

# CENTRE AT LA QUINTA: WALMART ANCHORED PAD SITE AVAILABLE



**FEATURES: BUILDING FOOTPRINT APPROXIMATELY 25,000/sf, GROUND LEASE or BUILD TO SUIT**



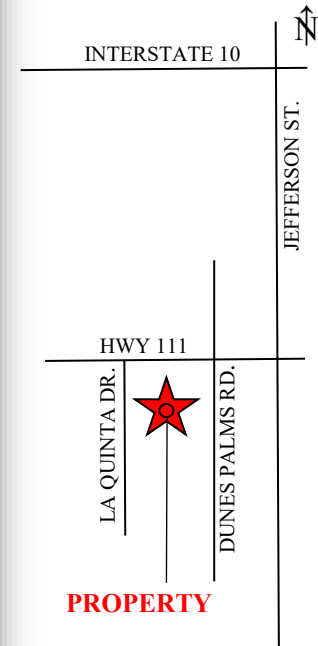
**Doug Montgomery**  
760-318-7484 Ext. 223 / Lic. 01435021  
doug@spinellocommercialrealestate.com

- ◆ Shopping Center anchored by Walmart
- ◆ Located in La Quinta's major retail district
- ◆ Affluent trade area serving La Quinta, Indian Wells and Indio
- ◆ Zoned CR: Retail, Drive-thru, Nurseries, Showroom, Medical and more
- ◆ Link for the City of L.Q. Regional Commercial Permitted Uses is available

The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

# CENTRE AT LA QUINTA: PAD SITE AVAILABLE / GROUND LEASE OR BUILD TO SUIT

WALMART ANCHORED CENTER: SWC US HIGHWAY 111, LA QUINTA, CA.



**SPINELLO**  
COMMERCIAL  
REAL ESTATE, INC.  
www.SPINELLOCOMPANIES.com  
DRE #00656284

**Doug Montgomery**  
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79-395 US Highway 111  
± 25,000 sf, Pad Site  
Price Negotiable

