

# 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

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	6,978	71,381	161,380
Avg Household Income	\$114,233	\$125,904	\$125,520
Daytime Population	7,753	26,240	63,169

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



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**PLEASE DO NOT DISTURB EXISTING TENANTS**

## 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	25B	CAVA	Coming Soon	2,673	
1B	Talay Bowl	1,260	3D	La Quinta Beauty Supply	1,600	8	Petco	15,258	28	Panera Bread		4,300	
1C	El Ranchito Taco Shop	1,260	4A	Bella Smiles Dentistry	1,200	9	Five Below	10,791	31	Mattress Firm		4,500	
1D	China Jo's	1,380	4B	Available	1,200	13	Tennis Warehouse	Now Open	7,067	32	Brothers Nails & Lashes	Coming Soon	2,500
2	Milauskas Eye Institute	8,100	4C	Nail Studio	1,800	14	Available	5,011	33	AT&T		3,500	
3A	Available	1,600	5	Staples	23,942	15	Daiso	Now Open	7,601	A	Pad A: New Development ~ Divisible		25K-50K
3B	Tiffany's Sweet Spot	1,600	6	Ross Dress for Less	30,038	25A	Shake Shack	Coming Soon	3,159	C	Pad C: New Development ~ Divisible		22,000



BLDG. D: UNIT 15 / Now Open!

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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**

Co-Anchor Development  
Up to 50K (Divisible: 25K - 50K SF)  
CONCEPTUAL SITE PLAN



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## CONTACT



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