

LA QUINTA CENTRE | \$6,250,000

WALMART+FLOOR DECOR+COSTCO SHADOW-ANCHORED | 100% OCCUPIED | NNN STRIP CENTER

79255 HIGHWAY 111, La Quinta, CA 92253



Offering Summary

La Quinta Centre | Multi-Tenant Retail Investment

Rose Retail Group has been selected to exclusively market for sale the fee simple interest in La Quinta Centre, a 100% occupied 10,803 SF multi-tenant retail outparcel to the 495,542 SF La Quinta Power Center featuring major national retailers including Walmart Supercenter, Costco Wholesale, Floor & Decor, Marshalls, PetSmart, and other established retailers. The Property offers exceptional frontage along the signalized intersection of Highway 111 and Dune Palms Road, benefiting from exposure to over 22,000 vehicles per day within La Quinta's dominant retail corridor.

The Property is leased to a diversified tenant roster of regional and national service-oriented retailers including Tesla Supercharger, Bright Now! Dental, Palm's Café, Healthy Self Weight Loss, Big Juice Bar, and Wondercuts. The center provides investors with stable cash flow supported by a 6.7-year weighted average lease term, with contractual escalations projected to grow NOI to approximately \$583,324 by Year 10, increasing the in-place yield from 6.5% to 9.33% equal to a 3.7% compound annual growth rate.

PROJECT FINANCIALS

La Quinta Centre is offered at \$6,250,000, reflecting a 6.5% capitalization rate on in-place NOI of \$405,453, or \$579/SF. The Property benefits from a tenant reimbursement structure that places operating expenses, including CAM, insurance, taxes, and utilities, on tenants while maintaining landlord responsibility for roof and structural components.

LOCATION

Strategically located along Highway 111, La Quinta Centre benefits from immediate access to one of the Coachella Valley's most established retail corridors, serving as a primary commercial artery connecting La Quinta, Indian Wells, Palm Desert, and surrounding communities. The Property offers exceptional visibility along a high-traffic corridor with convenient access for both year-round residents and seasonal visitors throughout the region.

The Property is positioned adjacent to major retail demand drivers including Walmart Supercenter, Costco Wholesale, Marshalls, and Floor & Decor, creating a strong consumer draw and supporting consistent daily traffic to the corridor. The Primary Trade Area generates approximately 14.1 million consumer visits annually and benefits from a strong demographic profile with a median household income of \$87,760, supporting sustained demand for necessity-based retail and services.

The immediate trade area continues to experience significant residential and commercial investment, expanding the Property's long-term customer base. Nearby development projects include the approved 252-unit La Quinta Village Apartments, 88-unit Flora at Jefferson Square, the 125-room Hampton Inn La Quinta, and the master-planned Club at Coral Mountain community featuring up to 750 residential units and 60,000 SF of retail space. These developments are expected to further enhance population growth, consumer activity, and retail demand throughout the surrounding market.

