

One Eleven La Quinta

78520 - 78998 CA-111 / 46050 - 46150 Washington St. / La Quinta, CA 92253

SHOPPING CENTER REMODEL COMING SOON!



LEASING BROCHURE

SHOPS & CO-ANCHOR

Co-Anchor Development Opportunity / Up to 50K (Divisible)

Retail & Improved Restaurant / 1,200 SF - 5,011 SF

SRS Real Estate Partners / 610 Newport Center Drive / Suite 1500 / Newport Beach, CA 92660



Co-Anchor Development
Up to 50K (Divisible / 25K - 50K SF)

Retail & Improved Restaurant
1,200 SF - 5,011 SF

OVERVIEW

Highly successful power center anchored by multiple national credit retailers including Stater Bros., Ross, Kohl's, Petco and many more!

Located at US Hwy 111 and Washington Street, the premier intersection for the trade area with approximately 70K CPD

Affluent residential population with some of the highest household incomes in Southern California \$114,000+ in the City of La Quinta

Strategically developed retail center with extensive parking field and multiple convenient points of ingress/egress

Excellent signage and multiple monument signs with frontage along highly trafficked US Hwy 111

2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	5,965	66,324	162,018
Avg Household Income	\$102,691	\$103,570	\$100,443
Daytime Population	7,035	24,276	54,539

TRAFFIC COUNTS

- US Highway 111 / **approx. 37,300 cars per day**
- Adam Street / **approx. 13,700 cars per day**
- Washington Street / **approx. 36,700 cars per day**

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SITE PLAN



Co-Anchor Development / **Up to 50K (Divisible)**

Retail & Improved Restaurant / **1,200 SF - 5,011 SF**

25 ±5K SF Pad Redev/Restaurant Opportunity

Tenant Directory

Total GLA: 590,857 SF

TENANT	(SF)	TENANT	(SF)	TENANT	(SF)	TENANT	(SF)
1A Baskin Robbins	1,380	3C The Pool Store	1,600	7 Big 5 Sporting Goods	9,600	28 Panera Bread	4,300
1B Talay Bowl	1,260	3D La Quinta Beauty Supply	1,600	8 Petco	15,258	31 Mattress Firm	4,500
1C El Ranchito Taco Shop	1,260	4A Bella Smiles Dentistry	1,200	9 Five Below	10,791	32 Available	2,500
1D China Jo's	1,380	4B Available	1,200	13 Tennis Warehouse	7,067	33 AT&T	3,500
2 Milauskas Eye Institute	8,100	4C Nail Studio	1,800	14 Available	5,011	A Pad A: New Development ~ Divisible	25K-50K
3A Available	1,600	5 Staples	23,942	15 Daiso Coming Soon!	7,601	C Pad C: New Development ~ Divisible	22,000
3B Tiffany's Sweet Spot	1,600	6 Ross Dress for Less	30,038	25 Deal Pending	5,912		



BLDG. B
PROPOSED ELEVATION

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Building Remodel
PLANNED FACADE UPGRADES



BLDG. D
PROPOSED ELEVATION

Available
Unit 14 / **5,011 SF**



BLDG. B
PROPOSED OVERALL SOUTH ELEVATION

PAD A

CONCEPTUAL SITE PLAN

Co-Anchor Development

Up to 50K (Divisible: 25K - 50K SF)





CONTACT



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