

**FOR LEASE**  
**THE PAVILION AT LA QUINTA**  
 HIGHWAY 111 AT ADAMS STREET | LA QUINTA, CA



**PROPERTY PROFILE:**

**Spaces Available:** ±1,085 RSF - Available - \$39.00 NNN  
 ±2,500 RSF - Drive Thru Pad Available - \$60.00 NNN  
 ±6,500 RSF - Available 9/21 - \$30.00NNN  
 ±16,454 - 22,954±RSF Available 4/1/22

**Rent:** Estimated NNN = \$8.08 PSF Annually  
 Call Broker for Applicable Rent Information

**PROJECT HIGHLIGHTS**

- 166,043 Promotional Big Box Center anchored by Sprouts Farmers Market, Bed Bath & Beyond, Best Buy, DSW & Office Max.
- Highly visible pads and shop spaces immediately adjacent to Highway 111 & Adams Street
- Shops tenants enjoy high customer traffic generated by promotional box retailers and daily needs grocery store.
- Strategic location in La Quinta serves an upscale growing demographic market area.
- Strong day pop of near 30,000 provides tremendous opportunity for fast casual eateries.
- Property managed by InvenTrust Property Management, providing expert marketing assistance at no additional cost to tenants.
- Grand Opening - La Quinta Nail Bar & Pieology

**CONTACT**

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population:	6,406	73,780	166,122
Avg. Household Income:	\$91,158	\$100,671	\$97,862
Employment Population:	6,838	25,312	55,483

Source: Regis Online

**TRAFFIC COUNTS**

**40,500 CPD**

Highway 111 @ Adams Street  
 Source: Regis Online

**14,243 CPD**

Adams Street @ Highway 111

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## SITE PLAN



UNIT #	TENANT	RSF
1	Sprouts	26,482 SF
2 A	Yoga Six - Coming Soon	1,803 SF
2 B	AVAILABLE	1,085 SF
2 C	La Quinta Nail Bar - Grand Opening	2,368 SF
3	Bed, Bath & Beyond	30,000 SF
4	Famous Footwear AVAILABLE 9/21	6,500 SF
5	DSW - AVAILABLE 4/1/22	16,454 SF
6	Office Max	20,230 SF
7	Best Buy	30,000 SF
8	Wells Fargo	4,500 SF
9a	Yogurtland	1,000 SF
9b	Jersey Mikes	1,258 SF
9c	The Habit Burger Grill	2,400 SF
10	FedEx Kinkos	1,753 SF
11	Chipotle	2,518 SF
12	Panera Bread	4,854 SF
13-14	Pieology - Grand Opening	2,826 SF
15	Coffee Bean & Tea Leaf	1,599 SF
16-19A	Phenix Salon Suites	6,703 SF
19B	Sports Clips	1,498 SF
20	DRIVE THRU PAD AVAILABLE	2,500 SF

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CA-111 & Adams St		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	6,406	73,780	166,122
	2024 Projected Population	6,886	79,676	179,557
	2010 Census Population	4,963	66,717	149,140
	2000 Census Population	3,013	48,384	106,384
	Projected Annual Growth 2019 to 2024	1.5%	1.6%	1.6%
	Historical Annual Growth 2000 to 2019	5.9%	2.8%	3.0%
HOUSEHOLDS	2019 Median Age	41.0	39.8	40.4
	2019 Estimated Households	2,457	27,496	60,605
	2024 Projected Households	2,570	28,858	63,738
	2010 Census Households	1,994	24,709	54,072
	2000 Census Households	1,088	17,298	37,319
	Projected Annual Growth 2019 to 2024	0.9%	1.0%	1.0%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2019	6.6%	3.1%	3.3%
	2019 Estimated White	70.7%	67.3%	66.6%
	2019 Estimated Black or African American	3.5%	3.0%	2.8%
	2019 Estimated Asian or Pacific Islander	5.9%	3.7%	3.5%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.8%	0.8%
	2019 Estimated Other Races	19.5%	25.1%	26.3%
INCOME	2019 Estimated Hispanic	41.6%	51.0%	53.7%
	2019 Estimated Average Household Income	\$91,158	\$100,671	\$97,862
	2019 Estimated Median Household Income	\$71,600	\$71,429	\$69,436
EDUCATION (AGE 25+)	2019 Estimated Per Capita Income	\$35,023	\$37,534	\$35,786
	2019 Estimated Elementary (Grade Level 0 to 8)	7.0%	6.4%	7.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	4.7%	7.7%	8.2%
	2019 Estimated High School Graduate	22.1%	27.7%	27.0%
	2019 Estimated Some College	31.5%	23.9%	23.7%
	2019 Estimated Associates Degree Only	4.5%	6.8%	7.0%
BUSINESS	2019 Estimated Bachelors Degree Only	18.4%	17.5%	16.7%
	2019 Estimated Graduate Degree	11.8%	10.1%	9.7%
	2019 Estimated Total Businesses	610	2,549	6,142
	2019 Estimated Total Employees	6,838	25,312	55,483
	2019 Estimated Employee Population per Business	11.2	9.9	9.0
	2019 Estimated Residential Population per Business	10.5	28.9	27.0



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