

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:

Subject To Offer

ALL CASH TO SELLER

4.81 Acres

PROPERTY HIGHLIGHTS

- Improvements: The property is rough graded with sidewalks, curbs and guttering along both adjacent streets.
- Zoning: Zoning: CR (Regional Commercial). This zoning allows for multi-family residential, senior housing, medical offices, self-storage, RV storage, collectible auto condominium development, hotels, restaurant and retail village.
- Utilities: Utilities are installed adjacent to the property.

Curtis Barlow

(760) 899-7700

CalDRE #01380247



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VIEW TO THE S FROM THE NW CORNER



VIEW TO NORTHWEST FROM RETANTION BASIN ALONG AVE 47

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VIEW TO NE FROM THE SW CORNER OF SITE



VIEW TO THE N FROM THE SW CORNER OF SITE

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La Quinta, California



STREET VIEW FROM LA QUINTA CENTER DRIVE



STREET VIEW FROM AVENUE 47

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



SUBJECT SHOWING PARCEL LINES



SUBJECT WITHOUT PARCEL LINES

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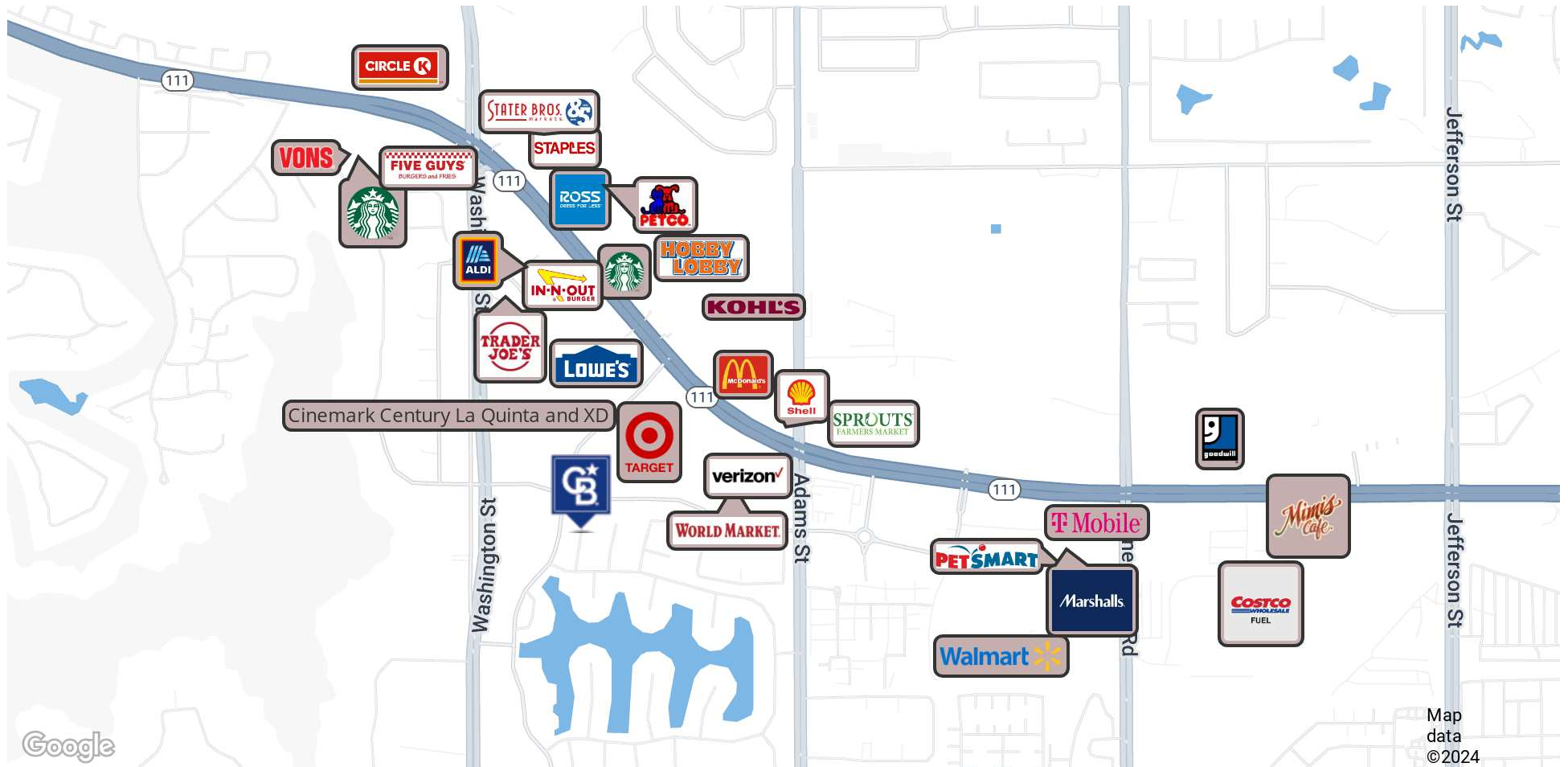


