

PRIME OFFICE SPACE AVAILABLE

PLAZA AT POINT HAPPY

78370 Highway 111 La Quinta, CA 92253



LEASE RATE \$1.40 - 1.75 SF/month

Curtis Barlow
(760) 899-7700
CalDRE #01380247

Marta Ward Blodgett
(310) 493-0580
CalDRE #01309501

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LYLE & ASSOCIATES,
LP

OVERVIEW

PLAZA AT POINT HAPPY

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OFFERING SUMMARY

Lease Rate:	\$1.40 - 1.75 SF/month (NNN; MG)
Building Size:	43,000 SF
Available SF:	1,124 - 1,343 SF
Lot Size:	1.68 Acres
Number of Units:	25
Year Built:	2005
Zoning:	C1
Market:	Inland Empire
Submarket:	Coachella Valley

PROPERTY OVERVIEW

Elevate Your Business at Point Happy – La Quinta's High-Visibility Office & Retail Destination!

This beautifully designed two-story Mediterranean-style property features office suites above retail, offering a professional image in an exceptional setting.

Enjoy mountain views, covered parking, and convenient on-site amenities including banking, restaurants, and a gas station—all just steps from your office.

Create the professional presence your business deserves with competitive lease rates in an upscale environment. Join the thriving community of businesses that call Point Happy home.

Affluent trade area with an \$84,700 median household income within a 5-mile radius.

Two small office suites available.

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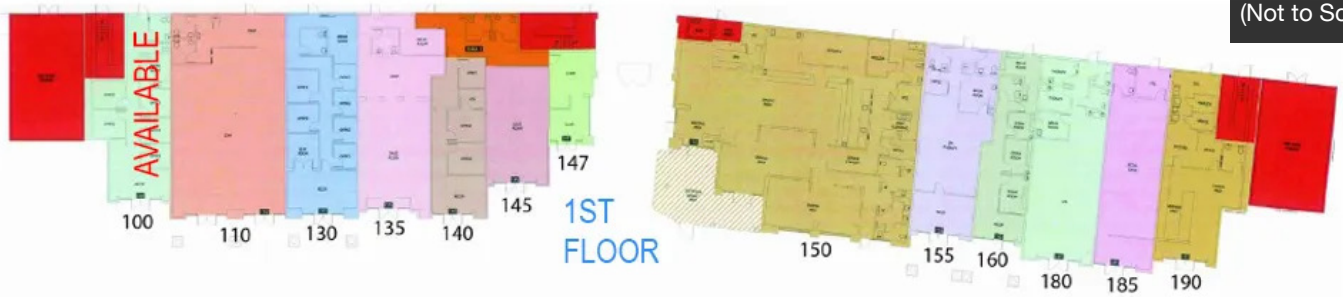
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AVAILABLE

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(Not to Scale)



FLOORPLANS WITH AVAILABLE SPACES



LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	36 months
Total Space:	1,124 - 1,343 SF	Lease Rate:	\$1.40 - \$1.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor Ste 100	Available	1,343 SF	NNN	\$1.75 SF/month	Suite has 6 offices and an in-suite restroom. \$1.75/SF/month. NNN \$.70/SF/month. Minimum lease term three years.
2nd Floor Ste 270	Available	1,124 SF	Modified Gross	\$1.40 SF/month	Small office space with an in-suite restroom. 976 sf usable sq. ft.

