

RETAIL/OFFICE SPACES FOR LEASE
THE DUNES BUSINESS PARK
79710 HIGHWAY 111, LA QUINTA, CA 92253



Size: ±1,233-4,933 SF
Rate: \$1.75-1.95/SF NNN



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PROPERTY OVERVIEW

The Dunes Business Park
79710 Highway 111, La Quinta, CA 92253

PROPERTY DETAILS

The Desert Dunes Business Park is a retail center located on Highway 111 in the City of La Quinta. The center is anchored by Dollar Tree, Goodwill and Smart & Final and is also home to Handels Ice Cream, Pho Vu Vietnamese Cuisine, Jack in the Box and more.

Suite 103 is available now with a mostly open floor plan with office and storage area along with two restrooms and is approximately 3,700 SF.

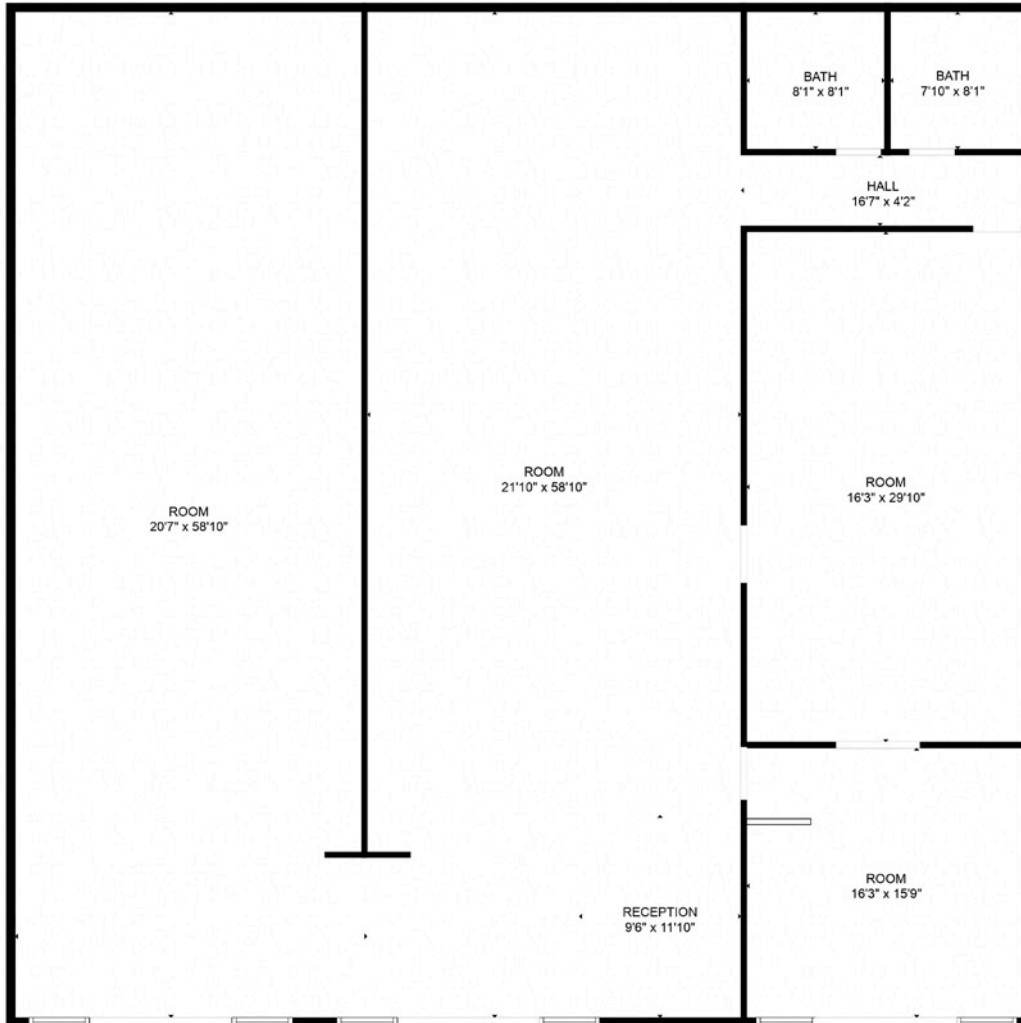
Suite 104 is currently occupied by an eye doctor and will be available January 1, 2025. The spaces could be combined for a total of 4,933 SF if more space is needed.



SUITE 103

Size: ±3,700 RSF
Rent: \$1.75 PSF + (\$0.65 NNN)
Available: Now

- Large Open Waiting Area
- Floor-to-ceiling Windows
- Two (2) Restrooms
- Suite 103 can be combined with suite 104 (1,233 SF) starting January 1, 2025 for a total rentable area of 4,933 SF.

