

# HIGH TRAFFIC INTERSECTION

## 2,495 SF OFFICE/RETAIL FOR LEASE

### HIGHWAY 111 & WASHINGTON ST, LA QUINTA



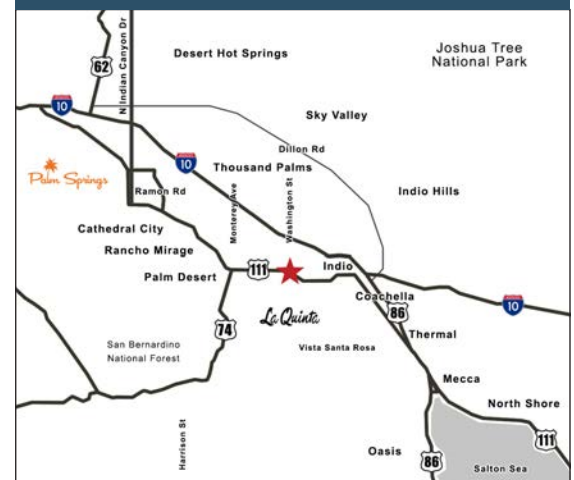
**78474 HIGHWAY 111, SUITE A, LA QUINTA**

## FEATURES

- Located at one of the busiest intersections in the Coachella Valley
- Exposure to nearly 150,000 cars per day; Traffic counts of 79,960 cars per day on Washington St & 69,410 cars per day on Highway 111
- Join Okura Sushi, Broken Yolk Cafe, Del Taco, Desert Wine Shop, Bank of America, and more
- Prominent retail center with two signalized entrances and three points of access at the corner of Highway 111 & Washington Street
- Abundant parking
- Zoning allows for a wide variety of commercial, office, and retail uses
- Incredible location on the south side of the BNP Paribas Indian Wells Tennis Garden stadium and parking

**LEASE RATE: \$2.40/SF MOD. GROSS**

## COACHELLA VALLEY



**VICINITY MAP**



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# 2,495 SF OFFICE/RETAIL SPACE

## SITE AERIAL & AMENITIES

78474 HIGHWAY 111, LA QUINTA



### DEMOGRAPHICS

	1 Mi	3 Mi	5 Mi
2023 Population	6,841	58,714	148,745
Avg. HH Income	\$115,508	\$109,711	\$99,097
No. of Households	2,345	23,905	59,323

### SITE AMENITIES

- **Location:** The property is located in the Point Happy Shopping Center at the northwest corner of Highway 111 & Washington Street in La Quinta.
- **APN:** 604-050-041
- **Zoning:** [CC \(Community Commercial\)](#)
- **Year Built:** 2002
- **Comments:** Point Happy Shopping Center is one of the best retail/commercial locations in the Coachella Valley. Point Happy enjoys impressive traffic counts, excellent visibility, and easy access to main roadways, all located within an immaculately maintained shopping center.
- **Terms:** Tenant shall not make any structural changes to the suite.



EXTERIOR PHOTO



INTERIOR PHOTO

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