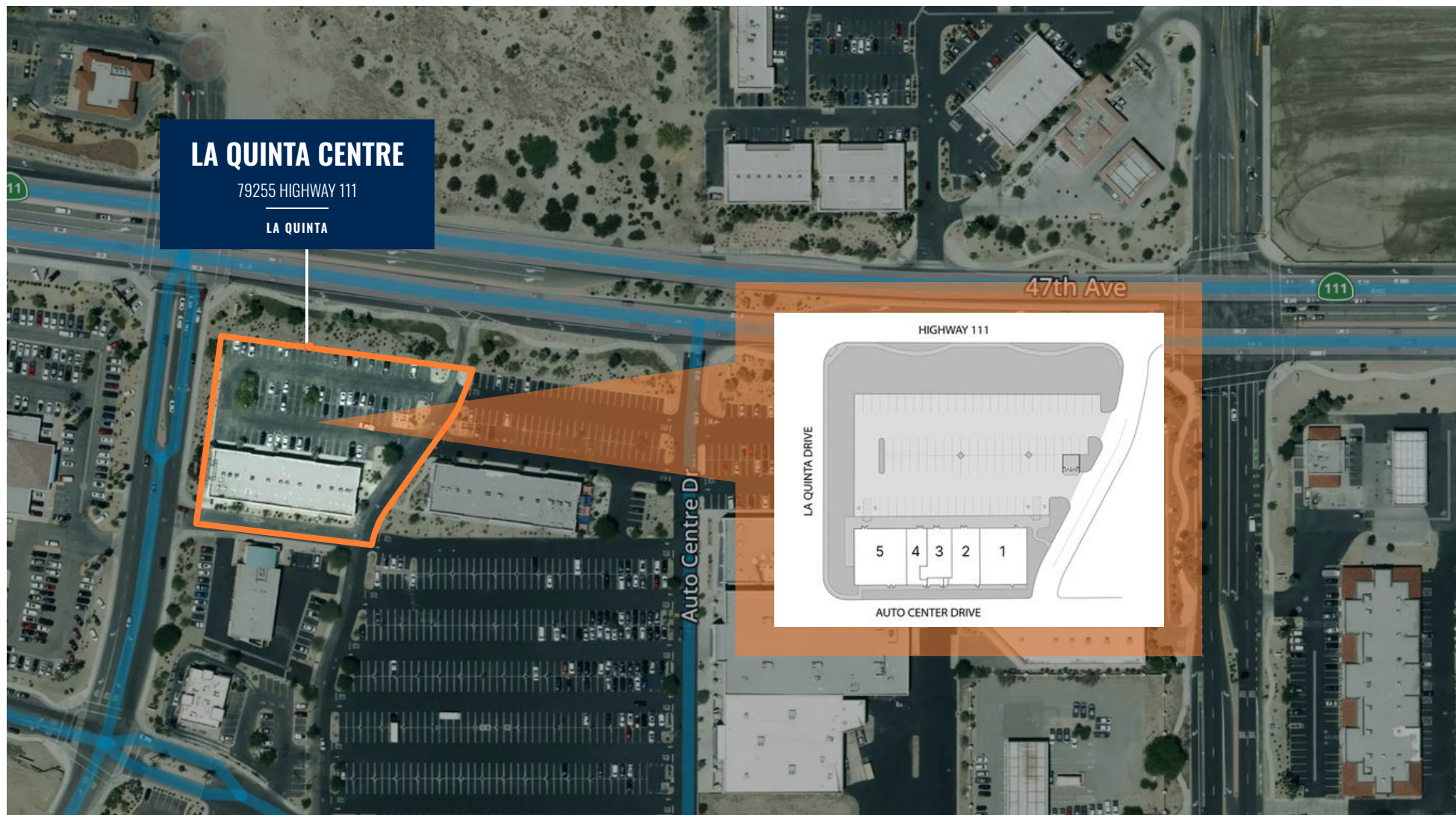


EXECUTIVE SUMMARY

Price	\$6,250,000
Net Operating Income	\$405,453
Cap Rate	6.5%
Gross Leasable Area (GLA) Center	495,542
Gross Leasable Area (GLA) Offered	10,803
Price per Square Foot (\$/SF)	\$579
Address	79255 Highway 111 La Quinta, CA 92253
Interest Offered	Fee Simple
Current Occupancy	100%
CAM, INS, MGMT, TAX, UTIL	Tenant Responsibility
Parking (total center)	2,887
Roof & Structure	Landlord Responsibility
ROFO ROFR	None
Parcel Size (acres)	1.47
Year Built Refurbished	2005 2024
Zoning	City of La Quinta, CA - Commercial

Site Plan

Outparcel footprint within the power center — Subject 10,803 SF outparcel (Shops Parcel 5) suite layout: Bright Now! Dental 3,000 SF; Healthy Self Weight Loss 1,800 SF; Wondercuts 1,500 SF; Big Juice Bar 1,203 SF; Palm's Café 3,300 SF. Frontage on Highway 111 at the Dune Palms Road signal with shared access and parking within the 2,887-space center. Tesla Supercharger stalls located on the parcel.



