

LA QUINTA VILLAGE

50801-50981 WASHINGTON STREET, LA QUINTA, CA 92253

RETAIL FOR LEASE



CAMERON RAWLINGS

Partner
DRE# 02102158
cameron@meadecommercial.com
760-534-2584

KATE RUST

Partner
DRE# 01267678
kate@meadecommercial.com
760-409-1532

MICHAEL C. MEADE

Co-Founder | Broker
DRE# 01480973

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
meadecommercial.com | CA DRE Lic 02439728

LA QUINTA VILLAGE

RETAIL FOR LEASE
50801-50981 WASHINGTON STREET, LA QUINTA, CA 92253

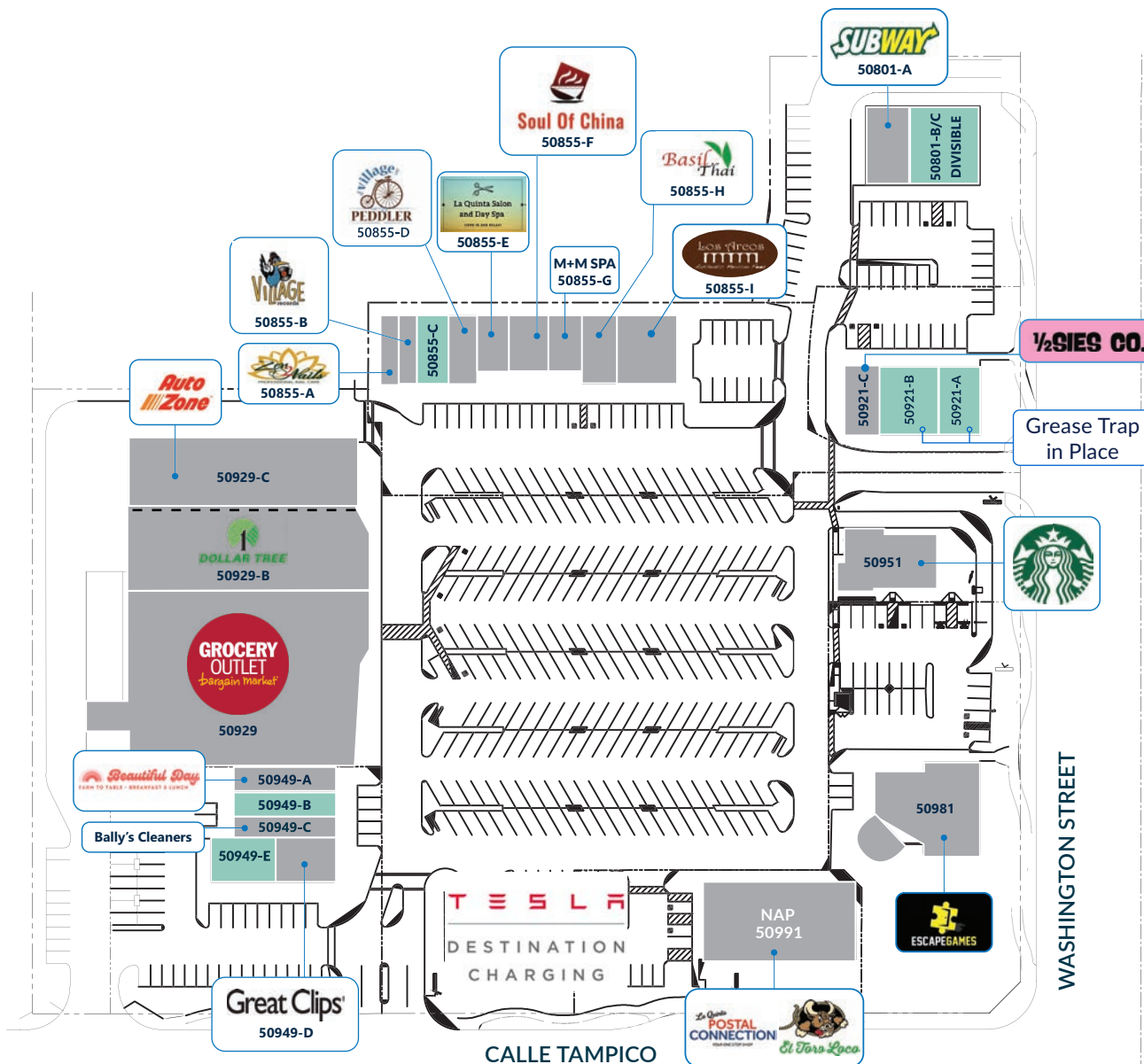
- La Quinta Village is a multi-tenant neighborhood shopping center, built in 1994 and comprised of approximately 79,607 SF.
- Located on the NW corner Washington Street and Calle Tampico, at the entrance to the historic La Quinta Cove area of the Coachella Valley.
- Beautifully designed, inviting and easily accessible with three points of access.
- Prime location ready to serve the La Quinta cove and surrounding gated country clubs in the area of over 14,000 households with a median income of approximately \$97,628 per year.
- Imperial Irrigation District has the lowest cost utilities in the Valley, another positive for attracting businesses large or small to this location.
- La Quinta has long been recognized for its unparalleled quality of life, and strong consumer base, contributing to La Quinta's bright economic outlook.
- Many national retailers have located in La Quinta alongside thriving small businesses.
- La Quinta has it all – a growing population; a large winter/spring seasonal population and retail synergy!
- Tesla car charging stations have been installed and are operational.



