



FOR LEASE 1,408 SF RETAIL, RESTAURANT & MEDICAL OPPORTUNITIES

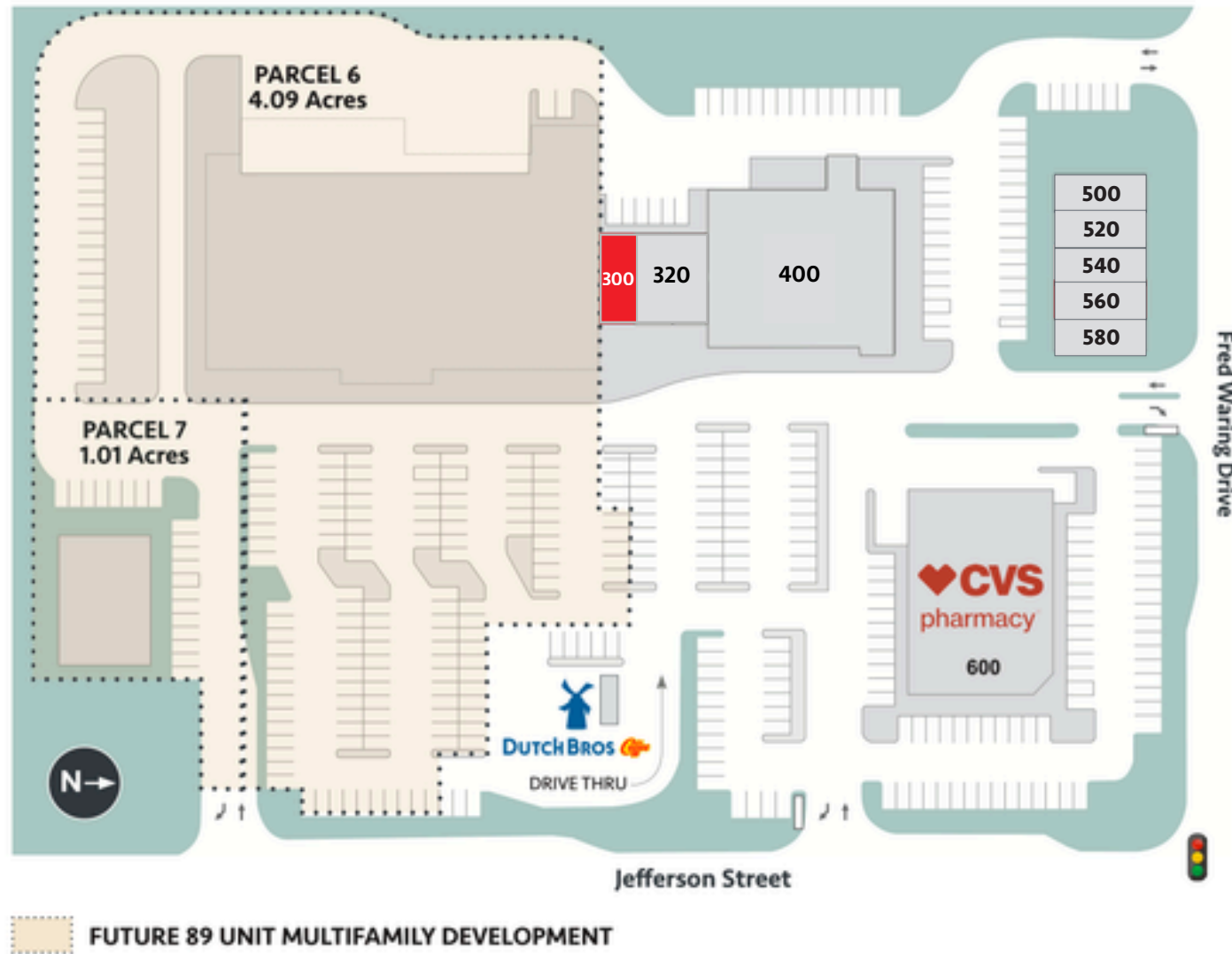
Jefferson Square

44025-44155 Jefferson Street | La Quinta, CA 92253

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SITE PLAN



AVAILABILITY

Suite	Tenant	SF
300	Available for Lease	1,408

LEASED

Suite	Tenant	SF
320	Dance Dimensions	2,881
400	Rapport Furniture	13,969
500	Massage Studio	1,185
520	Prime Barber Shop	1,234
540	Palm Nails	1,229
560	Capstone	1,713
580	Eclipse Dentistry	1,381
600	CVS	13,013

LOCATION HIGHLIGHTS

This heavily trafficked intersection offers ideal visibility for essential retailers, medical/offices and restaurants, alike.

With plans to complete the development of Jefferson Square by incorporating multifamily, this opportunity is perfectly situated to serve the local community. The constant influx of tourism brought about by professional sporting activities, music events makes this location highly attractive.

The owner recently painted and landscaped the property to enhance the location's appeal. And, several of the buildings have new HVAC, electrical, and other building features making the spaces highly desirable and low maintenance.



LOCATION FEATURES

- Located at one of the busiest intersections in the Eastern Coachella Valley with over 63,000 VPD
- Anchored by CVS
- Ample parking with total of 362 parking stalls
- Easy access to I-10 Freeway and CA Hwy 111

LOCATION MAP



Jefferson Square is conveniently located on the highly visible intersection of Jefferson Street and Fred Waring Drive, in La Quinta, CA.

Join anchor tenant CVS at this prime location that is only 5 minutes from both the I-10 Freeway and CA-111 highway.



DEMOGRAPHICS

Population



	2020	Projected by 2025
1 Mile Radius	10,546	10,888
3 Mile Radius	89,375	94,547
5 Mile Radius	165,474	175,237

Average Household Income



	2020	Projected by 2025
1 Mile Radius	\$108,145	\$120,420
3 Mile Radius	\$88,725	\$97,927
5 Mile Radius	\$99,227	\$108,488

Average Home Value



	2020
1 Mile Radius	\$659,903
3 Mile Radius	\$660,113
5 Mile Radius	\$703,456

Average Daily Traffic



Jefferson Street	37,000
Fred Waring Drive	26,000

