

FOR LEASE | ±2,125 SF COMMERCIAL SUITE
51650 AVENIDA BERMUDAS, LA QUINTA, CA 92253

WILSON MEADE
COMMERCIAL REAL ESTATE



NOEL F. RAMOS
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72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
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PROPERTY INFORMATION

This property is located in the La Quinta Cove area. It is near a neighborhood US Postal Office, Old Town La Quinta a shopping and dining center, a City maintained recreational park, and the art district. It is near restaurants, retail stores, and La Quinta's City Hall. It can be accessed from various roadways like Calle Tampico, Avenue 52, and Avenida Bermudas.

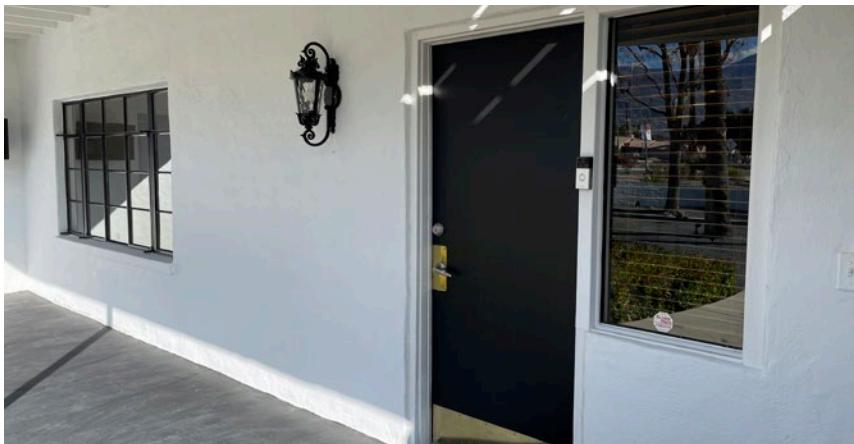
The property has been recently beautified with its landscaping, and paint. There is parking onsite, and overflow street parking on Calle Amigo is allowed by the City of La Quinta.

- Single-tenant commercial building.
- Walking distance to Old Town La Quinta.
- Former AllState Insurance Office.
- Rental rate is \$4,700 per month, Modified Gross.
- Term is 3-5 years.

PROPERTY INFORMATION

Building Type	Office
Year Built	1941
Building Height	2 Stories
Building Size	±2,125 SF
Building Class	C
Typical Floor Size	1,063 SF
Unfinished Ceiling Height	10'
Parking	6 Surface Parking Spaces
Zoned	Village Commercial . Various office and retail uses.

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INTERIOR PHOTOS

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AERIAL MAP



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	10,958	34,851	116,420
Households	4,263	14,923	47,798
Median Household Income	\$71,221	\$88,692	\$78,160
Median Age	42.3	52.9	49
Traffic Count	Washington and Ave. Ultimo: 28,084 Cars Per Day		

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YOUR ADVISOR



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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