

THE FIRM

COMMERCIAL

A division of Desert Lifestyle Properties

presents



Uptown District LaQuinta Cove



ONE OF A KIND OPPORTUNITY !

IN THE HEART OF THE LAQUINTA COVE VILLAGE

13 LOTS total .95 acres ✦ 2 BUILDINGS ✦ MIXED USE 45ft to 60ft tall

1@ (approx) 8000 sqft OPERATING RESTAURANT + 1@ (approx) 1500 sqft

ENDLESS POSSIBILITIES FOR ✦ LUXURY CONDOS ✦ RETAIL & HOTEL HYBRID

\$5,200,000

Iconic Operating Restaurant at
\$5,200,00 add
Prime Lots Assembled at \$1,500,00

Owner financing available to qualified investors

CONTACT: GERARD 760/578-4179 or MAT 310/963-7334



Uptown Outdoor Mall with
first floor luxury retail



FORTUN'S

KITCHEN & BAR

Main Restaurant Operation: approx. 8,000 sq ft W/ 10 mill imp.

- State of the art kitchen and back of house
- Separate pizza bar with rotisserie
- Temperature controlled wine room
- Stadium roof that opens to the sky
- Frozen Drink Rail at Main Bar Private Upstairs Dining Room with Restrooms & VIP Entrance
- Gross Sales in excess of 3 million
- Massive covered patio with various outdoor features







Gerard Noonan
 VP Hospitality Division - Realtor®
 760.578.4179
G.Noonan@TheFirmcommercial.com

CalDRE 01094571

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Mathew Thomas
 Vice President | Realtor®
 310.963.7334
MatInTheDesert@gmail.com

CADRE#02096128

EXISTING BUILDING

MIXED USE

Approx 1500 sq ft mixed used
presently office and storage



SURROUNDING AREA



CLOSE TO MADISON CLUB

Close to multiple exclusive country clubs and hub to World Class Dining and Festivals



ELEMENTS VISION OVERVIEW

NEAR LAQUINTA CIVIC CENTER

Strategically located high profile property in the heart of the LaQuinta Cove

PRE APPROVED MIXED USE TO GO 45 FT HIGH & 60 FT WITH MODIFIED CONDITION USE PERMIT

City has great interest in the developing and vision for this property as a flagship project in the booming area. This proposed rendering contains:

- * roughly 30k SF underground parking
- * 17.5 k SF retail in 8 units
- * 22k SF hospitality space
- * 18k SF hotel rooms on 2 floors
- * 3 X's 1,100 SF penthouse units overlooking the entire cove
- * upper level pickleball courts and spectacular infinity pool looking out over all the Cove.

