

A photograph of a Ross Dress for Less storefront. The building is a single-story structure with a light beige stucco finish and a terracotta-tiled roofline. The 'ROSS DRESS FOR LESS' logo is mounted on the upper part of the building. Large, bold, orange text with a green outline is overlaid on the image, providing the address and location. The sky is blue with scattered white clouds.

ADAMS & HWY 111
78950 CA-111
LA QUINTA, CA 92253

DRIVE-THRU PAD & SHOP PAD
FOR SALE OR GROUND LEASE



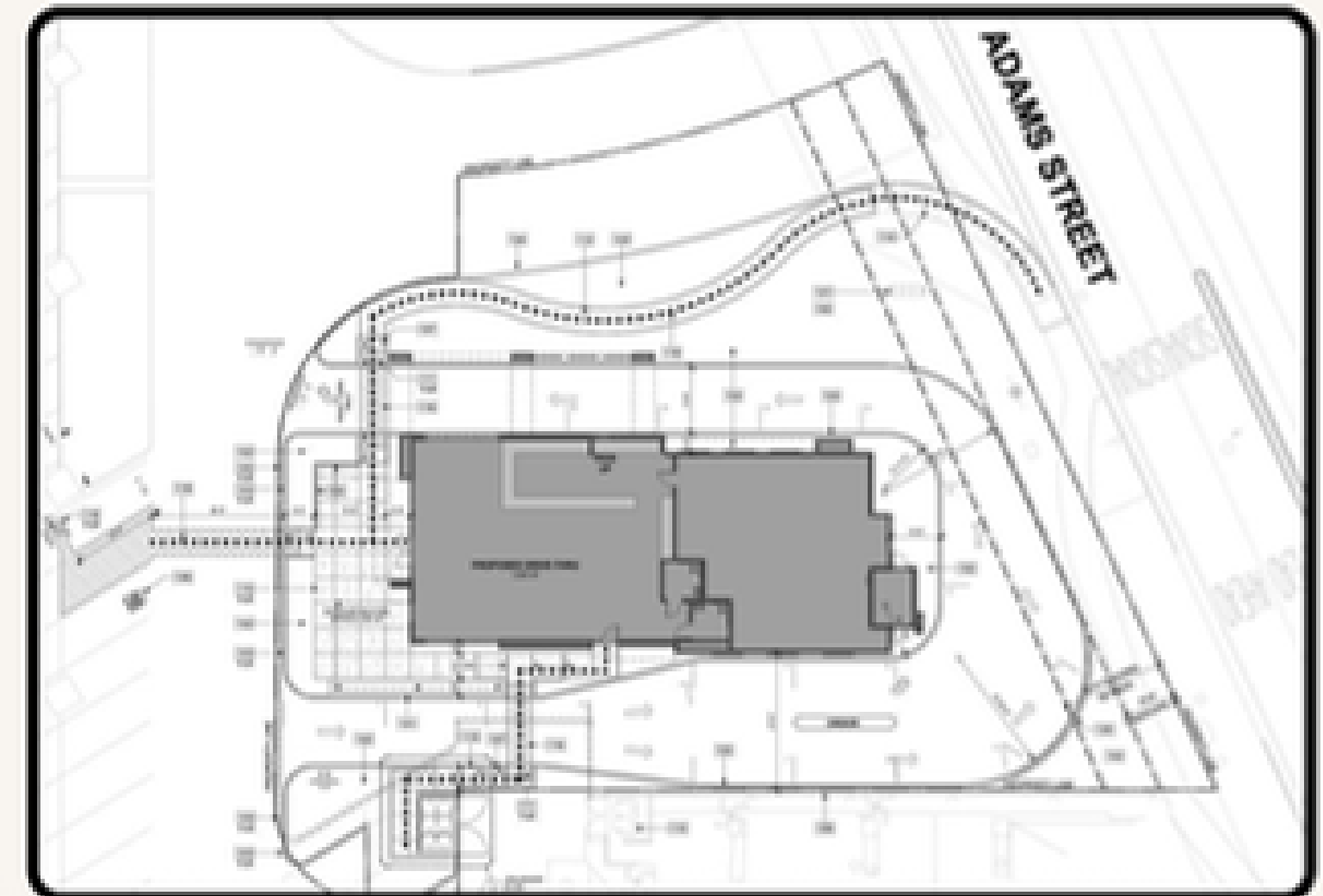
DRIVE-THRU AND SHOP PAD - LAND FOR SALE OR GROUND LEASE
Monument Signage on Highway 111 - Over 3,000 Students within walking distance



