

HIGH TRAFFIC INTERSECTION

2,495 SF OFFICE/RETAIL FOR LEASE

HIGHWAY 111 & WASHINGTON ST, LA QUINTA



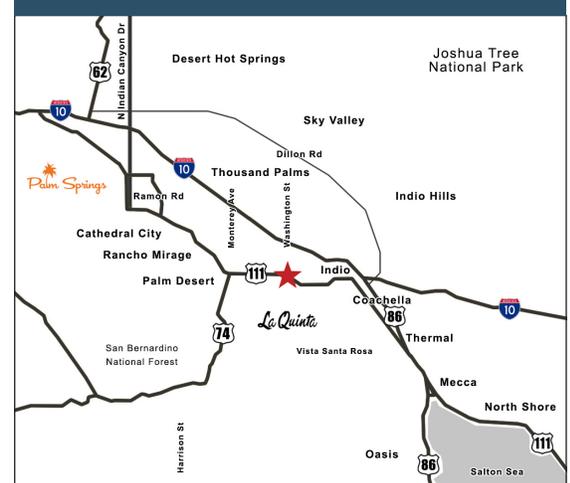
78474 HIGHWAY 111, SUITE A, LA QUINTA

FEATURES

- Located at one of the busiest intersections in the Coachella Valley
- Exposure to nearly 150,000 cars per day; Traffic counts of 79,960 cars per day on Washington St & 69,410 cars per day on Highway 111
- Join Okura Sushi, Broken Yolk Cafe, Del Taco, Desert Wine Shop, Bank of America, and more
- Prominent retail center with two signalized entrances and three points of access at the corner of Highway 111 & Washington Street
- Abundant parking
- Zoning allows for a wide variety of commercial, office, and retail uses
- Incredible location on the south side of the BNP Paribas Indian Wells Tennis Garden stadium and parking

LEASE RATE: \$2.40/SF MOD. GROSS

COACHELLA VALLEY



VICINITY MAP



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2,495 SF OFFICE/RETAIL SPACE

SITE AERIAL & AMENITIES

78474 HIGHWAY 111, LA QUINTA



DEMOGRAPHICS

	1 Mi	3 Mi	5 Mi
2023 Population	6,841	58,714	148,745
Avg. HH Income	\$115,508	\$109,711	\$99,097
No. of Households	2,345	23,905	59,323

SITE AMENITIES

- **Location:** The property is located in the Point Happy Shopping Center at the northwest corner of Highway 111 & Washington Street in La Quinta.
- **APN:** 604-050-041
- **Zoning:** [CC \(Community Commercial\)](#)
- **Year Built:** 2002
- **Comments:** Point Happy Shopping Center is one of the best retail/commercial locations in the Coachella Valley. Point Happy enjoys impressive traffic counts, excellent visibility, and easy access to main roadways, all located within an immaculately maintained shopping center.
- **Terms:** Tenant shall not make any structural changes to the suite.

EXTERIOR PHOTO



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.