RARE ON MARKET

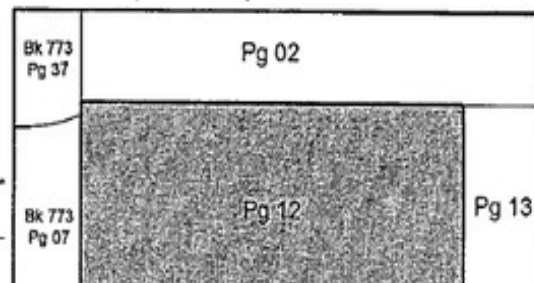
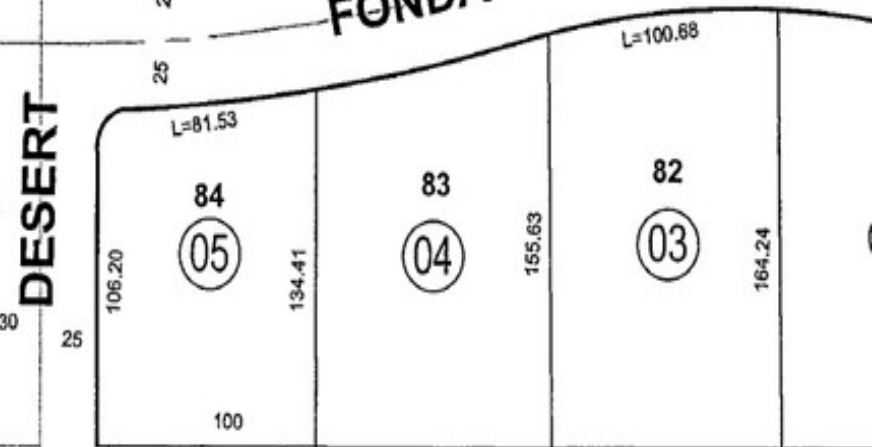
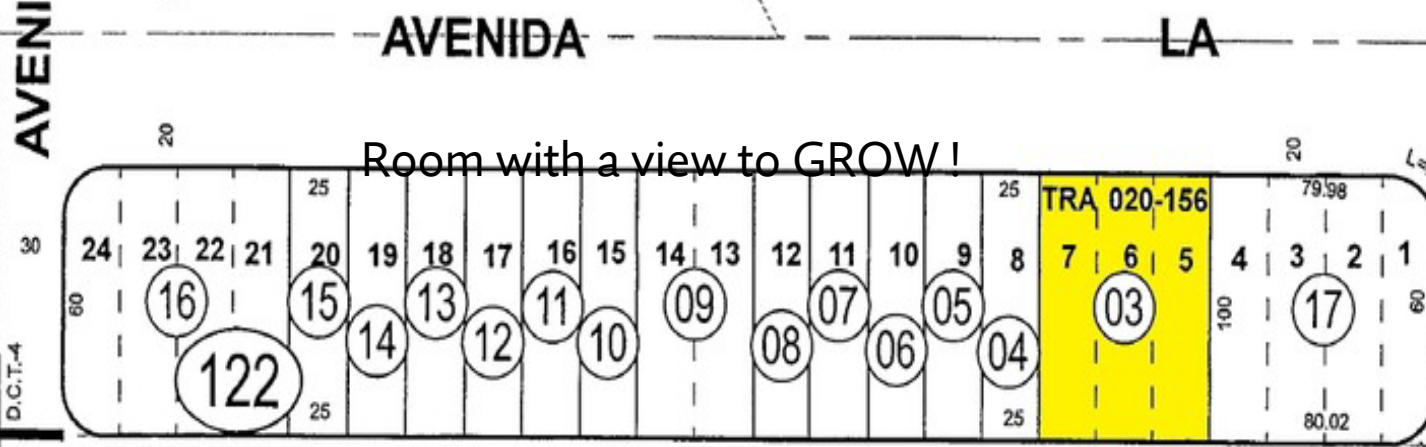
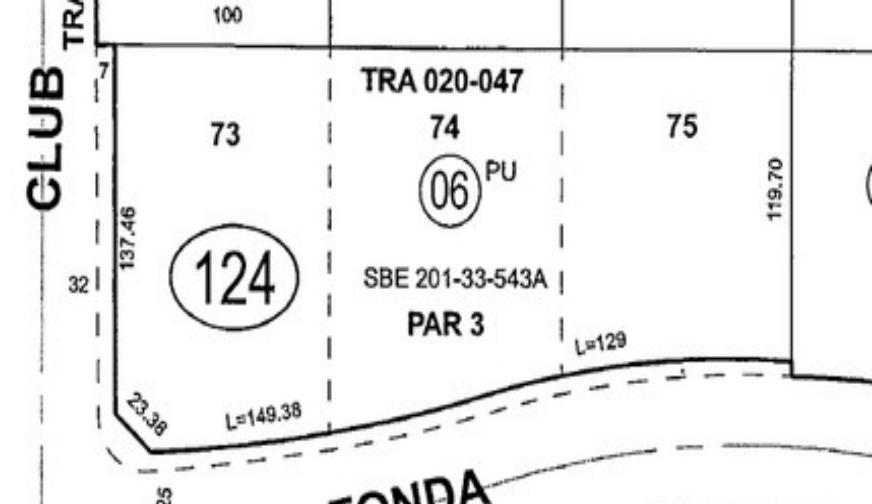
First offering of this assembled block located directly next to the Old Town development

UNIQUELY POSITIONS EAST VALLEY

This property sits in the perfect position to capitalize from all the county club culture and elevated vacation rental community.







MB	21	/	60		DESERT CLUB
PM	206	/	60	-	62
PARCEL MAP					

THANK YOU



Gerard Noonan
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gnoonan@thefirmcommercial.com
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www.desertlifestyleproperties.com

SUMMARY

This is a rare opportunity to develop a luxury condo and hotel hybrid in the heart of the LaQuinta Cove along side an existing upscale restaurant & bar that could easily become a nightclub with private VIP dining on any given day. The present operation has healthy cash flow and improvements far exceeding the offering price of the entire block. City preliminary contact has incredible support for this “Uptown District” and already there is much interest in the condominium component as well as the retail first floor space. Luxury living planned with upper-level infinity pool and pickleball courts.

Contact Gerard Noonan or Mat Thomas at The Firm Commercial
gnoonan@thefirmcommercial.com 760/578-4179

