HIGH TRAFFIC INTERSECTION
OFFICE/RETAIL FOR LEASE
HIGHWAY 111 & WASHINGTON ST, LA QUINTA

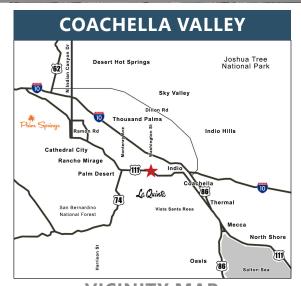


## 78474 HIGHWAY 111, LA QUINTA

#### **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 La Quinta Compounding Pharmacy, 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** 



VICINITY MAP





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# 1,200 SF OFFICE/RETAIL SPACE

SITE AERIAL & AMENITIES 78474 HIGHWAY 111, LA QUINTA





### 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.

AVAILABLE SUITE						
Suite	Size	Lease Rate	Comments			
В	1,200 SF	\$2.40/SF/MO M.G.	Currently leased on a month-to-month basis.			

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		