SPROUTS
FARMERS MARKET

FAMOUS
footwear

DSW
DESIGNER SHOE WAREHOUSE

OfficeMax

BEST BUY

Teotihuacán

**PGA TOUR
SUPERSTORE**

CHIPOTLE
MEXICAN GRILL

LA QUINTA CENTRE
79255 CALIFORNIA 111
LA QUINTA

Jersey Mikes
SUBS

INTERSECTION AT HIGHWAY 111 AND
DUNE PALMS ROAD | 22,000 VPD

Hwy 111 at Dune Palms
9 minutes | 0.1 mi

Ruby's

T Mobile

Marshalls

Sam's Sushi & Ramen

PETSMART

Walmart

FLOOR DECOR



Property Photos



Aerial



Cash Flow

For the Years Ending	S/SF	Year 1 Dec-2027	Year 2 Dec-2028	Year 3 Dec-2029	Year 4 Dec-2030	Year 5 Dec-2031	Year 6 Dec-2032	Year 7 Dec-2033	Year 8 Dec-2034	Year 9 Dec-2035	Year 10 Dec-2036
Rental Revenue											
Scheduled Base Rent											
1. Bright Now! Dental		\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2. Bright Now! Dental (Contract Renewal 1)		\$81,250	\$97,500	\$97,500	\$97,500	\$97,500	\$114,788	\$121,202	\$124,838	\$128,583	\$132,441
3. Healthy Self Weight Loss		\$53,960	\$65,286	\$67,245	\$69,262	\$71,340	\$60,960	\$75,309	\$77,568	\$79,895	\$82,292
4. Wondercuts		\$40,760	\$10,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5. Wondercuts (Option 1)		\$0	\$31,718	\$43,242	\$44,539	\$45,875	\$47,251	\$60,259	\$65,930	\$67,907	\$69,945
6. Big Juice Bar		\$52,370	\$53,941	\$55,559	\$57,226	\$0	\$0	\$0	\$0	\$0	\$0
7. Big Juice Bar (Option 1)		\$0	\$0	\$0	\$0	\$60,150	\$61,955	\$63,813	\$65,728	\$67,699	\$56,507
8. Palm's Café		\$99,079	\$108,054	\$117,299	\$120,818	\$124,443	\$128,176	\$109,693	\$135,312	\$139,372	\$143,553
Total Rental Revenue	\$ 31.70	\$342,417	\$366,763	\$380,845	\$389,345	\$399,308	\$413,130	\$430,275	\$469,376	\$483,457	\$484,737
Expense Recoveries											
1. Bright Now! Dental		\$5,926	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2. Bright Now! Dental (Contract Renewal 1)		\$29,631	\$36,407	\$37,278	\$38,171	\$39,086	\$40,024	\$40,986	\$41,972	\$42,982	\$44,018
3. Healthy Self Weight Loss		\$23,696	\$24,325	\$24,923	\$25,536	\$26,147	\$22,306	\$27,419	\$28,230	\$28,941	\$29,591
4. Wondercuts		\$19,106	\$4,903	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5. Wondercuts (Option 1)		\$0	\$14,708	\$20,090	\$20,580	\$21,068	\$21,564	\$22,084	\$22,737	\$23,307	\$23,823
6. Big Juice Bar		\$15,837	\$16,257	\$16,657	\$17,067	\$0	\$0	\$0	\$0	\$0	\$0
7. Big Juice Bar (Option 1)		\$0	\$0	\$0	\$0	\$17,475	\$17,890	\$18,325	\$18,867	\$19,343	\$19,777
8. Palm's Café		\$43,443	\$44,595	\$45,693	\$46,817	\$47,937	\$49,074	\$41,890	\$51,754	\$53,059	\$54,250
Total Other Tenant Revenue	\$ 12.74	\$137,638	\$141,194	\$144,641	\$148,171	\$151,714	\$150,859	\$150,703	\$163,560	\$167,632	\$171,459
Other Revenue											
Tesla EV Contract		\$63,000	\$63,000	\$63,000	\$5,250	\$0	\$0	\$0	\$0	\$0	\$0
Tesla EV Renewal		\$0	\$0	\$0	\$63,525	\$69,300	\$69,300	\$69,300	\$69,300	\$5,775	\$0
Tesla EV Renewal		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,878	\$76,230
Total Other Revenue		\$63,000	\$63,000	\$63,000	\$68,775	\$69,300	\$69,300	\$69,300	\$69,300	\$75,653	\$76,230
Vacancy Allowance		\$0	(\$4,573)	(\$4,710)	(\$4,885)	(\$5,020)	(\$5,064)	(\$5,319)	(\$5,723)	(\$5,932)	(\$6,078)
Effective Gross Revenue	\$ 50.27	\$543,055	\$587,553	\$602,050	\$620,196	\$634,572	\$628,409	\$635,375	\$727,066	\$752,280	\$771,472
Operating Expenses											
CAM		\$39,107	\$40,280	\$41,488	\$42,733	\$44,015	\$45,336	\$46,696	\$48,097	\$49,539	\$51,026
Insurance		\$7,022	\$7,233	\$7,450	\$7,673	\$7,903	\$8,140	\$8,385	\$8,636	\$8,895	\$9,162
Management Fee		\$13,473	\$14,165	\$14,599	\$15,040	\$15,387	\$15,709	\$16,129	\$17,422	\$18,030	\$18,172
Real Estate Taxes 1.25		\$78,000	\$79,560	\$81,151	\$82,774	\$84,430	\$86,118	\$87,841	\$89,597	\$91,389	\$93,217
Total Operating Expenses	\$ 12.74	\$137,602	\$141,237	\$144,688	\$148,220	\$151,735	\$155,304	\$159,050	\$163,752	\$167,854	\$171,577
Net Operating Income	\$ 37.53	\$405,453	\$433,663	\$444,497	\$458,758	\$469,323	\$460,090	\$463,380	\$547,920	\$568,557	\$583,324

