

One Eleven La Quinta

78520 - 78998 CA-111 / 46050 - 46150 Washington St. / La Quinta, CA 92253

SHOPPING CENTER REMODEL COMING SOON!



LEASING BROCHURE

SHOPS & CO-ANCHOR

Co-Anchor Development Opportunity / **Up to 50K (Divisible)**

Retail & Improved Restaurant / **1,200 SF - 1,600 SF**

SRS Real Estate Partners / 610 Newport Center Drive / Suite 1500 / Newport Beach, CA 92660



Co-Anchor Development
Up to 50K (Divisible / 25K - 50K SF)

Retail & Improved Restaurant
1,200 SF - 1,600 SF

OVERVIEW

Highly successful power center anchored by multiple national credit retailers including Stater Bros., Ross, Kohl's, Petco and many more!

Located at US Hwy 111 and Washington Street, the premier intersection for the trade area with approximately 70K CPD

Affluent residential population with some of the highest household incomes in Southern California \$114,000+ in the City of La Quinta

Strategically developed retail center with extensive parking field and multiple convenient points of ingress/egress

Excellent signage and multiple monument signs with frontage along highly trafficked US Hwy 111

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	6,978	71,381	161,380
Avg Household Income	\$114,233	\$125,904	\$125,520
Daytime Population	7,753	26,240	63,169

TRAFFIC COUNTS

US Highway 111 / **approx. 37,300 cars per day**
 Adam Street / **approx. 13,700 cars per day**
 Washington Street / **approx. 36,700 cars per day**

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SITE PLAN



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PLEASE DO NOT DISTURB EXISTING TENANTS

Tenant Directory

Total GLA: 590,857 SF

TENANT	(SF)	TENANT	(SF)	TENANT	(SF)	TENANT	(SF)
1A Baskin Robbins	1,380	3C The Pool Store	1,600	7 Big 5 Sporting Goods	9,600	25B CAVA	Coming Soon 2,673
1B Talay Bowl	1,260	3D La Quinta Beauty Supply	1,600	8 Petco	15,258	28 Panera Bread	4,300
1C El Ranchito Taco Shop	1,260	4A Bella Smiles Dentistry	1,200	9 Five Below	10,791	31 Mattress Firm	4,500
1D China Jo's	1,380	4B Available	1,200	13 Tennis Warehouse	Now Open 7,067	32 Brothers Nails & Lashes	Coming Soon 2,500
2 Milauskas Eye Institute	8,100	4C Nail Studio	1,800	14 Deal Pending	5,011	33 AT&T	3,500
3A Available	1,600	5 Staples	23,942	15 Daiso	Now Open 7,601	A Pad A: New Development ~ Divisible	25K-50K
3B Tiffany's Sweet Spot	1,600	6 Ross Dress for Less	30,038	25A Shake Shack	Coming Soon 3,159	C Pad C: New Development ~ Divisible	22,000

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Building Remodel

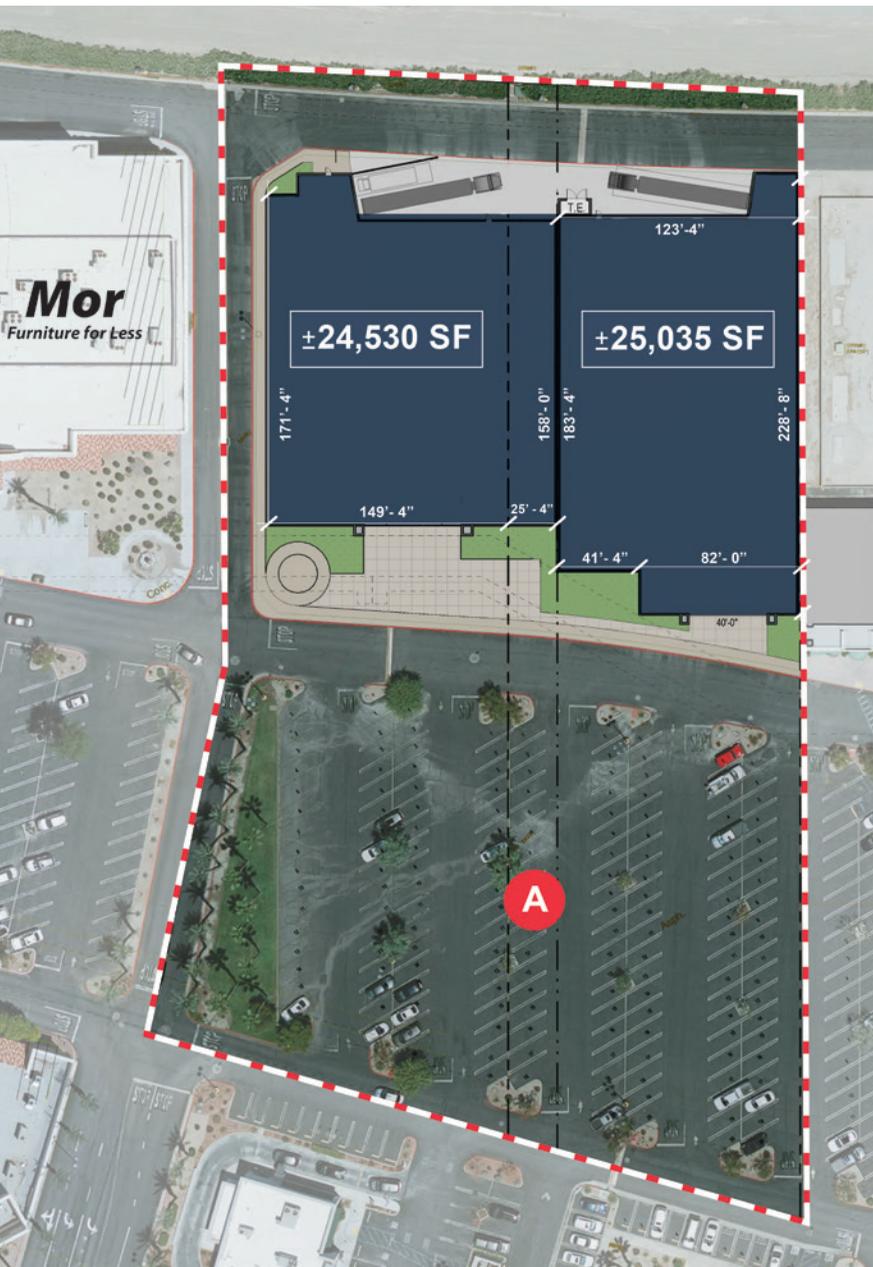
PLANNED FACADE UPGRADES



PAD A

Co-Anchor Development
Up to 50K (Divisible: 25K - 50K SF)

CONCEPTUAL SITE PLAN



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CONTACT



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