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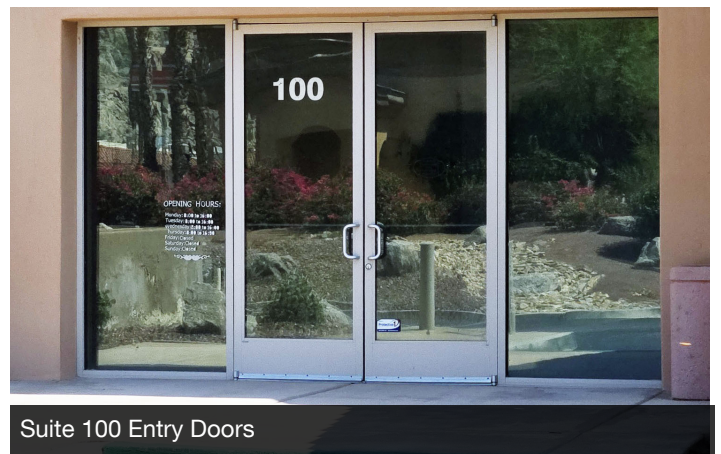
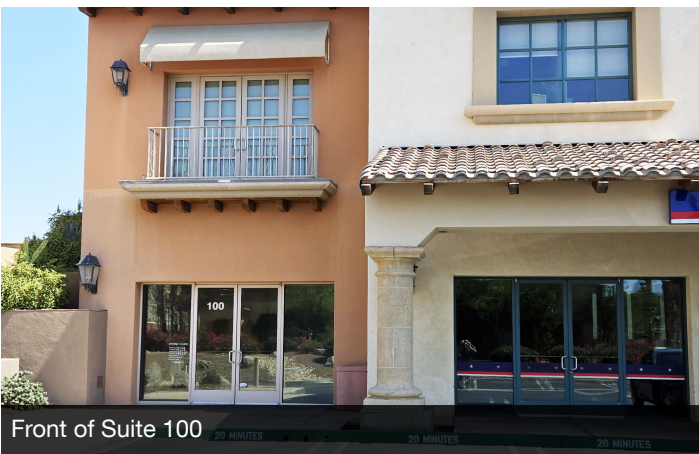
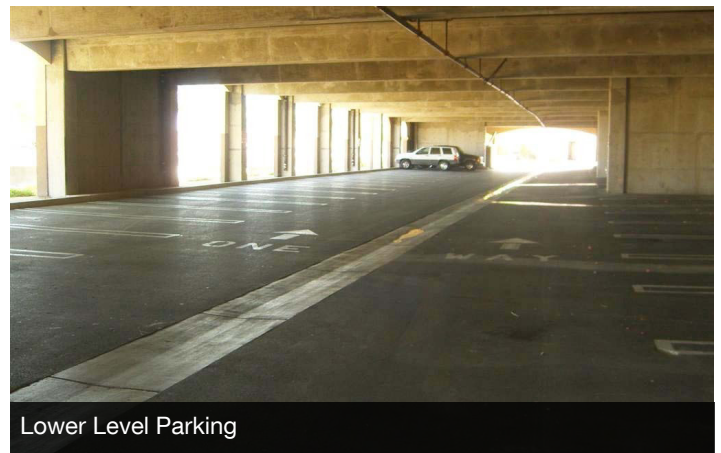
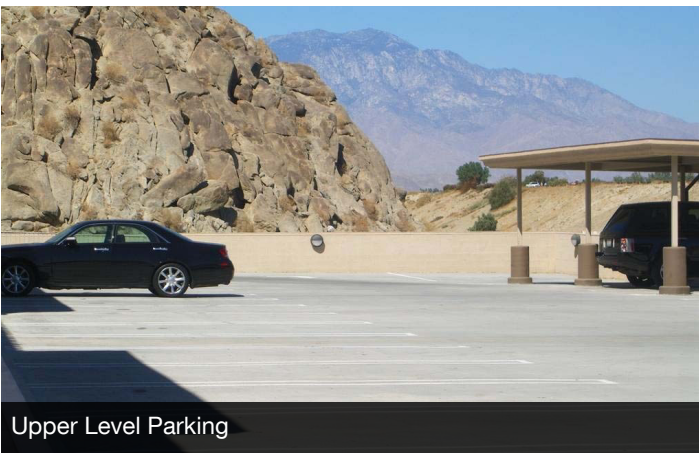
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PHOTOS

