

LA QUINTA COURT

RETAIL AVAILABLE FOR LEASE

78525 Highway 111, La Quinta, CA 92253



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Presented By



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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

PROPERTY OVERVIEW



HIGHLIGHTS

- La Quinta Court is at the intersection of Highway 111 and Washington Street and is considered one of the best locations in the Coachella Valley with approximately 96,140 cars per day at the intersection!
- If you say you are located at the "LG's Steakhouse" center in La Quinta, everyone will know where you are located.
- Easy access off of Highway 111, Washington Street, or at the signalized intersection of Simon Drive which connects back to Highway 111.
- Great co-tenancy with:
 - LG's Prime Steakhouse – the place to go for the ultimate Prime Steak Eating experience. Whether dining as a couple or a private party, LG's Prime Steakhouse is one of Coachella Valley's ultimate fine dining experiences.
 - Fisherman's Market Grill – one of the premier seafood restaurants in the valley with locations in Palm Springs, Palm Desert, and La Quinta. Also operate Shanghai Reds in Palm Springs, Fisherman's Landing at the JW Marriot, and Fisherman's Grotto in Palm Desert.
 - Garage Living – the place to go when you want to turn your garage into a special destination.
 - La Quinta Pet Hospital.
- Junior Anchor Opportunity Available
- Constructed in 2001, this well designed and architecturally appealing center looks like it was recently constructed. The ownership takes great pride in keeping La Quinta Court well maintained and attractive for its tenant's clients.

SITE PLAN



RETAILER MAP



REGIONAL MAP



DEMOGRAPHICS

	5 min	10 min	15 min
<u>POPULATION</u>			
2023 Total Population	23,328	124,794	218,220
2023 Median Age	46.9	42.2	44.1
2023 Total Households	9,999	48,430	86,317
2023 Average Household Size	2.3	2.6	2.5
<u>INCOME</u>			
2023 Average Household Income	\$135,425	\$127,057	\$127,044
2023 Median Household Income	\$98,046	\$90,035	\$90,917
2023 Per Capita Income	\$58,084	\$49,386	\$50,362
<u>BUSINESS SUMMARY</u>			
2023 Total Businesses	1,026	4,283	8,158
2023 Total Employees	9,572	34,717	62,586