

FOR LEASE

One Eleven La Quinta

78950 CA-111 | La Quinta, CA 92253

Up to 45,000 SF (Divisible) Co-Anchor Development Opportunities
2,000 - 6,000 SF Retail & Improved Restaurant Available



Property Highlights

- Highly successful power center anchored by multiple national credit retailers including Stater Bros., Ross, Kohl's, Petco and many more!
- Located at Hwy-111 & Washington Street, the premier intersection for the trade area with approximately 70,000 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 & multiple monument signs with frontage along highly trafficked US Hwy 111.

Contact

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SRS REAL ESTATE PARTNERS

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Demographics

EST. 2020	1 MILE	3 MILE	5 MILE
Population	6,079	67,177	163,331
Average Household Income	\$102,876	\$103,737	\$101,265
Daytime Population	7,167	24,189	53,942

Source: Esri

TRAFFIC COUNT

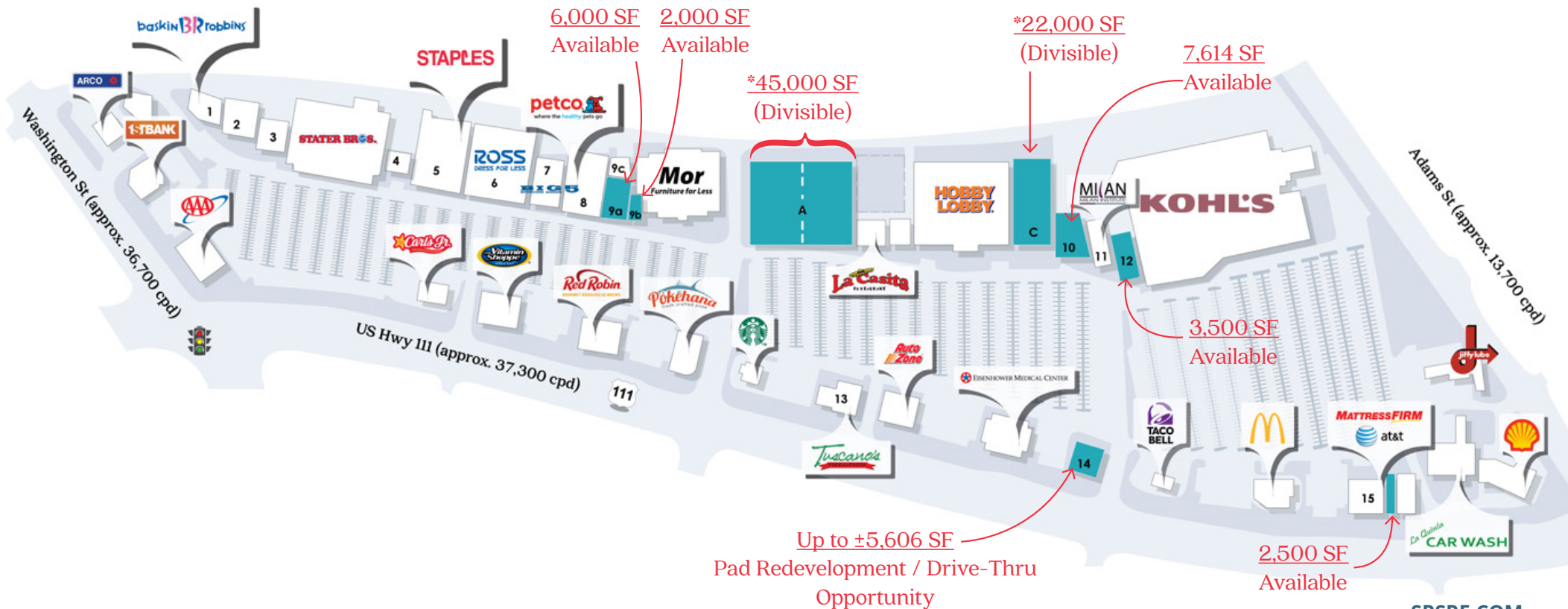
US Highway 111	approx. 37,300 cars per day
Adam Street	approx. 13,700 cars per day
Washington Street	approx. 36,700 cars per day

Source: CoStar

One Eleven La Quinta Tenant Directory

Total GLA: 590,857 SF

TENANT	(SF)	TENANT	(SF)	TENANT	(SF)	TENANT	(SF)
1 China Joe's	1,380	6 Ross	30,038	15 Available	2,500	Auto Zone	6,960
1 El Ranchito Taco Shop	1,380	7 Big 5	9,600			Radio Shack	
1 Swiss Donuts	1,260	8 PETCO	15,258	*Pad A New Development ~ Divisible	45,000	Starbucks	3,690
1 Baskin Robbins	1,284	9A Available	6,000	*Pad C New Development ~ Divisible	22,000	Pokehana	5,100
2 Milauskas Eye Institute	8,100	9B Available	2,000			Red Robin	7,200
3 La Quinta Beauty Supply	1,600	9C Storage	2,209			The Vitamin Shoppe	3,150
3 The Pool Store	1,600	10 Available	7,614			Maru Korean BBQ & Grill	2,100
3 Tiffany's Sweet Spot	1,600	11 Milan Institute	8,500			JJ's Spa Massage	1,750
3 Postal Connection	1,600	12 Available	3,500			Carl's Jr	3,500
4 GNC	1,200	13 Tuscano's Pizza & Pasta	5,386			AAA Autoclub	8,000
4 Desert Tanning Co.	1,200	14 Pad Redevelopment/Drive-Thru Opportunity	±5,606			1st Bank	4,667
4 Jaime Rojas, DDS	1,800	15 Mattress Firm	4,500			Arco AM/PM	
5 Staples	23,942	15 AT&T	3,500			Eisenhower Medical Center	3,743







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