



**COLDWELL
BANKER
COMMERCIAL**

LYLE & ASSOCIATES, LP

FOR LEASE

**PLAZA AT POINT HAPPY
78370 HIGHWAY 111
LA QUINTA, CA 92253**

OFFICE/RETAIL SPACE
1,313 SF.

AREA

NWC Washington Street and Highway 111. La Quinta's busiest intersection. Close to major retail, restaurants and Eisenhower Argyros Medical Center building. Three convenient entry points from Highway 111 and Washington Street.

OFFICE/RETAIL SPACE AVAILABLE



Curtis Barlow
760 899 7700
cbarlow@cbclyle.net
CaDRE #01380247

Marta Ward Blodgett
310 493 0580
mward@cbclyle.net
CaDRE #01309501

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**COLDWELL BANKER COMMERCIAL
LYLE & ASSOCIATES, LP**
78000 Fred Waring Drive, Suite 200, Palm Desert, CA 92211
760.772.6400

CBCWORLDWIDE.COM



PLAZA AT POINT HAPPY

78370 Highway 111, La Quinta, CA 92253

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PROPERTY DESCRIPTION

Two-story Mediterranean design building with office over retail. Great views, covered parking. On-site services include banking, restaurants, gas station. Prestige look for your office in a convenient location in La Quinta. Great rental rates available in an upscale environment. Be among the lucky businesses that are located at Point Happy. Affluent population - \$84,700 median household income-5 mile radius.

PROPERTY HIGHLIGHTS

- Located at a key commercial intersection
- Covered parking
- Head - in parking for office suites

OFFERING SUMMARY

Lease Rate:	\$1.40 SF/month (MG)
Number of Units:	25
Available SF:	1,313 SF
Lot Size:	1.68 Acres
Building Size:	43,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,908	36,270	86,453
Total Population	7,328	63,880	158,878
Average HH Income	\$69,041	\$69,339	\$67,783

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Floor Ste 220	Available	1,313 SF	Modified Gross	\$1.40 SF/month	Former martial arts studio. All open space with mirrors on one wall. First year rental rate to \$1.40/SF/month, this suite has no in-suite restroom.

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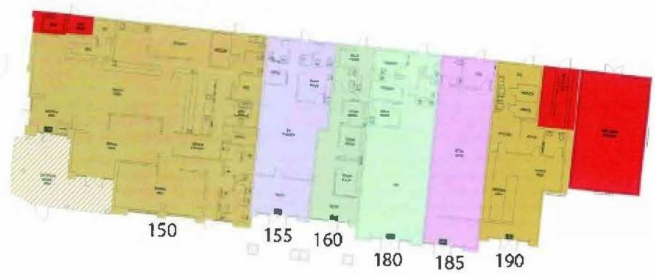
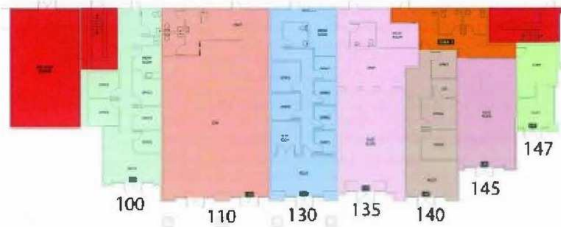
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FIRST FLOOR TENANT ROSTER

SUITE	SF	TENANT
100	1,343	N Your Home Health Care
110	2,588	F45 Fitness
130	1,620	CVSA
135	1,563	Randy Willard
140	1,162	Jincai Luo
145	1,028	Aromax
147	569	Karlek Skin Care

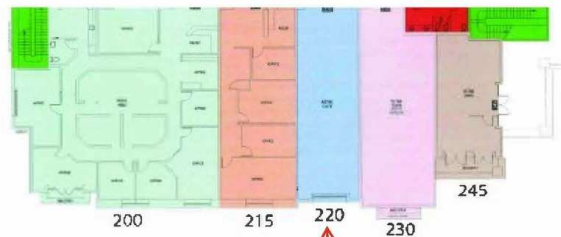
SUITE	SF	TENANT
150	4,839	El Patio
155	1,447	Foot Massage
160	978	Med Spa
180	1,616	Bella Nails
185	1,331	One Stop Barber Shop
190	1,440	Coldstone Creamery



SECOND FLOOR TENANT ROSTER

SUITE	SF	TENANT
200	3,642	RNX Int'l & Staffing Nest
215	1,671	RNX International
220	1,313	AVAILABLE
230	1,575	Attorney
245	986	Therapist
250	766	Daniel Williams
255	2,092	Pocial, LLC

SUITE	SF	TENANT
260	1,425	Ad Astra BAS
265	1,306	Exterminator
270	1,124	Farmers Insurance
280	1,727	Salon
285	1,287	Chiropractor
290	1,435	Uptown Escrow Services