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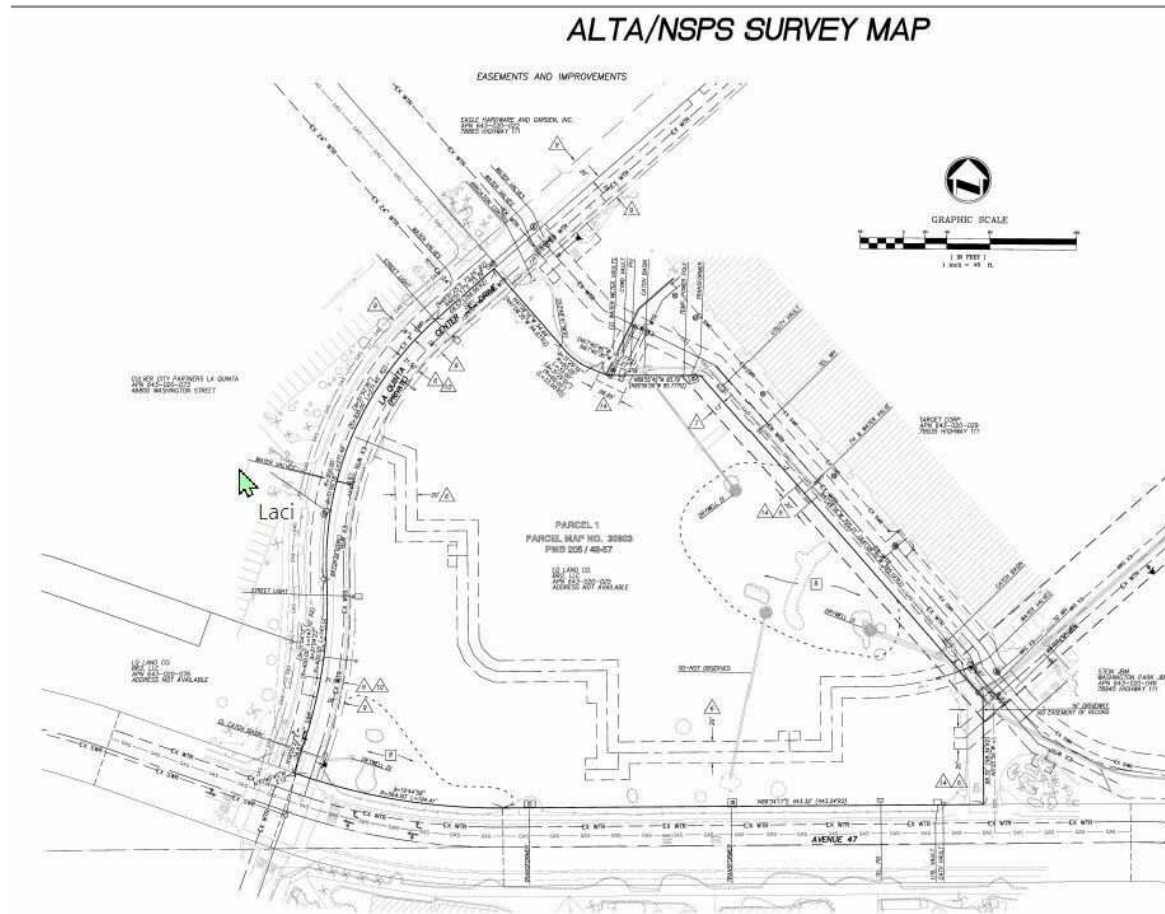


