

**PRIME RETAIL FOR LEASE**  
JEFFERSON SQUARE  
44-125 JEFFERSON STREET, LA QUINTA, CA 92253



**ONLY ONE SUITE  
AVAILABLE**



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## LOCATION HIGHLIGHTS

This heavily trafficked intersection offers ideal visibility for essential retailers, medical/offices and restaurants, alike. With plans to complete the development of Jefferson Square by incorporating multifamily, this opportunity is perfectly situated to serve the local community. The constant influx of tourism brought about by professional sporting activities, music events makes this location highly attractive. The owner recently painted and landscaped the property to enhance the location's appeal. And, several of the buildings have new HVAC, electrical, and other building features making the spaces highly desirable and low maintenance.

## LOCATION FEATURES

- Located at one of the busiest intersections in the Eastern Coachella Valley with over 63,000 CPD
- Anchored by CVS
- Ample parking with total of 362 parking stalls
- Easy access to I-10 Freeway and CA Hwy 111
- Ideal for Grocery Store or other Retail/Medical uses
- Formally Fresh & Easy Build-To-Suit site



# SITE PLAN

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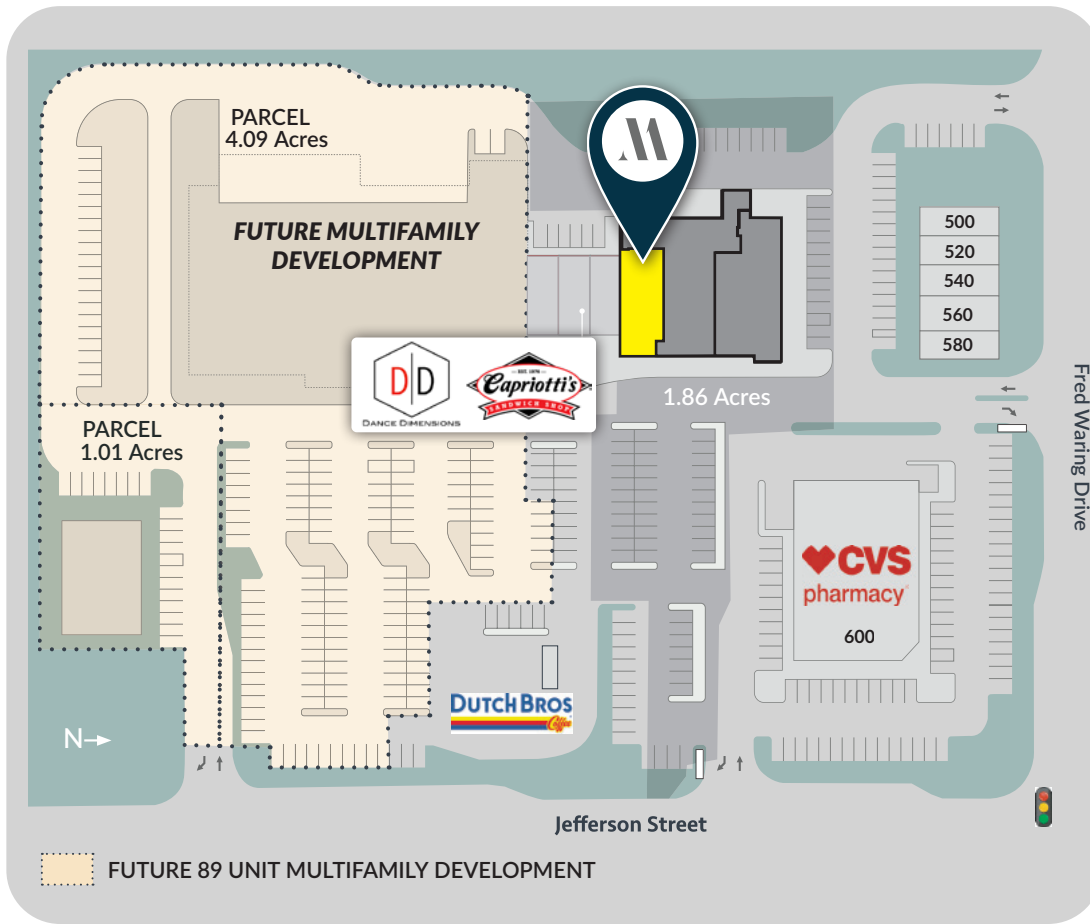