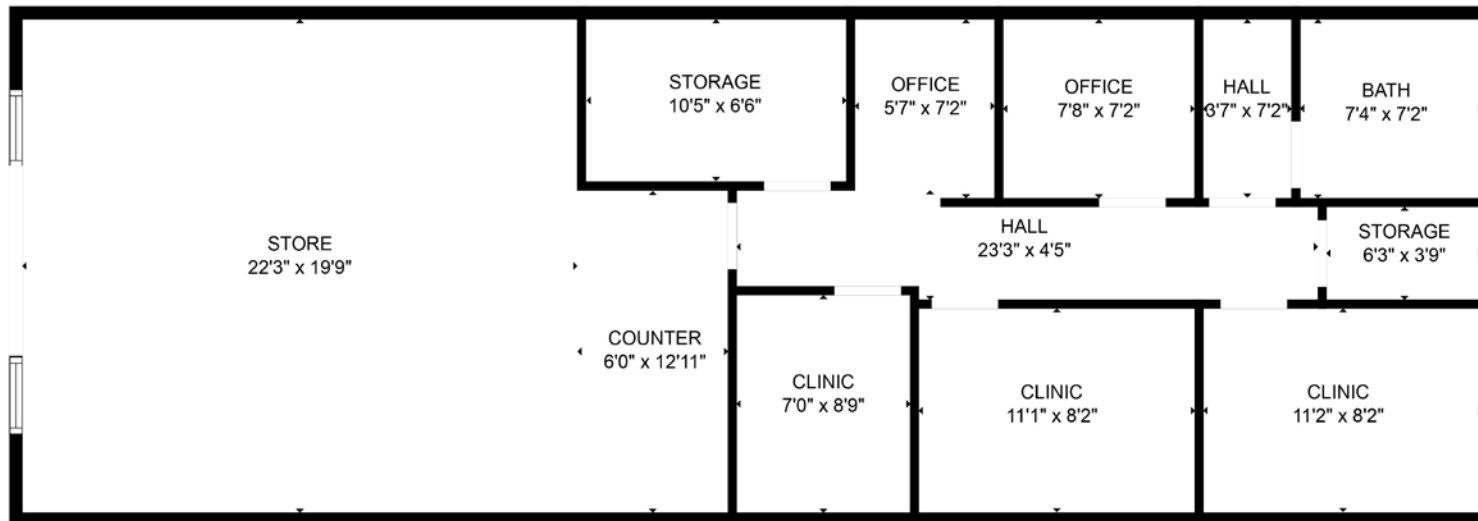


SUITE 104

Size: ±1,233 RSF
Rent: \$1.95 PSF + (\$0.65 NNN)
Available: 01/01/2025

- Currently built out as optical showroom and offices
- Front Retail Showroom is ±440 SF
- Six (6) Private Offices
- Storage Room
- Private Restroom

Do not disturb tenant. Reach out to Broker for an exclusive showing.