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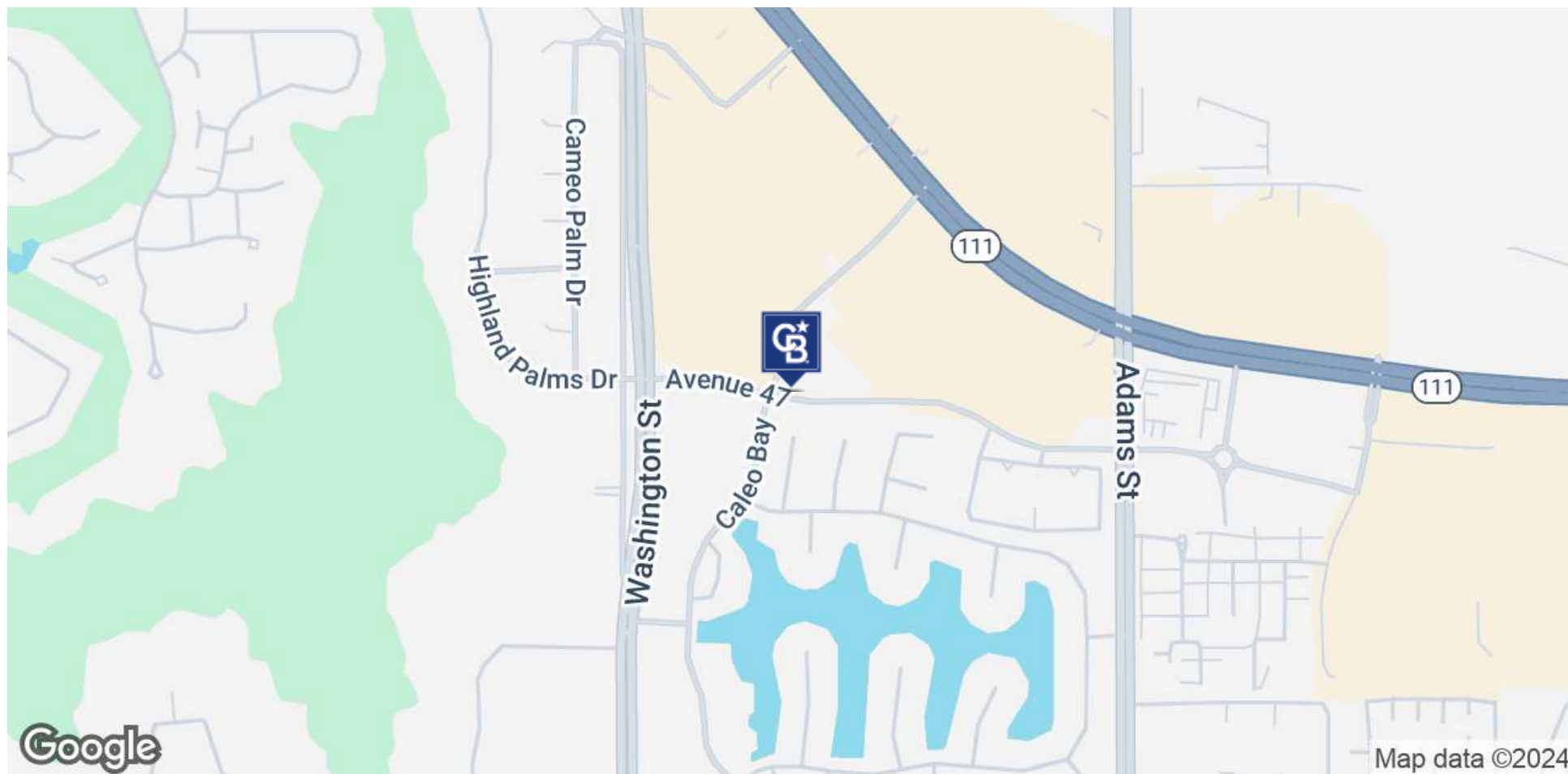