Investment Highlights



100% OCCUPIED | 6.7-YEAR WALT

Fully leased 10,803 SF center with a weighted average lease term of 6 years, 7 months, backed by staggered renewal options across the roster.



IN-PLACE NOI OF \$405,453

In-place NOI of approximately \$405,453 with contractual rent escalations across the tenant roster.



HIGHWAY 111 CORRIDOR FRONTAGE

Fronts La Quinta's dominant retail corridor generating ~75% of city sales tax, in a cotenancy ring with Walmart Supercenter, Marshalls and Floor & Decor.



DURABLE CONTRACTUAL RENT GROWTH

Contractual rent steps from \$405,453 in 2027 to \$583,324 by 2036, lifting the in-place yield from 6.5% to 9.33%.



TESLA EV CHARGING INCOME

Ancillary Tesla EV charging income of \$63,000 annually with contractual renewal steps to \$69,300 and \$76,230.



WALMART & COSTCO SHADOW ANCHORS

Adjacent Walmart Supercenter and Costco Wholesale drive consistent, needs-based daily consumer traffic directly to the center.



NOI GROWTH TO \$583,324 BY YEAR 10

Contractual escalations grow NOI from \$405,453 to \$583,324 over the hold — a ~44% increase with no re-leasing risk.

Plaza La Quinta - 1.1M Consumer Visits

FIVE GUYS **rubio's** **VONS**

One Eleven La Quinta - 6.1m Consumer Visits

HOBBY LOBBY **KOHL'S** **petco** **ROSS**
DRESS FOR LESS

Staples **Starbucks** **STATER BROS.**

Pavilion at La Quinta - 2.8M Consumer Visits

BEST BUY **OfficeMax**

PGA TOUR SUPERSTORE **SPROUTS**
FARMERS MARKET

Dunes Retail Center - 1.6M Consumer Visits

DOLLAR TREE **goodwill** **Smart & Final**

LG's STEAKHOUSE
Steak, Seafood & Chophouse Cuts

La Quinta Square

ALDI **IN-N-OUT BURGER**

TRADER JOE'S

La Quinta Shops
79255 CALIFORNIA 111
LA QUINTA

Chick-fil-A

THE HOME DEPOT

Washington Park 6.1M Consumer Visits

LOWE'S **TJ-maxx** **Target**

HYUNDAI **CHEVROLET**

La Quinta Center - 4.7M Consumer Visits

FLOOR DECOR **Marshall's**
TILE • WOOD • STONE

PETSMART **Walmart**

COSTCO
WHOLESALE

Komar Desert Center - 5.1M Consumer Visits

PIZZERIA **PANDA EXPRESS**
CHINESE KITCHEN

Spectrum



Adams St

Whitewater River

Roulet Ln

Fiesta Dr

Pavilion at La Quinta

BEST BUY



DSW
DESIGNER SHOE WAREHOUSE

FAMOUS
footwear



OfficeMax

PGA TOUR
SUPERSTORE

INTERSECTION AT HIGHWAY 111 AND
DUNE PALMS ROAD | 22,000 VPD



Hwy 111 at Dune
Palms

9 minutes | 0.1 mi



LA QUINTA CENTRE

79255 CALIFORNIA 111

LA QUINTA



Marshalls
PETSMART



Walmart

**FLOOR
DECOR**

COSTCO
WHOLESALE

Via Florence

Dune Palm

Demographics

POPULATION	1 Mile	3 Miles	5 Miles
2025 Estimate	8,266	73,524	159,931
2030 Projection	8,333	74,051	161,904
2020 Census	8,294	73,498	158,614
2010 Census	7,058	68,874	148,954
Daytime Population			
2025 Estimate	14,222	65,227	139,735
HOUSEHOLDS			
2030 Projection			
Total Households	3,247	28,330	61,729
2025 Estimate			
Total Households	3,217	27,955	60,587
Average (Mean) Household Size	2.6	2.7	2.8
2020 Census			
Total Households	3,157	27,236	58,391
2010 Census			
Total Households	2,753	24,780	52,837
Occupied Units			
2030 Projection	4,338	37,256	81,371
2025 Estimate	4,299	36,754	79,814
HOUSEHOLDS BY INCOME			
2025 Estimate			
\$150,000 or More	24.40%	23.70%	23.40%
\$100,000–\$149,999	17.90%	18.10%	18.20%
\$75,000–\$99,999	8.70%	12.10%	13.20%
\$50,000–\$74,999	17.00%	16.20%	15.70%
\$35,000–\$49,999	9.10%	9.40%	9.90%
Under \$35,000	22.80%	20.60%	19.50%
Average Household Income	\$109,737	\$106,523	\$107,138
Median Household Income	\$84,225	\$88,131	\$87,760
Per Capita Income	\$44,199	\$42,059	\$41,925

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$83,659	\$85,747	\$86,308
