

LA QUINTA VALLEY PLAZA
79440 Highway 111, La Quinta, CA 92253
Retail Suite | For Lease

WILSON MEADE
COMMERCIAL REAL ESTATE

**±2,010 SF
Retail**



CAMERON RAWLINGS
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PROPERTY OVERVIEW

Located along the highly trafficked Hwy 111 corridor, 79440 Highway 111 is a neighborhood shopping center in the heart of La Quinta's primary commercial thoroughfare. The property offers strong visibility, convenient access, and is surrounded by established retail, service, and residential uses. Its central location along Hwy 111 provides consistent drive-by traffic and excellent exposure for a wide range of commercial users.

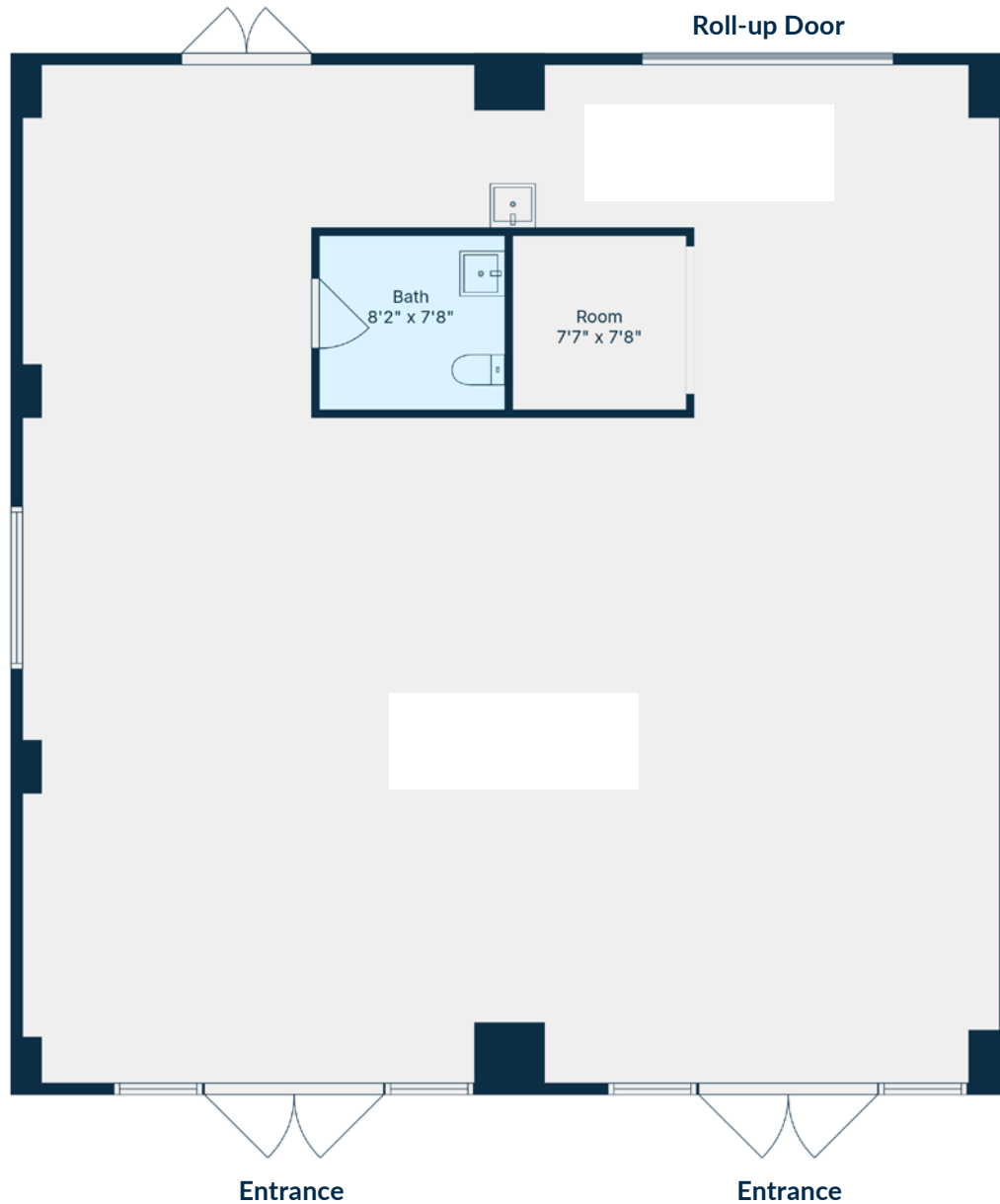
HIGHLIGHTS

Available Space:	Suite 101/102
Size:	±2,010 SF
Monthly Rent:	\$2.45/SF, Modified Gross
Zoning:	CP-Commercial Park
Features:	Roll-up door, Private Restroom, Open Floor Plan

PLAZA TENANTS

- Caring for Women
- Fit42
- Sabatinos
- Taqueria Teotihuacan
- JLT Nail Lounge
- Angel View
- Solas Salon





Suite 101/102

Size: ±2,010 SF

Rent: \$4,925/month (\$2.45/SF)

Zoning: CP-Commercial Park

Condition: Shell Space

Features: Roll-up door, Private Restroom, Open Floor Plan

PHOTOS

For Lease | Suite 101/102
79440 Highway 111, La Quinta, CA 92253



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RETAIL MAP | DEMOGRAPHICS

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DEMOGRAPHICS	1-mile	5-mile	10-mile
2024 Population	9,683	190,544	316,941
2024 Households	3,663	71,536	122,909
Median Age	42	44.2	46.6
Median HH Income	\$66,686	\$72,254	\$72,882
Average Daily Traffic (ADT)		Highway 111: 42,254	

YOUR ADVISOR



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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