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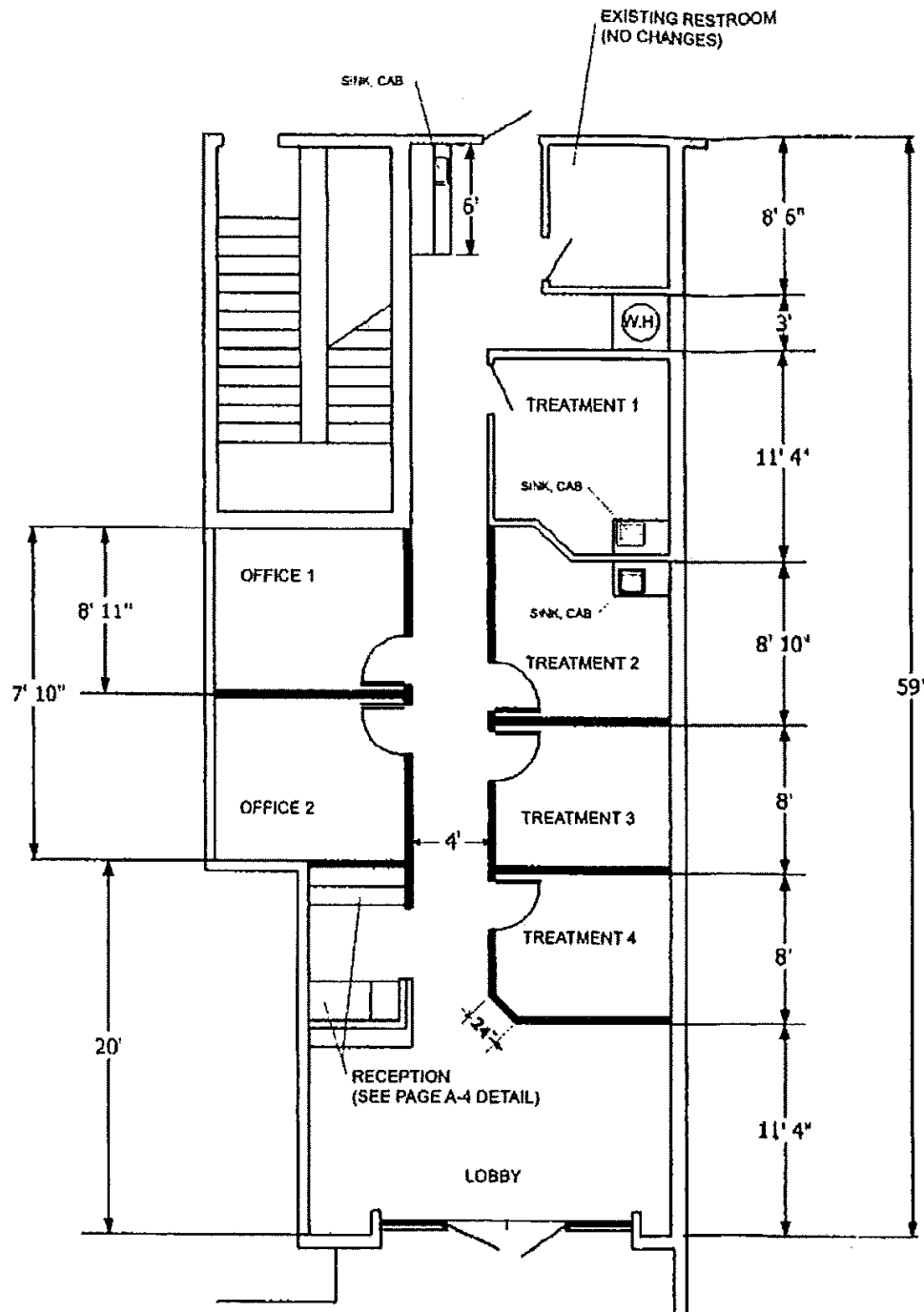
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SUITE 100

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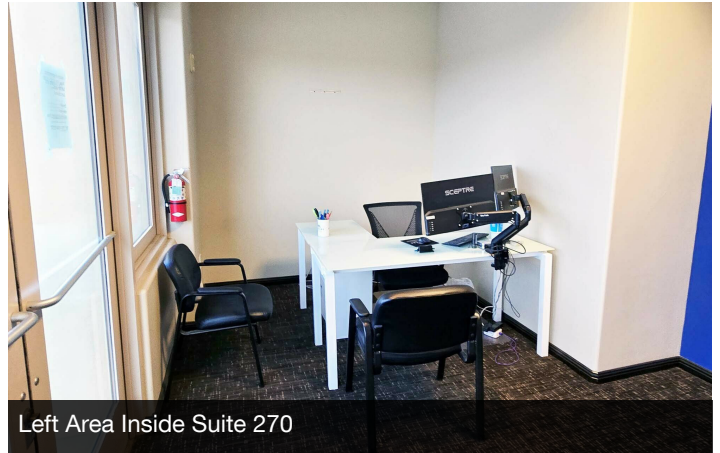
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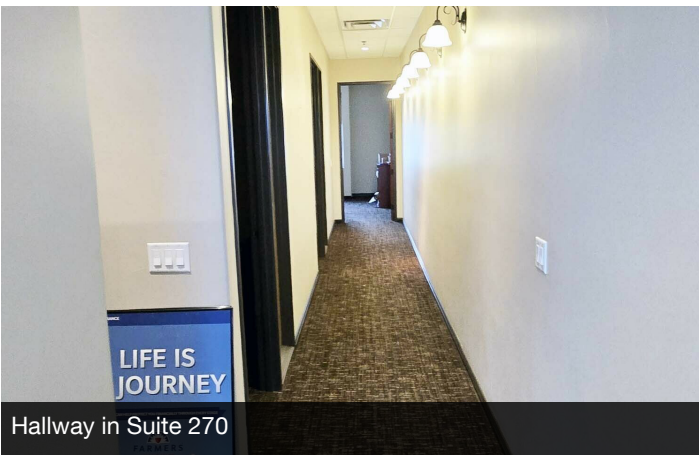
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Front of Suite 270