Consumer Expenditure Top 10 Categories			
Housing	\$32,976	\$33,860	\$34,168
Transportation	\$13,356	\$13,581	\$13,560
Food	\$11,842	\$12,095	\$12,095
Personal Insurance and Pensions	\$10,304	\$10,848	\$10,837
Entertainment	\$3,898	\$3,993	\$4,017
Cash Contributions	\$2,865	\$2,773	\$2,882
Apparel	\$2,716	\$2,800	\$2,837
Education	\$1,491	\$1,591	\$1,578
Personal Care Products and Services	\$1,200	\$1,213	\$1,223
Alcoholic Beverages	\$802	\$814	\$830
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	8,266	73,524	159,931
Under 20	23.60%	23.80%	23.40%
20 to 34 Years	15.40%	17.90%	17.40%
35 to 39 Years	5.50%	6.20%	6.20%
40 to 49 Years	11.00%	11.70%	11.30%
50 to 64 Years	18.20%	18.40%	17.60%
Age 65+	26.20%	22.10%	24.10%
Median Age	45	42	43
Population 25+ by Education Level			
2025 Estimate Population Age 25+	5,911	51,848	113,702
Elementary (0-8)	5.00%	7.20%	7.60%
Some High School (9-11)	7.90%	8.20%	8.00%
High School Graduate (12)	24.80%	25.90%	25.90%
Some College (13-15)	27.60%	22.80%	22.40%
Associate Degree Only	7.30%	7.70%	7.50%
Bachelor's Degree Only	17.80%	17.20%	17.60%
Graduate Degree	9.60%	11.00%	11.10%

Demographics Overview

La Quinta, California



POPULATION

In 2025, the population in your selected geography is 159,931. The population has changed by 7.37 percent since 2010. It is estimated that the population in your area will be 161,904 five years from now, which represents a change of 1.2 percent from the current year. The current population is 49.0 percent male and 51.0 percent female. The median age of the population in your area is 43.0, compared with the .S. average, which is 40.0. The population density in your area is 2,036 people per square mile.



HOUSEHOLDS

There are currently 60,587 households in your selected geography. The number of households has changed by 14.67 percent since 2010. It is estimated that the number of households in your area will be 61,729 five years from now, which represents a change of 1.9 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2025, the median household income for your selected geography is \$87,760, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 53.03 percent since 2010. It is estimated that the median household income in your area will be \$102,279 five years from now, which represents a change of 16.5 percent from the current year.

The current year per capita income in your area is \$41,925, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$107,138, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 67,320 people in your selected area were employed. The 2010 Census revealed that 54.3 percent of employees are in white-collar occupations in this geography, and 14 percent are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 22.00 minutes.



HOUSING

The median housing value in your area was \$546,381 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 36,415.00 owner-occupied housing units and 16,425.00 renteroccupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 27.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.5 percent completed a bachelor's degree, compared with the national average of 21.2 percent. The number of area residents with an associate degree was higher than the nation's at 14.9 percent vs. 8.8 percent, respectively. The area had fewer high-school graduates, 3.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 33.4 percent in the selected area compared with the 19.6 percent in the U.S.

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