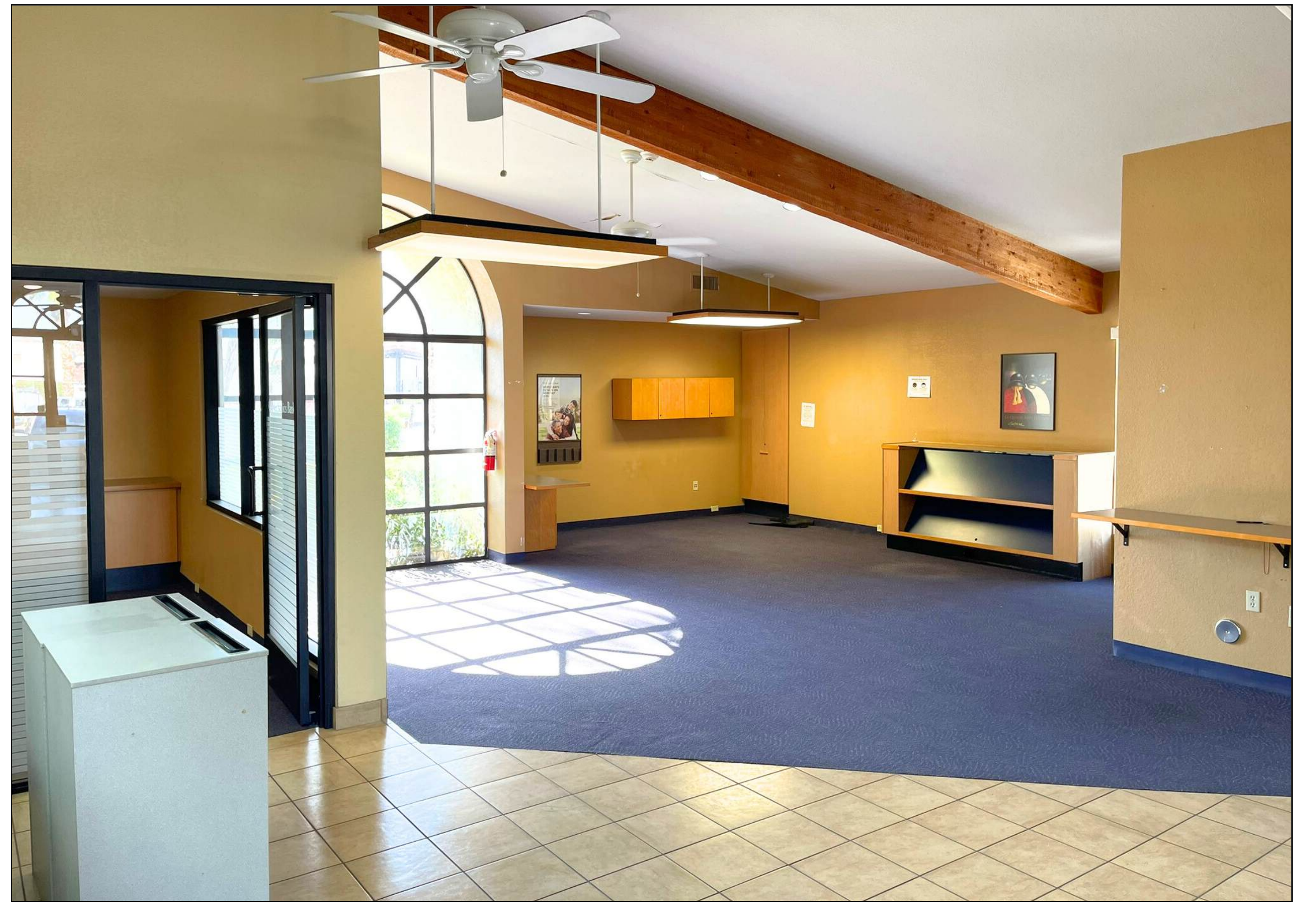




FLOOR PLAN

—
+/- 3,618 SF





OWNERSHIP BENEFITS



» **Appreciation**

Leverage the down payment for increased returns through potential appreciation.



» **Buy vs. Rent**

Occupancy costs are similar to rent; have your business pay the costs of owning the real estate.



» **Control**

Control the image and management of the property for your needs.



» **Reduce Taxes**

Reduce income tax liability with deductions of interest expense and depreciation.



» **Diversification**

Start your commercial real estate portfolio to expand your asset classes.





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CONTACT OUR TEAM

Disclaimer: While we believe all information to be accurate, buyer is responsible to verify all information and complete their own due diligence.