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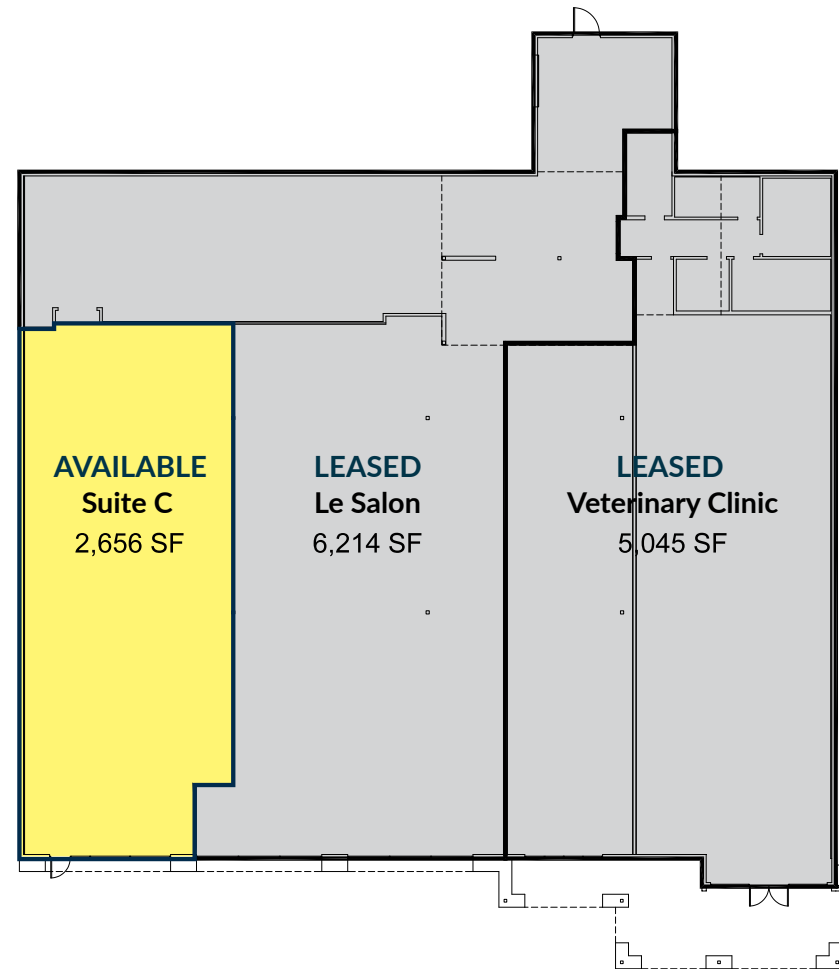
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## SUITE C - AVAILABLE

<b>Size:</b>	2,656 sq. ft. rentable
<b>Rental Rate:</b>	\$2.30 sq. ft. + NNN
<b>Free Rent:</b>	Two-months for qualified tenant on new 5-year lease
<b>Delivery:</b>	Brand new vanilla shell with new storefront
<b>About:</b>	New tenant improvements in process for this frontage suite. Capriotti's Sandwich Shop, Dutch Brothers, CVS and Le Salon among tenant within this ideal shopping center. Excellent traffic counts, building signage available and low NNN's.

<b>Suite B</b>	Leased
<b>Size:</b>	6,214 sq. ft.

<b>Suite A</b>	Leased
<b>Size:</b>	5,045 sq. ft.





DEMOGRAPHICS		1-Mile	3-Mile	5-Mile
Population	2024 Population	11,065	97,773	186,905
	2029 Projection	11,893	104,632	202,146
	Growth 2024-2029	1.5%	1.4%	1.6%
Households	2024 Households	4,181	36,034	70,315
	2029 Projection	4,483	38,608	76,349
	Growth 2024-2029	1.4%	1.4%	1.7%
Household Income	2024 Average Household Income	\$116,118	\$94,123	\$101,728
	2024 Median Household Income	\$97,607	\$66,448	\$72,272

## LA QUINTA, CA

Nestled in the picturesque Coachella Valley, La Quinta has emerged as one of the most sought-after cities in the region. Located approximately 25 miles southeast of Palm Springs, this charming city spans 35 square miles and is home to a vibrant community of around 40,000 residents.

Surrounded by the stunning Santa Rosa Mountains, La Quinta offers a plethora of outdoor activities for nature enthusiasts. World-class golf courses like PGA West beckon golf aficionados, while an extensive network of hiking and biking trails invites exploration of the breathtaking desert landscape.

Beyond its natural beauty, La Quinta offers excellent schools, exceptional shopping opportunities, and a flourishing arts scene. With its growing population, La Quinta presents an exciting opportunity to be part of a dynamic and welcoming community.



## QUICK FAQs

- Median age for La Quinta is 49.6 years old
- Permanent population is 37,846
- Average household income is \$83,412
- 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



## YOUR ADVISORS



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