

PRIME RETAIL FOR LEASE

JEFFERSON SQUARE

44-125 JEFFERSON STREET, LA QUINTA, CA 92253

WILSON MEADE
COMMERCIAL REAL ESTATE

**UNDER
NEW OWNERSHIP**



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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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Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

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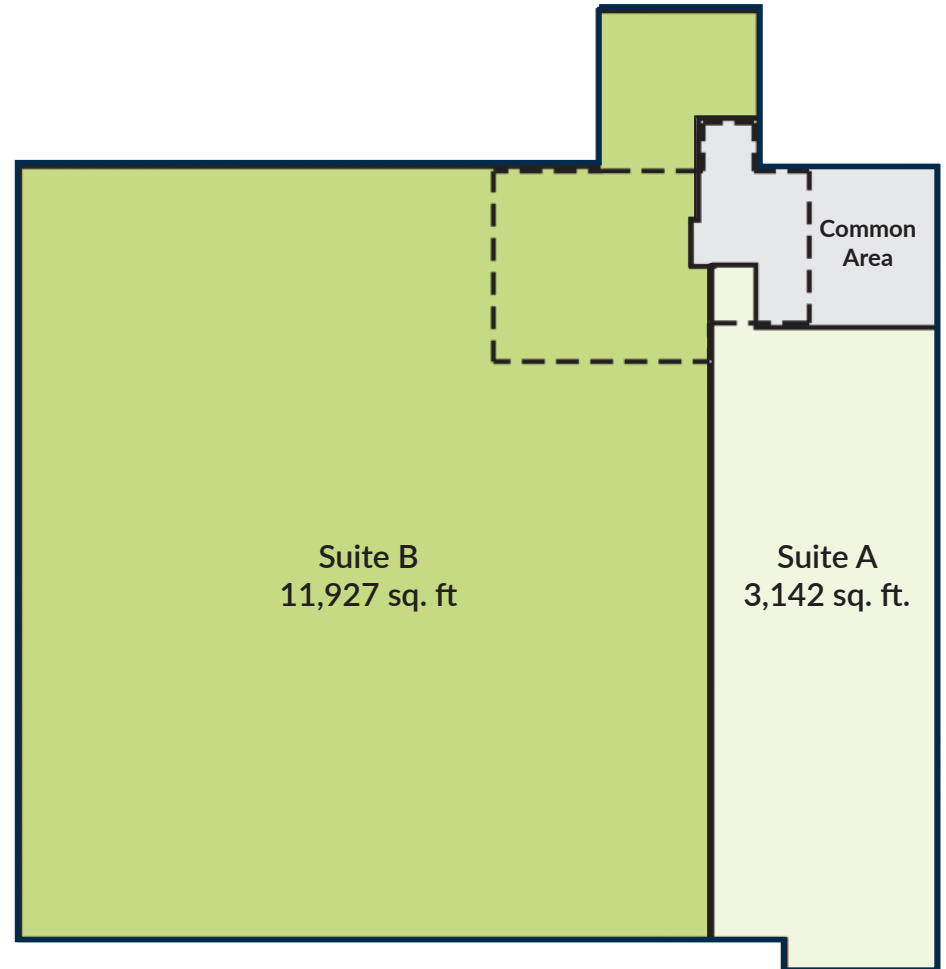
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Suite A	North Corner Suite
Size:	3,142 sq. ft. rentable
Rental Rate:	\$1.55/SF + NNN
About:	Prime Corner suite with parapet building signage and prime storefront entrance. Ideal for restaurants, retail or medical uses.

Suite B	Anchor Suite
Size:	11,927 sq. ft. rentable
Rental Rate:	\$1.25/SF + NNN
About:	Prime anchor suite with new storefront entrance, building signage, monument signage rights, large open sales space, rear storage area, truck well and roll up and private office.

Entire Building	
Size:	15,069 sq. ft. rentable
Rental Rate:	Not Disclosed
About:	Center is ideally located in the heart of north La Quinta, with CVS, Dutch Brothers and various retail tenants within the center. Directly across the street from Walmart neighborhood center, strong traffic counts and demographics. Future 89-unit multifamily development within center was recently fully approved.





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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