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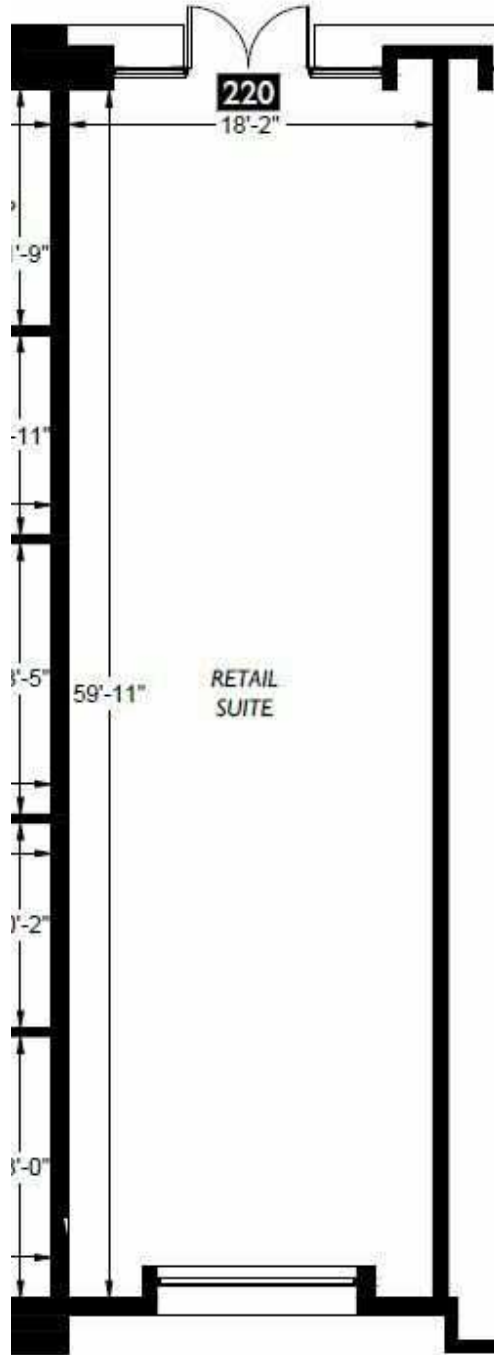
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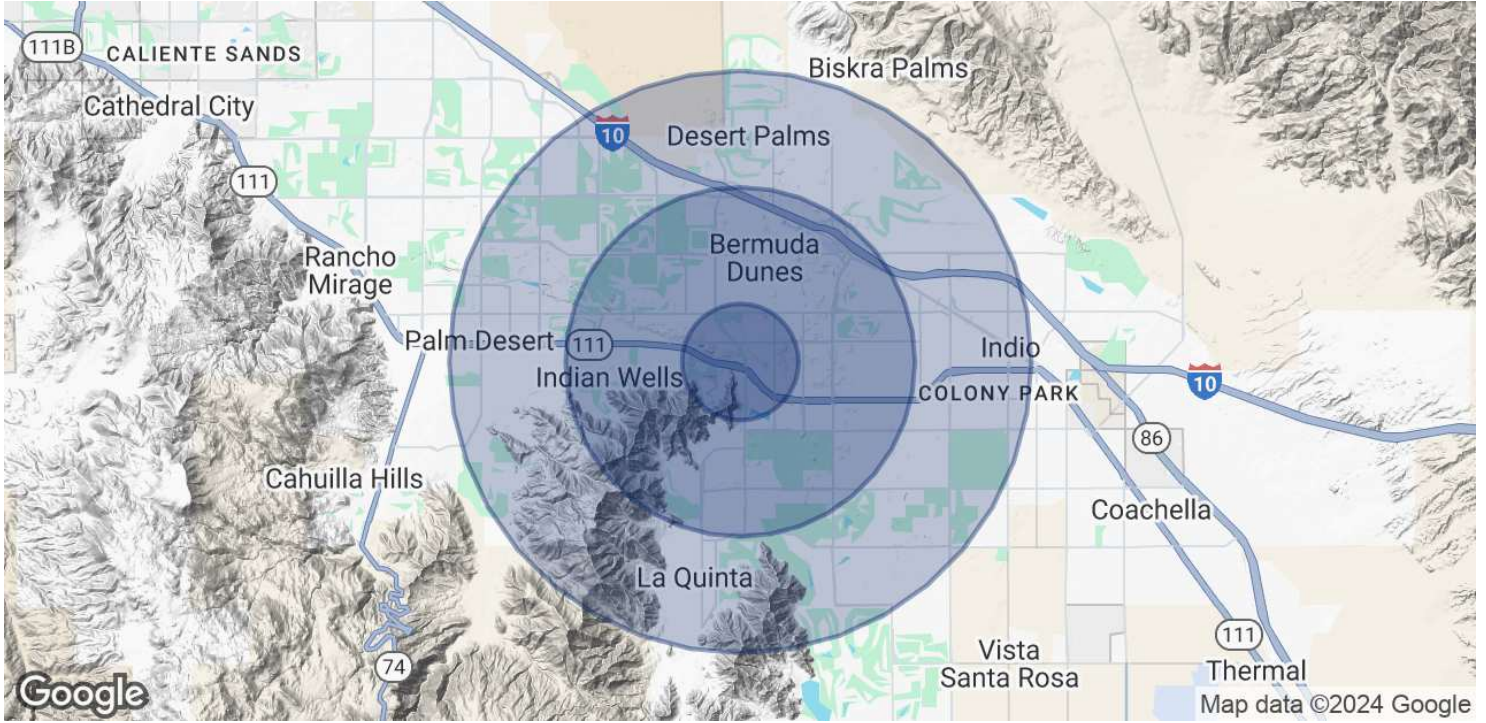
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,328	63,880	158,878
Average age	45.2	45.7	44.8
Average age (Male)	45.5	43.8	43.4
Average age (Female)	44.3	46.6	46.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,908	36,270	86,453
# of persons per HH	1.9	1.8	1.8
Average HH income	\$69,041	\$69,339	\$67,783
Average house value	\$411,328	\$413,058	\$374,664

* Demographic data derived from 2020 ACS - US Census

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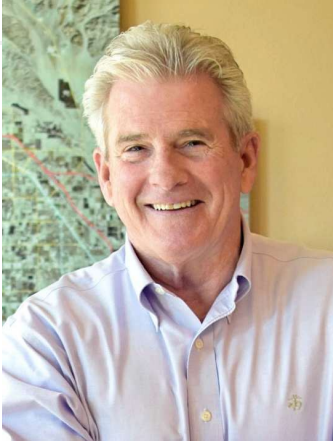
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