

FOR SALE

TWO PROFESSIONAL OFFICE BUILDINGS

47-250 & 47-350 WASHINGTON STREET | LA QUINTA, CA

\$5,150,000.00

INVESTMENT HIGHLIGHTS

- ▶ Two high-image professional office buildings totaling 16,038 SF with just one vacancy.
- ▶ Both buildings currently sit on one land parcel totalling 1.51 acres of land. Opportunity for a buyer to do a parcel split and have each building on its own parcel.
- ▶ Great location on La Quinta's main office corridor with high traffic counts, excellent signage and easy access.
- ▶ Strong, long term tenants with just one medical suite available for lease.
- ▶ Please contact listing agents for financial information



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Palm Desert. 73000 Highway 111, Suite 200, Palm Desert, CA 92260 Corporate ID# 01911964

THE OFFERING

A unique investment opportunity that can work for either an owner/user or for an investor. Two professional office buildings, 47-350 is fully leased. 47-250 has one vacancy of 4,040 SF with medical improvements and the adjacent suite is leased to a short term tenant.

The clean, professional office buildings currently sit on one land parcel with excellent Washington Street frontage. Washington Street is the main north-south traffic corridor in the growing city of La Quinta. The location is ideal to serve the west end of the Coachella Valley with easy access to adjacent Indio and Coachella. Washington Street, south of Highway 111 has had a history of being popular with medical and real estate oriented businesses.

Office Construction has been halted since the Great Recession of 2008 in the Coachella Valley, leading to lowered vacancy rates while demand has grown with the population growth experienced since 2020.

47-250 & 47-350 WASHINGTON STREET LA QUINTA, CA

Parcel Size	1.51 Acres
47-250 Bldg Size	8,744 SF
47-350 Bldg Size	7,294 SF
APN	643-200-006

