



New Pavilion Palms Shopping Center!

Located on the NWC of Jefferson St. and Ave. 50 in La Quinta, CA

New Upscale Retail Shopping Center in High-End Trade Area

Over 160,000 people with an average household Income of over \$100,000. within 5 miles

For Leasing Information:

Michael Lundin

Canaan Pacific

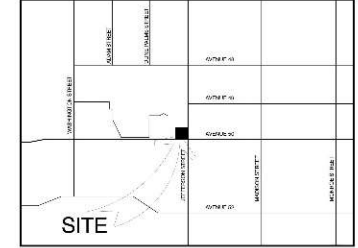
(562) 307-7272

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Pavilion Palms Shopping Center NWC of Jefferson and Ave. 50 La Quinta, CA

Site Plan



Vicinity Map
NOT TO SCALE



Overall Site Summary

LAND:	±12.42 AC	±540,989 S.F.
BUILDING:		
PROPOSED BUILDING AREA:		±97,995 SF
FUTURE BUILDING AREA:		±23,800 SF
		±121,795 SF
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LAND/BUILDING RATIO:		3.44/1
BUILDING COVERAGE:		22.51%

PARKING SUMMARY:

MINIMUM PARKING REQUIRED		
102,723 SF @ 1/350 (RETAIL/OFFICE)		294 STALLS
7,200 SF @ 1/100 (DRIVE THRU)		72 STALLS
11,702 SF @ 1/125 (RESTAURANT)		94 STALLS
TOTAL MINIMUM PARKING REQUIRED		460 STALLS
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MAXIMUM PARKING REQUIRED		
106,088 SF @ 1/300 (RETAIL/OFFICE)		341 STALLS
7,200 SF @ 1/100 (DRIVE THRU)		72 STALLS
11,702 SF @ 1/75 (RESTAURANT)		156 STALLS
TOTAL MAXIMUM PARKING REQUIRED		571 STALLS
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PROPOSED PARKING:		305 STALLS
PARKING FOR FUTURE BLDG:		217 STALLS
TOTAL PARKING PROVIDED:		522 STALLS
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PARKING RATIO:		4.28/1000

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Retail Trade Area



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