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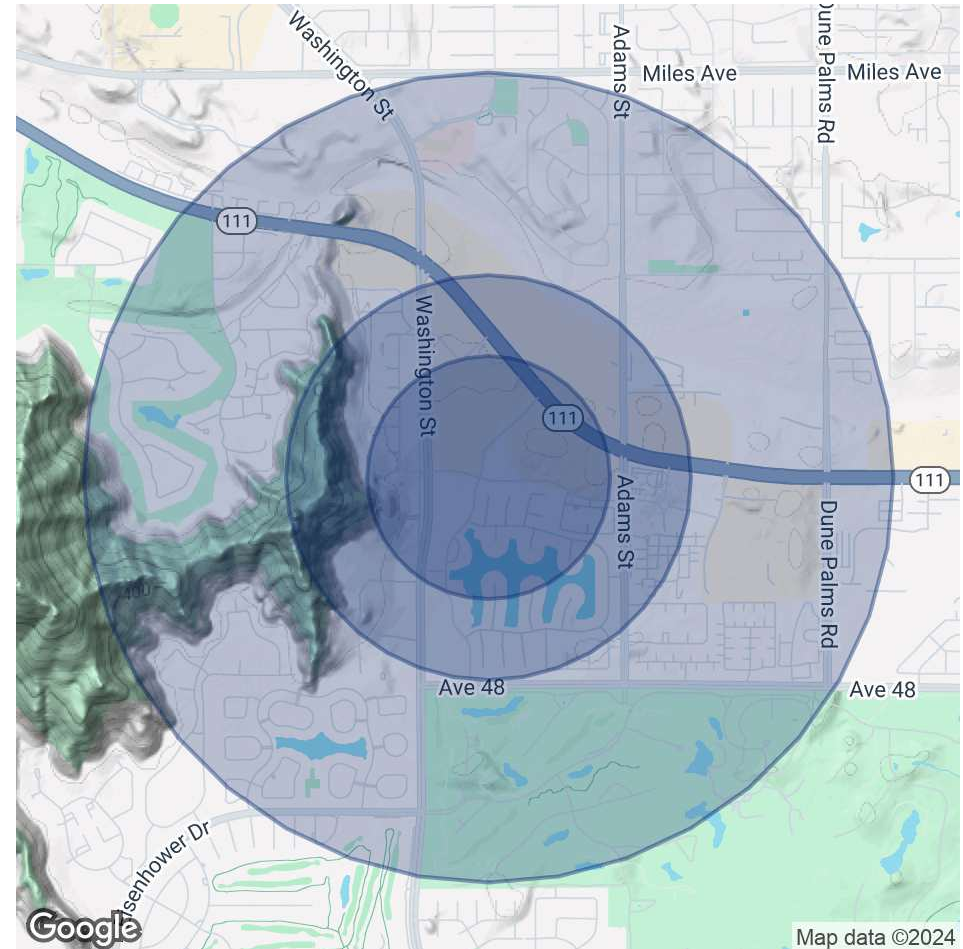
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	990	8,940	59,166
Average Age	39	43	43
Average Age (Male)	39	42	43
Average Age (Female)	38	44	43

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



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