

Jefferson Plaza: 79740-79800 US Highway 111

SITE PLAN



SPINELLO
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REAL ESTATE, INC.
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DRE #00656284

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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

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

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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.

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



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

AVAILABLE SPACE:

- Suite A-101, ± 2,010 SF
- Asking Lease Rate: \$2.45 PSF + \$0.65 NNN





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LA QUINTA
HOTELS & SUITES

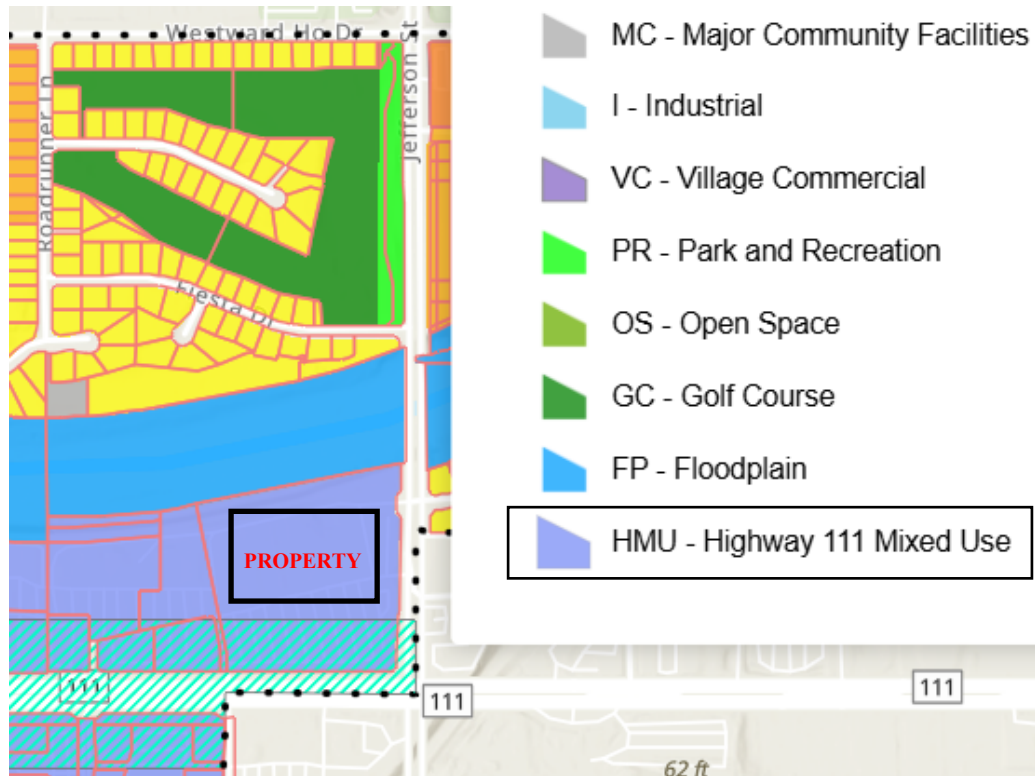
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Jefferson Plaza:

Zoning

Location Map

Zoning Map: Hwy 111 Mixed Use.



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