

NEWMARK

47-120 DUNE PALMS, LA QUINTA, CA

Medical and Retail Condos For Sale

2,428 - 4,948 SF AVAILABLE IN DESIRABLE LA QUINTA LOCATION



**SUITE 105
AVAILABLE
± 2,551 SF**

**SUITE 115
AVAILABLE
± 2,520 SF**

**SUITE 117
AVAILABLE
± 2,428 SF**

111

DUNE PALMS RD.

Property Highlights

- Great medical co-tenancy
- Excellent SBA Loan Opportunity– Opportunity to own your own building versus leasing
- Well parked at 4.75/1,000
- Monument signage on Dune Palms Rd.
- Easy ingress & egress

PRICING

	SF	PSF	Sale Price
Unit #105	2,551	\$391.61	\$999,000
Unit #115	2,520	\$365.00	\$919,800
Unit #117	2,428	\$365.00	\$886,220
Unit #115 & #117	4,958	\$355.00	\$1,756,000

DEMOGRAPHICS

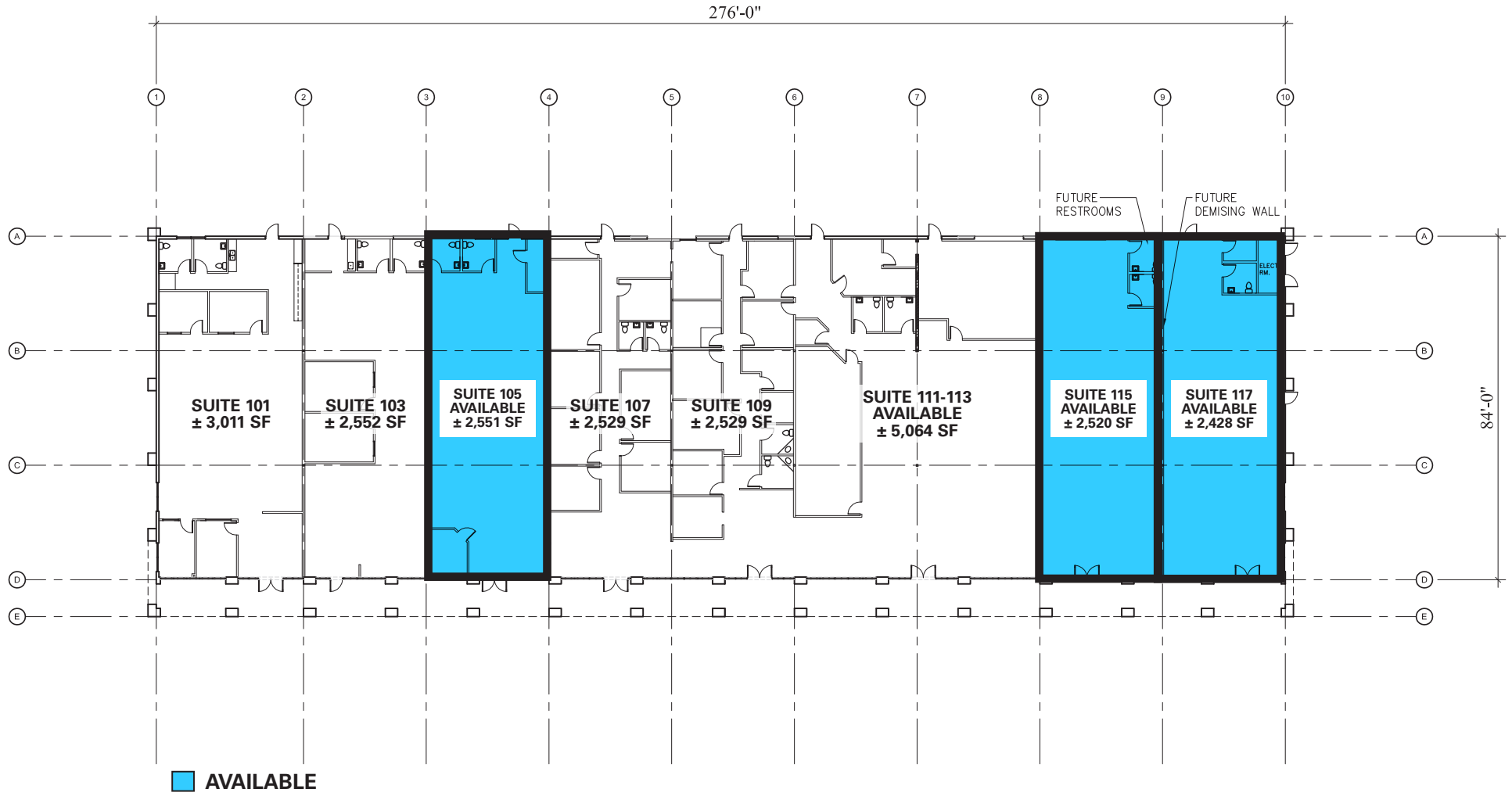
	1 MILE	3 MILES	5 MILES
Total Household	3,096	28,147	59,856
Total Population	8,321	76,403	165,114
Average HH Income	\$117,809	\$113,749	\$117,173
Daytime Population	7,423	27,486	60,858

TRAFFIC COUNTS

Hwy 111	42,150 cars per day
Dune Palms Rd.	8,869 cars per day



Floor Plan





LA QUINTA HIGH SCHOOL



111



SITE

111



WASHINGTON ST.

ADAMS ST.

JEFFERSON ST.

DUNE PALMS RD.



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LA QUINTA, CA

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NEWMARK

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