Left Area Inside Suite 270



Hallway in Suite 270



Interior Office of Suite 270



Interior Office of Suite 270



Restroom Suite 270

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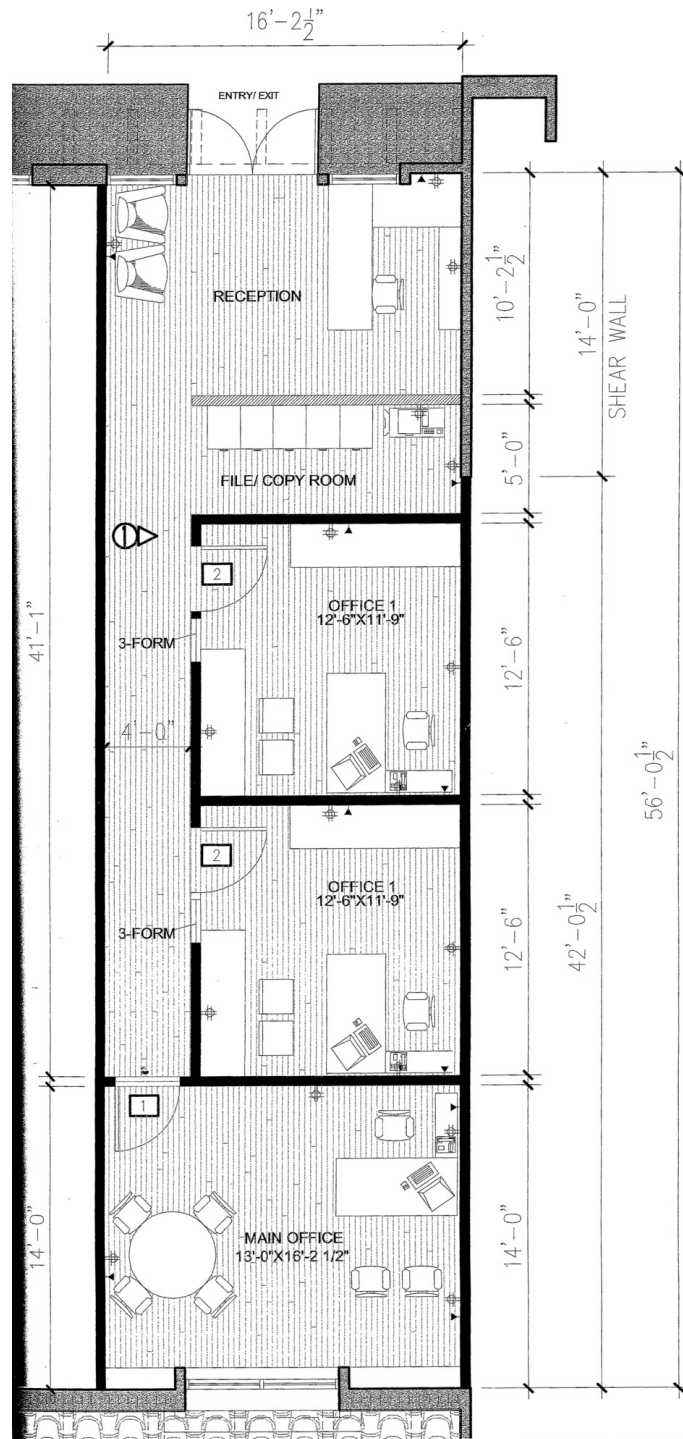


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SUITE 270

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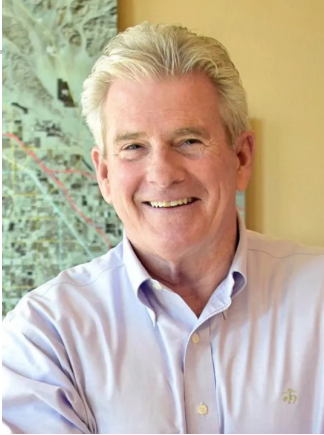


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