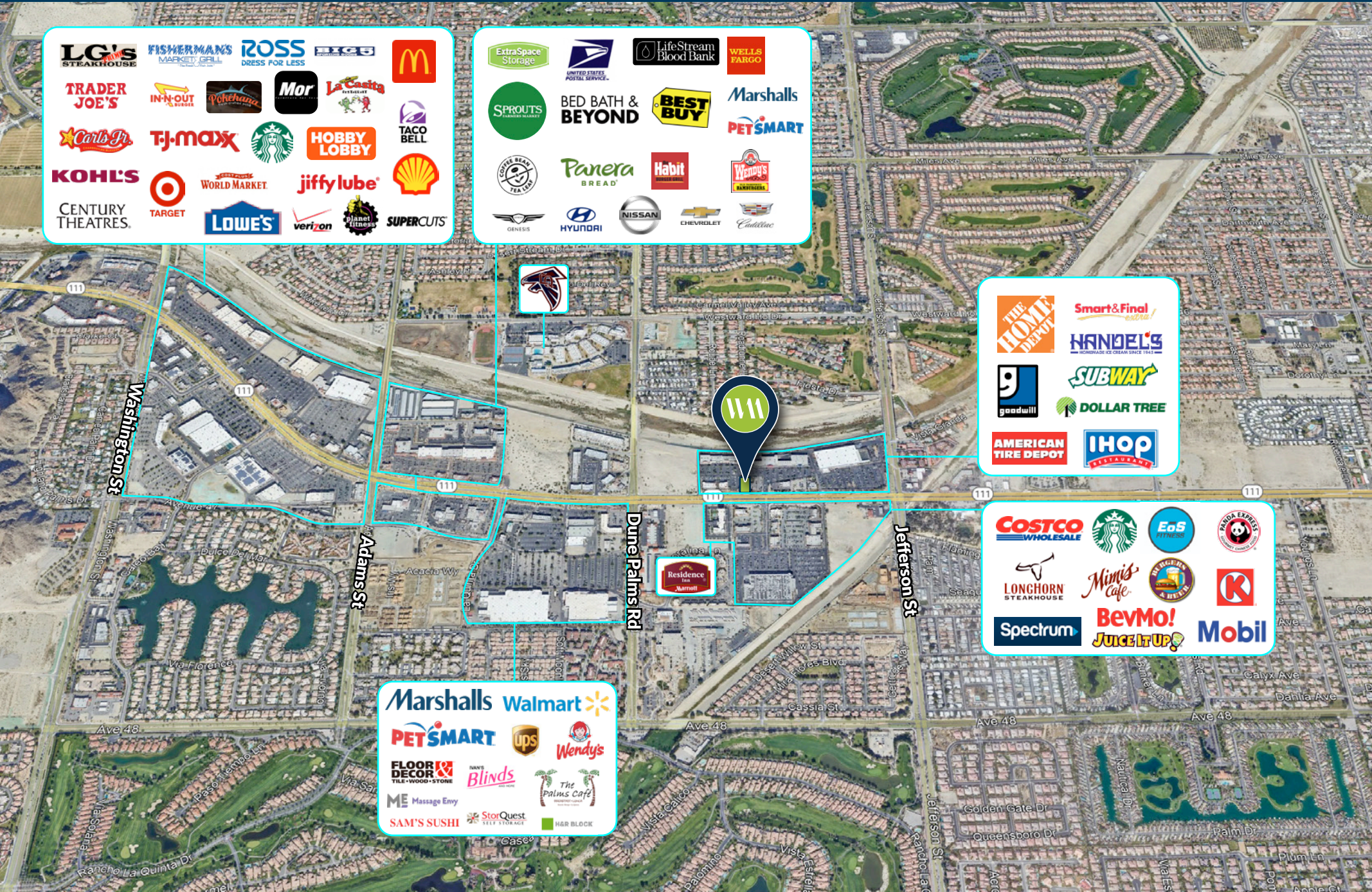
RETAILER MAP

The Dunes Business Park
79710 Highway 111, La Quinta, CA 92253



AERIAL MAP

The Dunes Business Park
79710 Highway 111, La Quinta, CA 92253



LG's STEAKHOUSE **FISHERMAN'S MARKET GRILL** **ROSS DRESS FOR LESS** **PICB** **McDonald's**
TRADER JOE'S **IN-N-OUT** **Que Pasa** **Mor** **La Casita**
Carls Jr. **TJ-MAXX** **Starbucks** **HOBBY LOBBY** **TACO BELL**
KOHL'S **Target** **WORLD MARKET** **jiffy lube** **Shell**
CENTURY THEATRES. **LOWE'S** **verizon** **Planet Fitness** **SUPERCUTS**

ExtraSpace Storage **UNITED STATES POSTAL SERVICE** **LifeStream Blood Bank** **WELLS FARGO**
SPROUTS FARMERS MARKET **BED BATH & BEYOND** **BEST BUY** **Marshalls**
COFFEE BEAN TEA LEAF **Panera BREAD** **Habit** **Wendy's**
GENESIS **HYUNDAI** **NISSAN** **CHEVROLET** **Cadillac**

THE HOME DEPOT **Smart & Final extra!**
9 goodwill **HANDEL'S** **SUBWAY** **DOLLAR TREE**
AMERICAN TIRE DEPOT **IHOP RESTAURANT**

COSTCO WHOLESALE **Starbucks** **EoS** **PANDA EXPRESS**
LONGHORN STEAKHOUSE **Mimi's Cafe** **AMERICAN BOTTLED BEER** **K**
Spectrum **BevMo!** **JUICE IT UP!** **Mobil**

Marshalls **Walmart**
PET SMART **ups** **Wendy's**
FLOOR DECOR TILE WOOD STORE **Blinds** **The Palms Cafe**
ME Massage Envy **SAM'S SUSHI** **StorQuest SELF STORAGE** **H&R BLOCK**

AREA INFORMATION AND LIFESTYLE

When La Quinta "Gem of the Desert" incorporated on May 1, 1982, it was named for the La Quinta Resort which had been established in 1926.

La Quinta in Spanish means "the fifth." Also, "quinta" is a type of hacienda.

La Quinta is a leading golf destination, southeast of Palm Springs. La Quinta's population has grown by almost 13% since 2010. The city offers amazing restaurants, hiking and biking trails, world class polo, mega-music festivals, world class tennis, and spas and wellness centers, not to mention the legendary La Quinta Resort, where Frank Capra wrote Lost Horizon, has lured celebrities since opening in 1926. The municipal golf course SilverRock offers outstanding golfing at the hem of the Santa Rosa Mountains. Coming soon, SilverRock will feature two distinguished hotels from the Montage and Pendry brands, a limited collection of branded residences and exceptional amenities that celebrate the spirit of La Quinta.

QUICK FAQs

- Median age for La Quinta is 45 years old
- Permanent population is 42,329
- Average household income is \$83,845
- Average temperature is 75 degrees
- Average rainfall is less than 5 inches
- La Quinta has 25 golf courses
- La Quinta has 16 parks and several miles of biking and hiking trails



LISTING AGENTS



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