

Jefferson Plaza: 79740-79800 US Highway 111,



Exclusively Listed By:



www.SPINELLOCOMPANIES.com
DRE #00656284

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FEATURES:

Located within La Quinta's major retail district and adjacent to Indio, Jefferson Plaza offers for lease a prime end cap space consisting of $\pm 2,010$ SF. The center features easy access, ample parking, affordable IID power, quality co-tenants, and strong foot traffic. This clean, affordable space is move-in ready and available for immediate occupancy.

The information contained herein has been obtained from sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

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SITE PLAN



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PROPERTY HIGHLIGHTS:

- Distinctive building design fronting Highway 111
- Prime location within La Quinta's premier retail district
- Large parking field located in the front and along the side of the building
- Traffic Counts: $\pm 70,000$ CPD | Population: $\pm 272,000$ within a 20-minute drive

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Jefferson Plaza: Now Available, a well-positioned end-cap space in excellent condition

Available Space:

- Suite A-101, $\pm 2,010$ SF
- Lease Rate: \$1.95 PSF + \$0.65 PSF NNN



Tall end-cap façade provides outstanding tenant identification, complemented by available Highway 111 monument signage. Ideal for retail, restaurant, medical, office and medical use.



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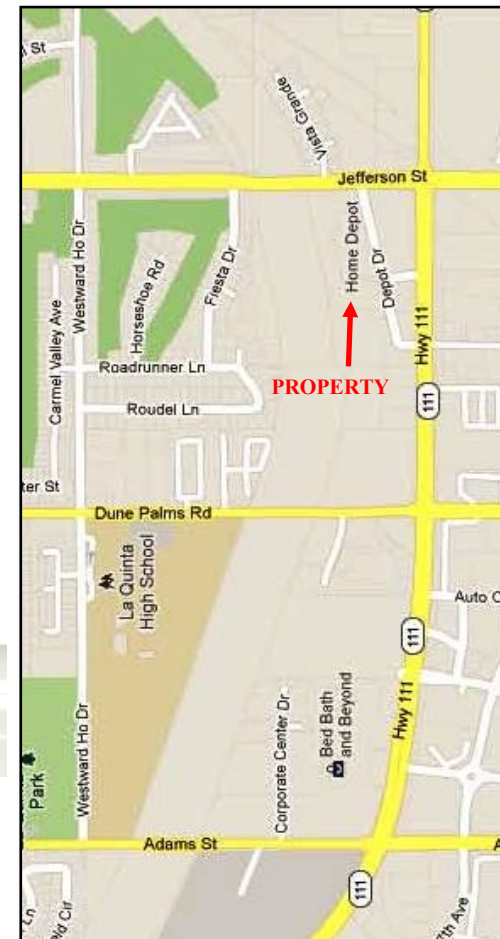
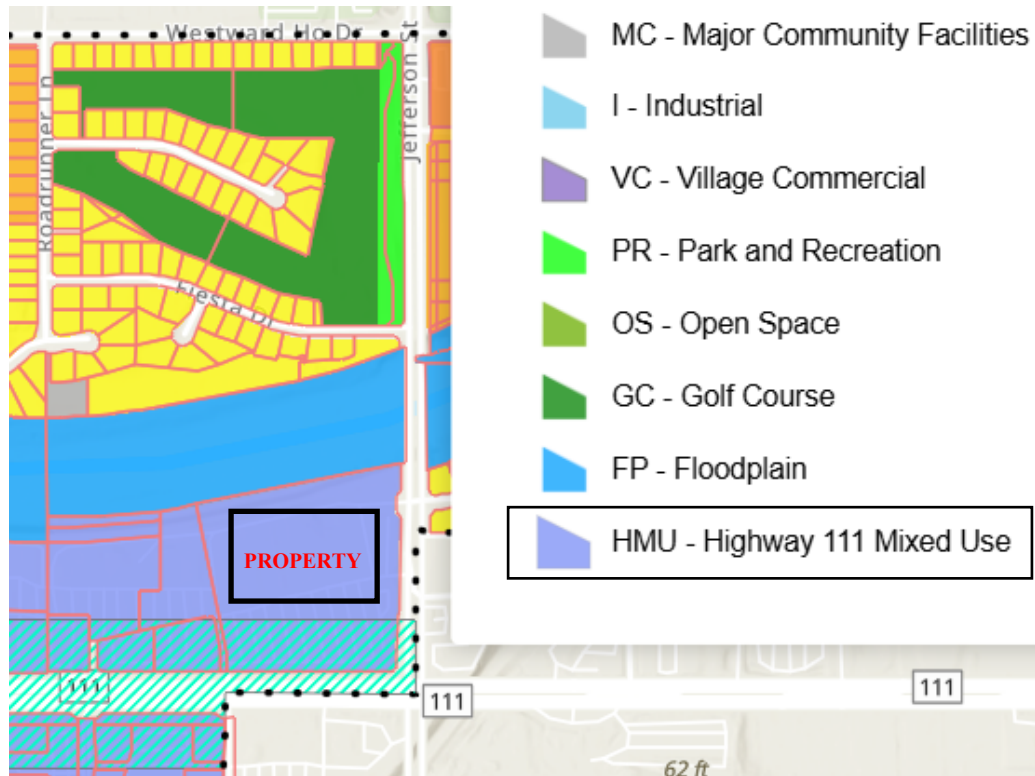
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Jefferson Plaza:

Zoning

Location Map

Zoning Map: Hwy 111 Mixed Use.





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