

# SALE

## 4.81 ACRES - WASHINGTON PARK SHOPPING CENTER

NEC Avenue 47 and La Quinta Center Drive La Quinta, CA 92253



### PROPERTY DESCRIPTION

APN 643-020-025. 4.81 Acres situated at the Northeast corner of Avenue 47 and La Quinta Center Drive in the Washington Park Shopping center.

### LOCATION DESCRIPTION

Located just south of Target and east of Century Theatres. La Quinta Center Drive is a well-traveled "back door" to the retail stores in the shopping center and a main access route to Century Theatres.

### OFFERING SUMMARY

Sale Price:

ALL CASH TO SELLER

Subject To Offer

4.81 Acres

---

**Curtis Barlow**  
(760) 899-7700  
CalDRE #01380247

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

  
**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

# SALE

## 4.81 ACRES - WASHINGTON PARK SHOPPING CENTER

NEC Avenue 47 and La Qunita Center Drive La Quinta, CA 92253



VIEW TO THE S ROM THE NW CORNER



VIEW TO NORTHWEST FROM RETENTION BASIN ALONG AVE 47

---

**Curtis Barlow**  
(760) 899-7700  
CalDRE #01380247

**COLDWELL BANKER**  
**COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

# SALE

## 4.81 ACRES - WASHINGTON PARK SHOPPING CENTER

NEC Avenue 47 and La Qunita Center Drive La Quinta, CA 92253



VIEW TO NE FROM THE SW CORNER OF SITE



VIEW TO THE N FRM THE SW CORNER OF SITE

---

**Curtis Barlow**  
(760) 899-7700  
CalDRE #01380247

**COLDWELL BANKER**  
**COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

# SALE

## 4.81 ACRES - WASHINGTON PARK SHOPPING CENTER

NEC Avenue 47 and La Qunita Center Drive La Quinta, CA 92253



---

**Curtis Barlow**  
(760) 899-7700  
CalDRE #01380247



# SALE

## 4.81 ACRES - WASHINGTON PARK SHOPPING CENTER

NEC Avenue 47 and La Quinta Center Drive La Quinta, CA 92253



VIEW FROM DIRECT NEC OF AVENUE 47 AND LA QUINTA CENTER DRIVE



SUBJECT SHOWING PARCEL LINES



SUBJECT WITHOUT PARCEL LINES

---

**Curtis Barlow**  
(760) 899-7700  
CalDRE #01380247

**COLDWELL BANKER**  
**COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

# SALE

## 4.81 ACRES - WASHINGTON PARK SHOPPING CENTER

NEC Avenue 47 and La Qunita Center Drive La Quinta, CA 92253



**Curtis Barlow**  
(760) 899-7700  
CalDRE #01380247

**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

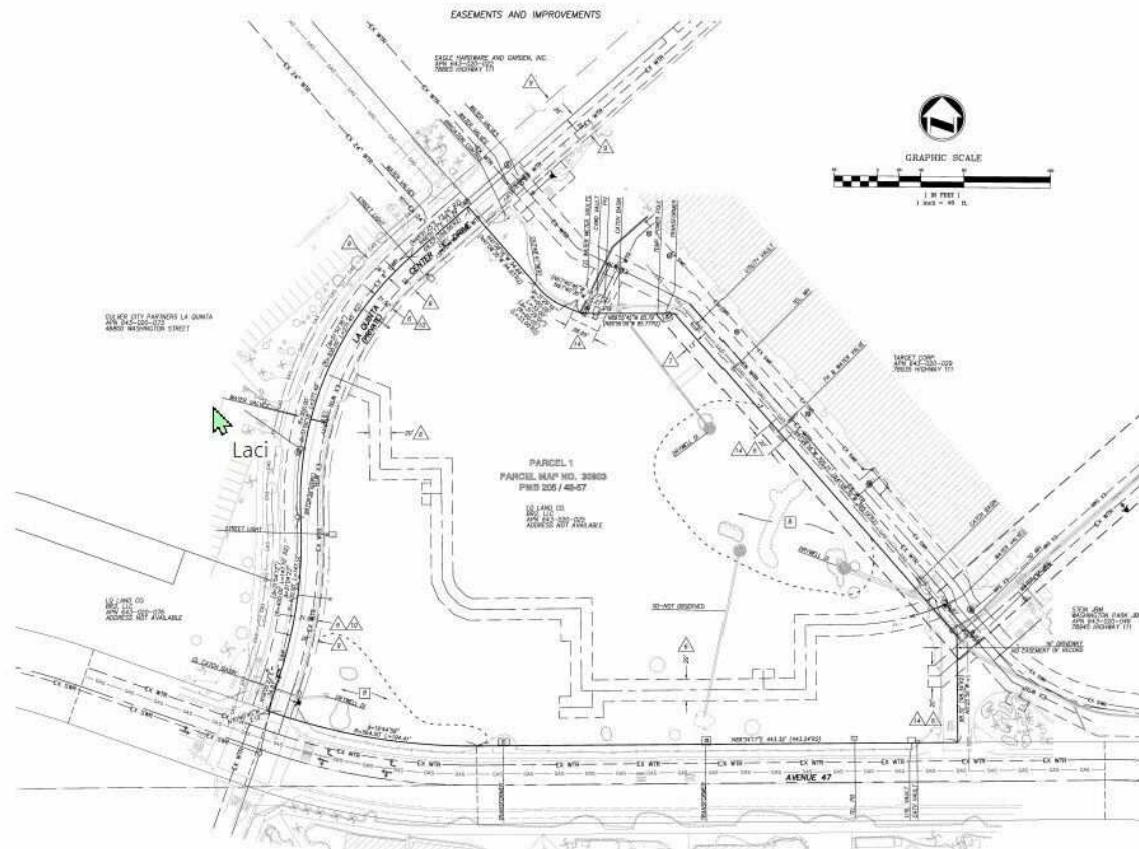
©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