SITE PLAN

RETAIL FOR LEASE

50801-50981 WASHINGTON STREET, LA QUINTA, CA 92253



Call for current pricing.

Unit Address	Tenant	Square Feet
50801-A	Subway	1,200
50801-B/C	Available	4,287 (Divisible)

Unit Address	Tenant	Square Feet
50855-A	Zen 2 Nails	700
50855-B	Village Records	700
50855-C	Available	1,100
50855-D	Old Town Peddler	1,000
50855-E	La Quinta Salon	900
50855-F	Soul of China	1,300
50855-G	M+M Spa	1,000

Unit Address	Tenant	Square Feet
50855-H	Basil Thai	1,250
50855-I	Los Arcos Mexican Restaurant	2,250
50921-A	Available October 2026	1,500
50921-B	Available	2,054
50921-C	1/2sies Co.	1,380
50929	Grocery Outlet	21,433
50929-B	Dollar Tree	11,459
50929-C	Autozone	8,825

Unit Address	Tenant	Square Feet
50949-A	A Beautiful Day	2,304
50949-B	Available	1,627
50949-C	Bally's Cleaners	916
50949-D	Great Clips	1,037
50949-E	Available	992
50981	Escape Games	4,858

DEMOGRAPHICS

RETAIL FOR LEASE
50801-50981 WASHINGTON STREET, LA QUINTA, CA 92253



	1-Mile	3-Mile	5-Mile
Population	8,090	41,974	134,058
Households	3,426	17,530	53,057
Median Household Income	\$80,006	\$88,187	\$74,562
Median Age	49.9	51.2	46.3
Traffic Count	Washington and Ave. Ultimo: 28,084 Cars Per Day		

AREA INFORMATION AND LIFESTYLE

La Quinta has long been recognized for its world-class golf, thriving arts community, unparalleled quality of life, and strong consumer base – all contributing to La Quinta's bright economic outlook. Many national retailers have located in La Quinta alongside thriving small businesses. La Quinta is a prime location for retail, restaurants, and hospitality.

QUICK FAQs

- Median age for La Quinta is 52.1 years old
- Permanent population is 37,933
- Average household income is \$148,598 (as of Jan. 2025)
- Average temperature is 75 degrees
- Average rainfall is less than 5 inches
- La Quinta has 24 golf courses
- La Quinta has 19 parks and several miles of biking and hiking trails

RETAIL FOR LEASE

50801-50981 WASHINGTON STREET, LA QUINTA, CA 92253



AERIAL MAP

RETAIL FOR LEASE
50801-50981 WASHINGTON STREET, LA QUINTA, CA 92253



YOUR ADVISORS



CAMERON RAWLINGS

Partner

DRE# 02102158

cameron@meadecommercial.com

760-534-2584



KATE RUST

Partner

DRE# 01267678

kate@meadecommercial.com

760-409-1532



MICHAEL C. MEADE

Co-Founder | Broker

DRE# 01480973



DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

COPYRIGHT NOTICE

© 2026 Meade Commercial, Inc. All Rights Reserved.

Meade Commercial, Inc. Broker Lic. 02439728

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

Phone Number: 760.837.1880 | meadecommercial.com