47-250 & 47-350 WASHINGTON STREET | LA QUINTA, CA

PROPERTY

ADDRESS

47-250 & 47-350 Washington Street
La Quinta, CA

APN

643-200-006

PROPERTY

47-250 - 8,744 SF
47-350 - 7,294 SF

PARCEL SIZE

1.51 Acres

VACANCY

One vacancy in 47-250 of 4,040 SF

ZONING

CG General Commercial

ASSOCIATION FEES

\$337.25 Quarterly



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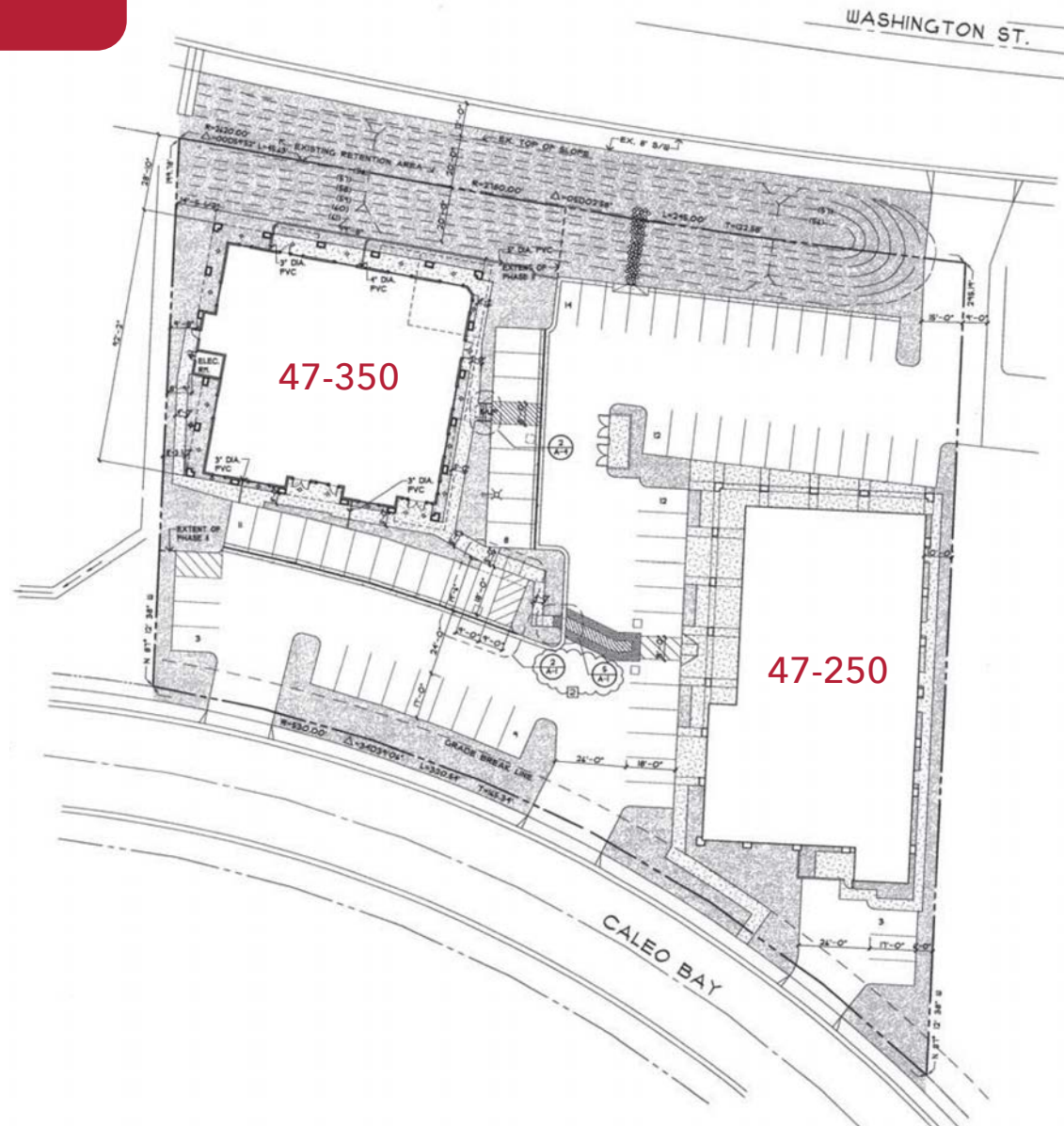
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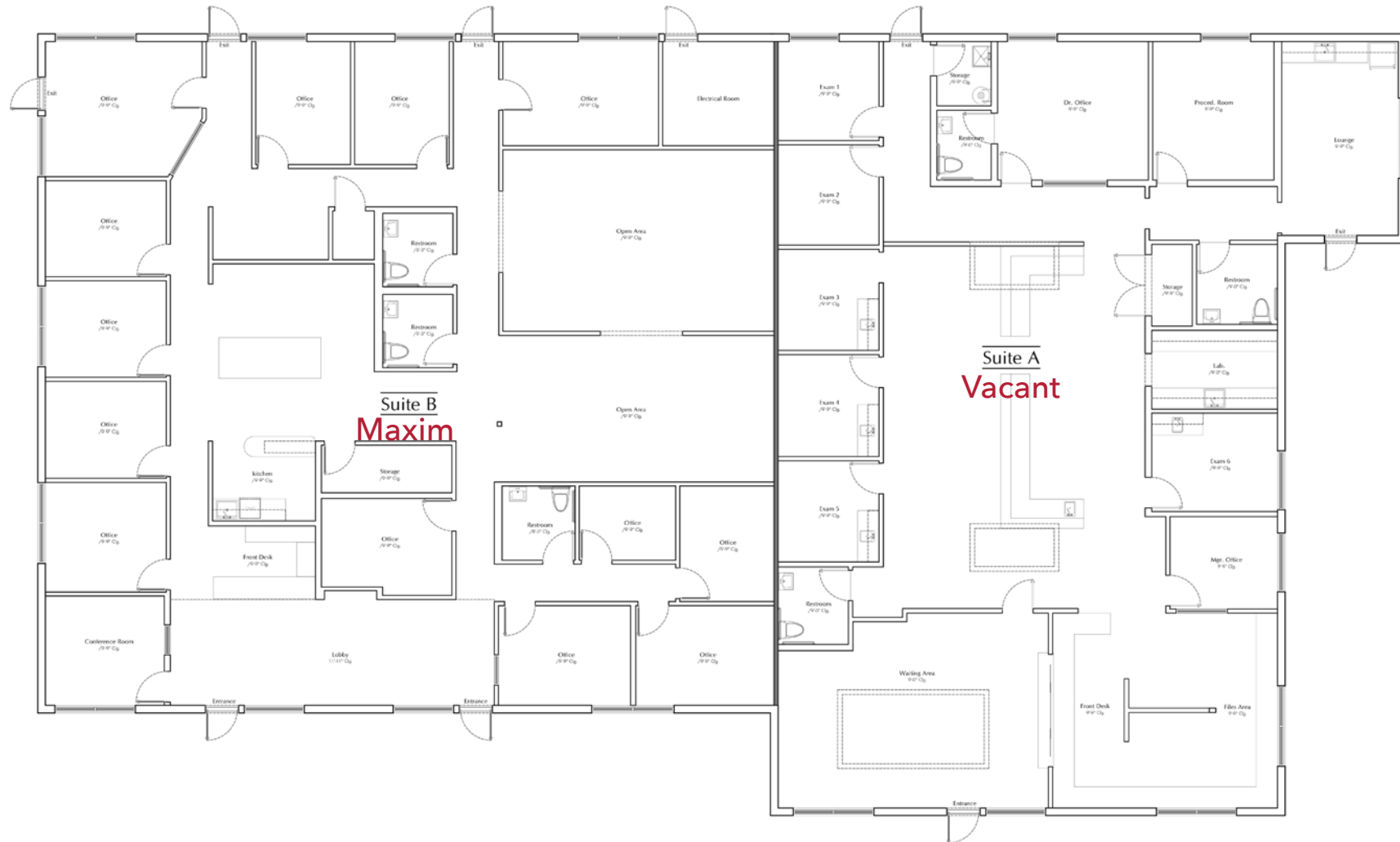
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SITE PLAN