# SALE

## 4.81 ACRES -WASHINGTON PARK SHOPPING CENTER

NEC Avenue 47 and La Quinta Center Drive La Quinta, CA 92253

ALTA/NSPS SURVEY MAP



**Curtis Barlow**  
(760) 899-7700  
CalDRE #01380247

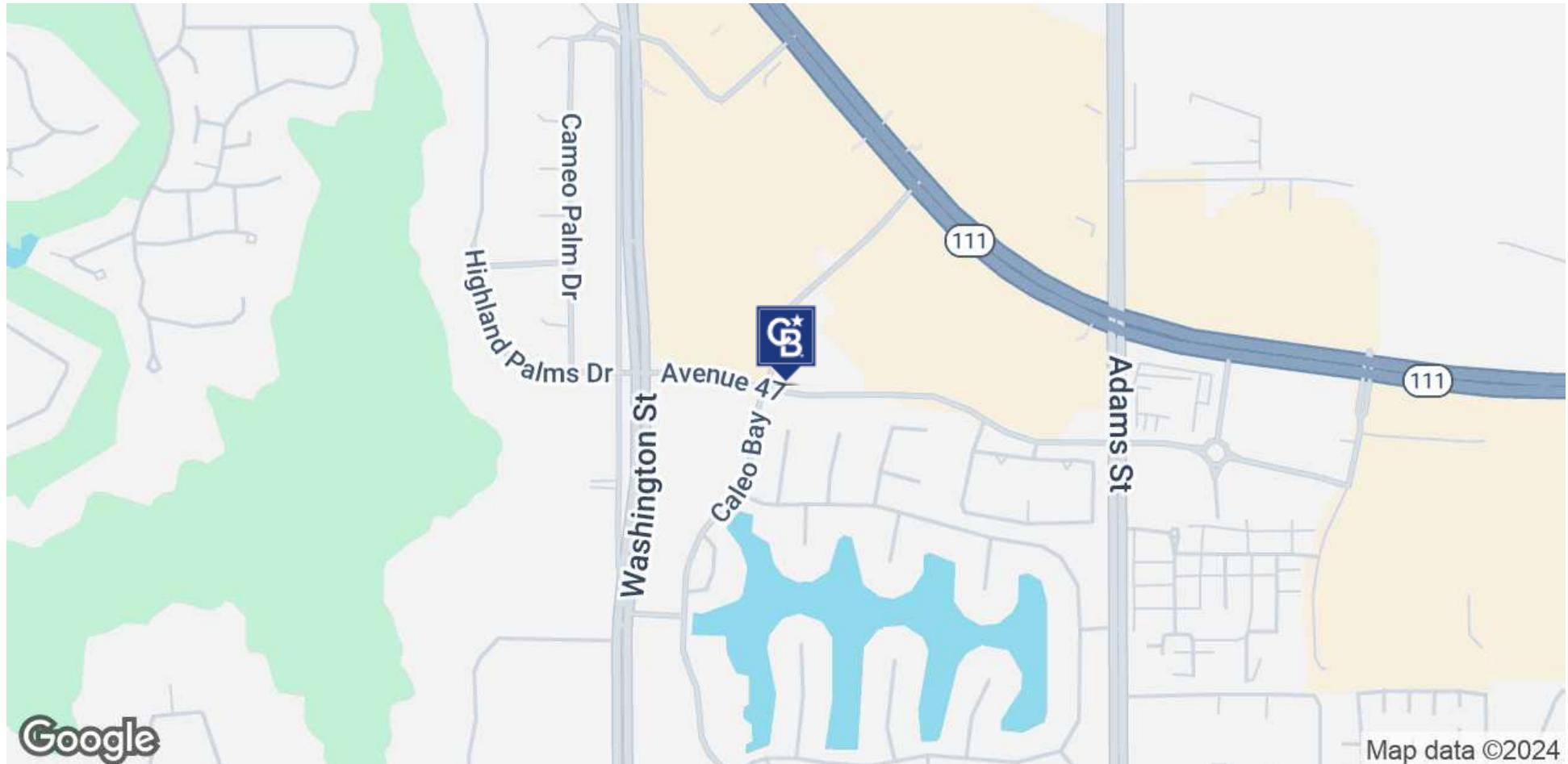


**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

# SALE

## 4.81 ACRES - WASHINGTON PARK SHOPPING CENTER

NEC Avenue 47 and La Quinta Center Drive La Quinta, CA 92253



---

**Curtis Barlow**  
(760) 899-7700  
CalDRE #01380247



**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

# SALE

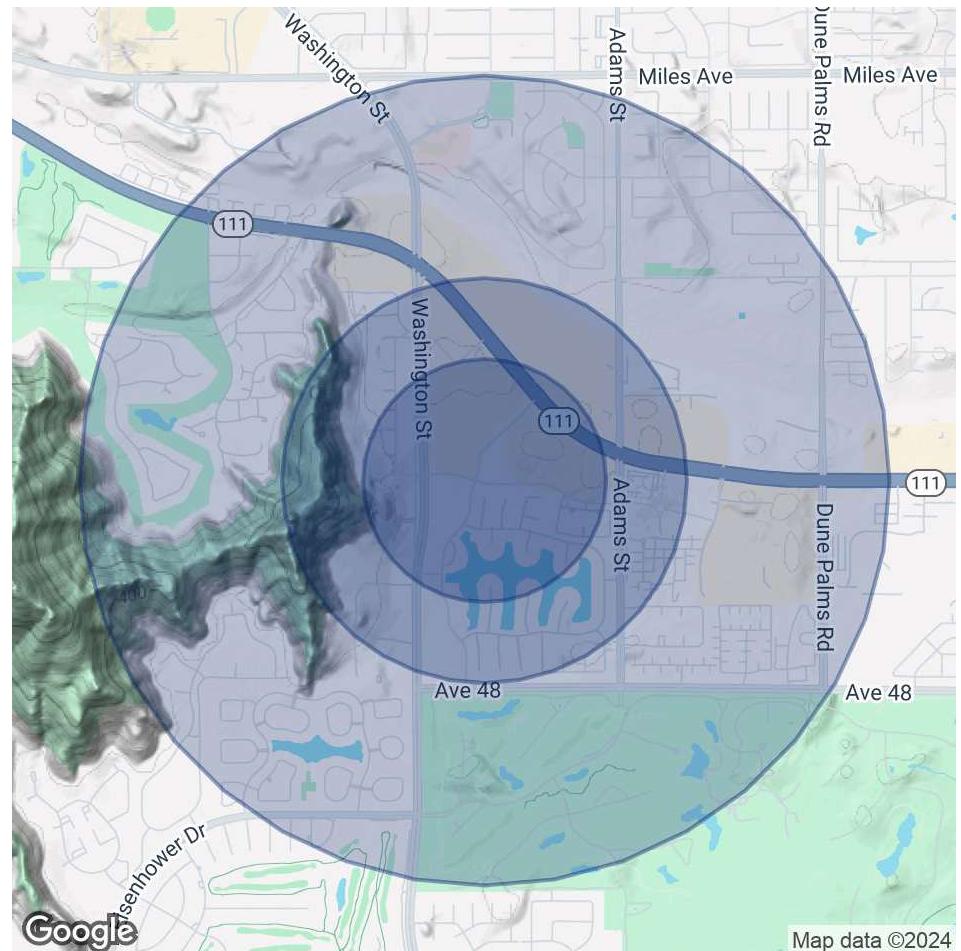
## 4.81 ACRES - WASHINGTON PARK SHOPPING CENTER

NEC Avenue 47 and La Qunita Center Drive La Quinta, CA 92253

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	990	8,940	59,166
Average Age	39	43	43
Average Age (Male)	39	42	43
Average Age (Female)	38	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	322	4,029	27,371
# of Persons per HH	3.1	2.2	2.2
Average HH Income	\$83,069	\$86,491	\$89,284
Average House Value	\$326,139	\$753,084	\$872,681

Demographics data derived from AlphaMap



---

**Curtis Barlow**  
(760) 899-7700  
CalDRE #01380247

**COLDWELL BANKER**  
**COMMERCIAL**  
LYLE & ASSOCIATES,  
LP