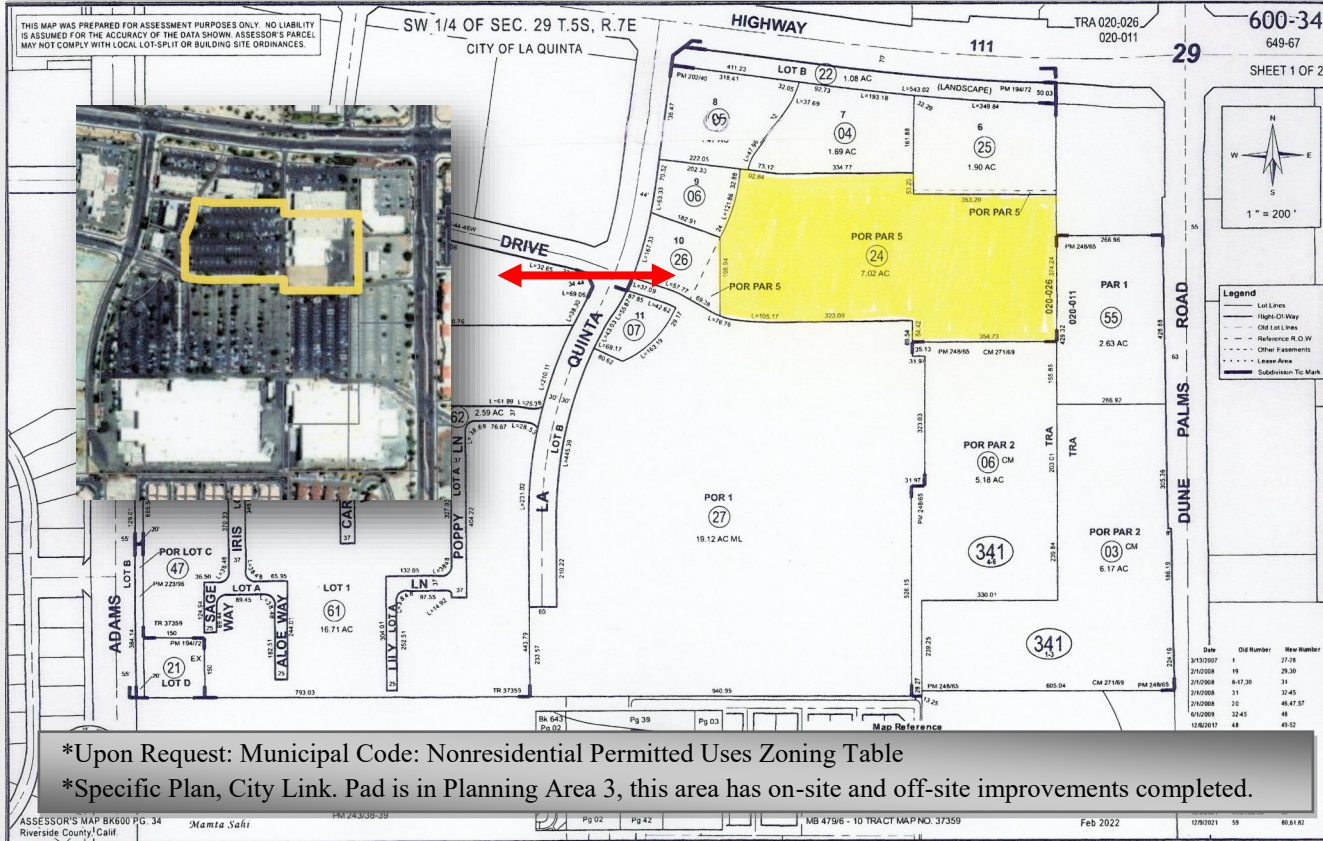


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# WALMART ANCHORED CENTER: SWC HWY 111 & DUNES PALM RD. / LA QUINTA

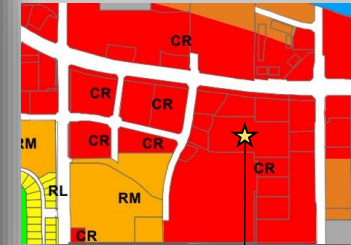
CENTRE AT LA QUINTA: PARCEL MAP / AVAILABLE CITY LINKS UPON REQUEST\*

ZONING



\*Upon Request: Municipal Code: Nonresidential Permitted Uses Zoning Table

\*Specific Plan, City Link. Pad is in Planning Area 3, this area has on-site and off-site improvements completed.



PROPERTY

## NONRESIDENTIAL DISTRICTS

- CR Regional Commercial
- CC Community Commercial
- CN Neighborhood Commercial
- CT Tourist Commercial
- CP Commercial Park
- CO Office Commercial
- MC Major Community Facilities



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79-395 US Highway 111  
La Quinta, Ca  
± 25,000 sf, Pad Site Now Available



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# WALMART ANCHORED CENTER: SWC HWY 111 & DUNES PALM RD / LA QUINTA

## CENTRE AT LA QUINTA: PHOTOS OF EXISTING INLINE BUILDINGS



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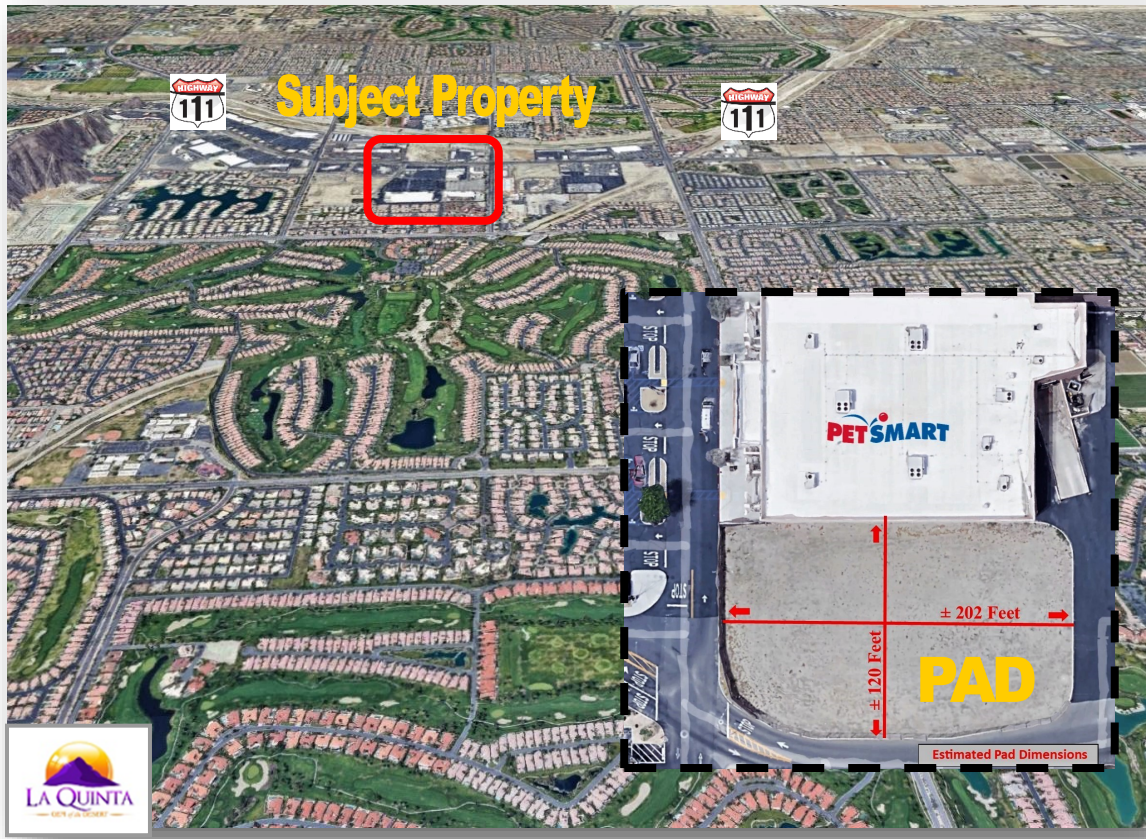
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Community Shopping Center  
Excellent Location, just off Highway 111  
Great co-tenancy with distinctive architecture



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# WALMART ANCHORED CENTER: PAD SPACE AVAILABLE



## PROPERTY SUMMARY

- ◆ Location: 79395 Hwy 111
- ◆ Restaurant, Drive Thru, Medical
- ◆ Adjacent Tenants: Walmart, Pet Smart, Marshalls, Floor Décor
- ◆ Dense Population/High Income

## DEMOGRAPHICS

### 2, 5 & 10 Mile Radius

- ◆ Households
- (2) 13,067, (5) 60,826, (10) 103,990
- ◆ Populations
- (2) 37,231, (5) 176,741, (10) 289,334
- ◆ Household Income
- (2) \$105,307, (5) \$95,705, (10) \$93,611

## TRAFFIC COUNTS

- ◆ Highway 111 / 41,121 CPD
- ◆ Jefferson / 32,464 CPD



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Building Footprint ± 25,000/sf

- Build to Suit
- Ground Lease
- Price: Negotiable

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