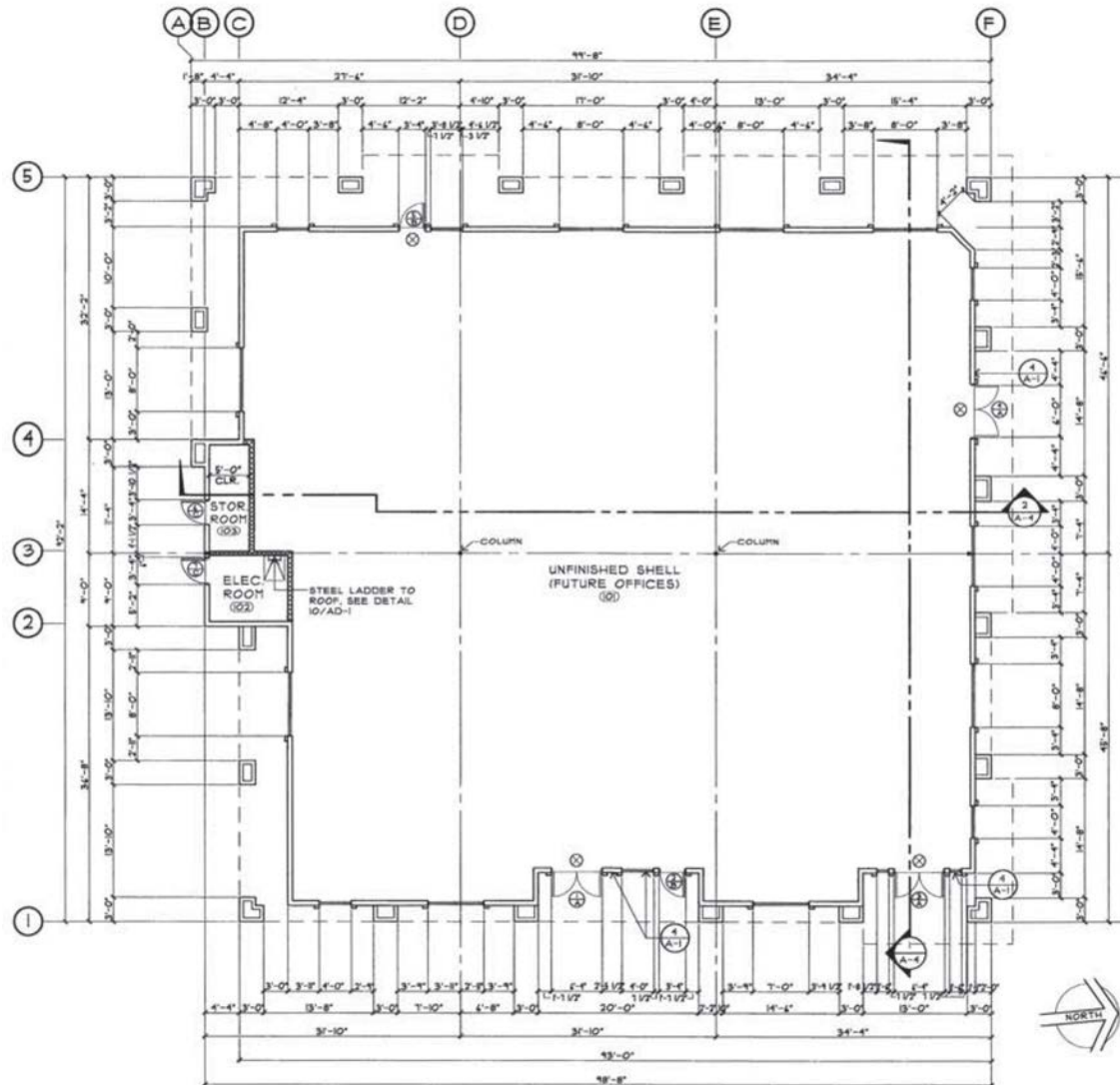


47-250 FLOOR PLAN



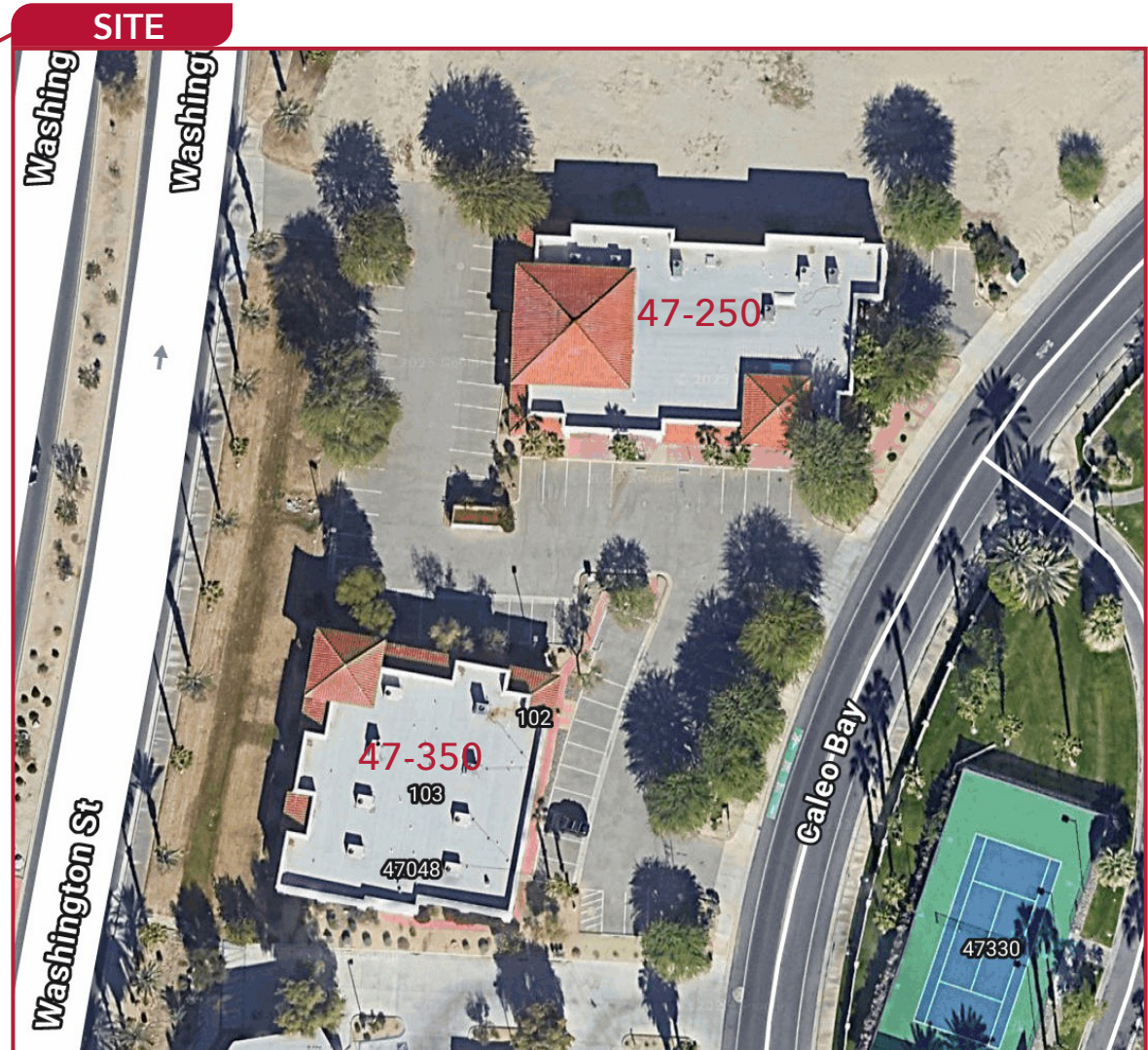
47-350 FLOOR PLAN

*Not reflective of current demising of the Building



47-250 & 47-350 WASHINGTON STREET | LA QUINTA, CA

PARCEL MAP & SITE AERIAL



47-250 & 47-350 WASHINGTON STREET | LA QUINTA, CA

AERIAL



AVERAGE DAILY TRAFFIC

EW 2,526

NS 39,617

WASHINGTON ST. & AVENUE 47



ESTIMATED POPULATION

3MI

72,785



TOTAL BUSINESSES

3MI

2,245