**Highway 111 specific plan
overlay between
Washington & Jefferson
pending. This will limit
future drive-thru's**

Fully Approved

**Up to 3,700 s.f. Drive-Thru
with a 16-Car stacking lane
Large patio at the
Shopping Center entrance**

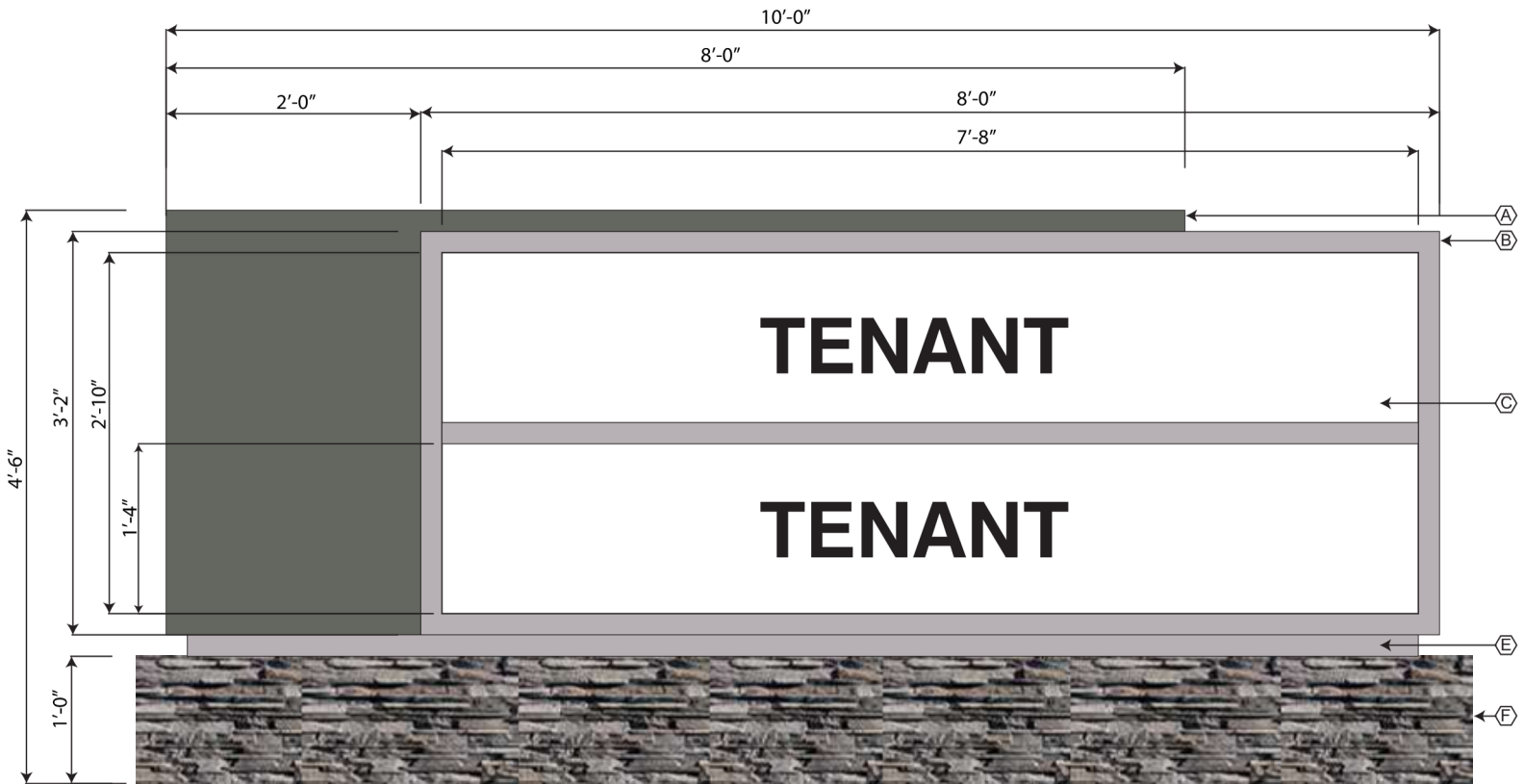


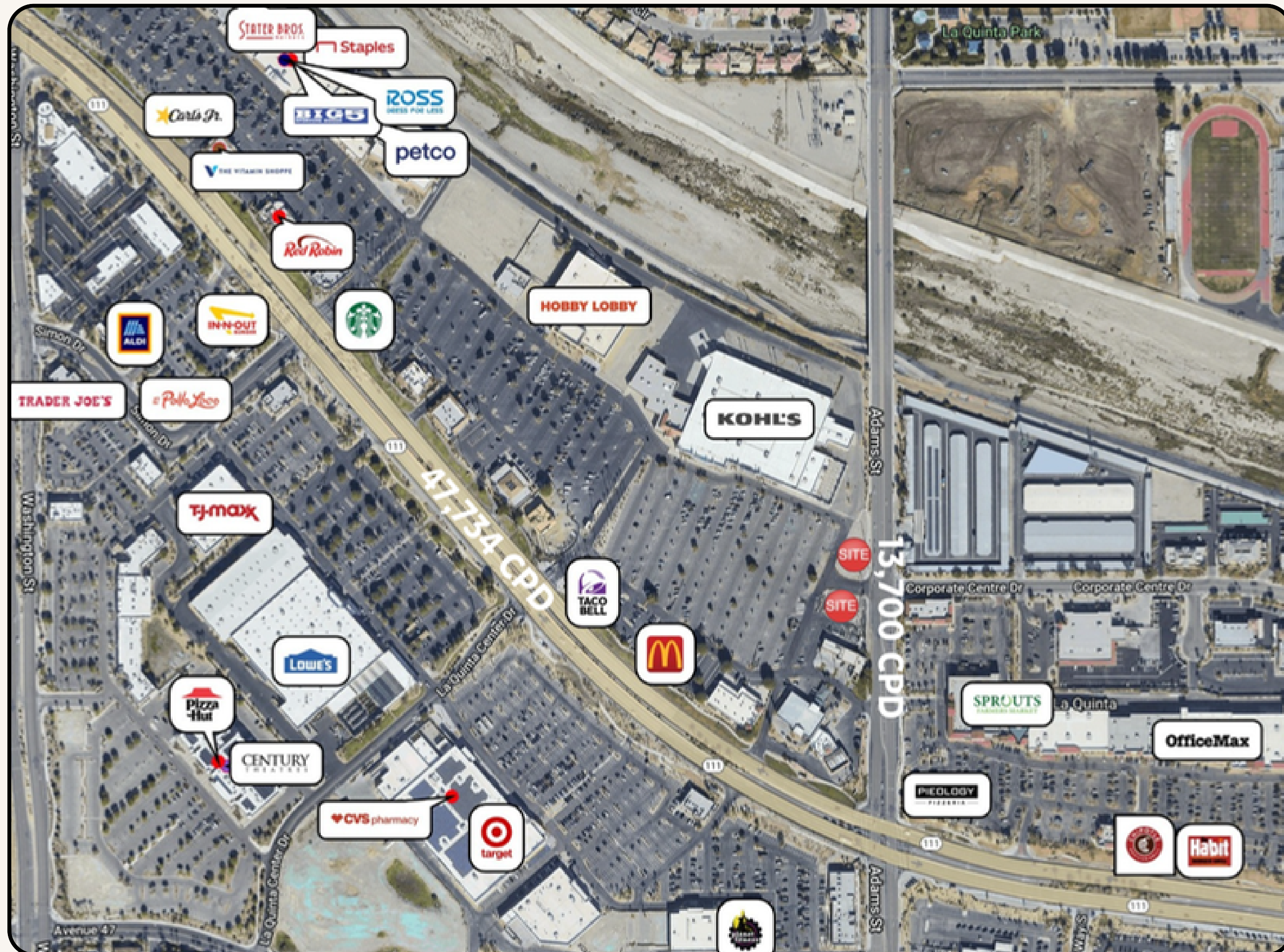
Stand Alone Retail Pad available for Ground Lease or Build to Suit



Up to 4,200 square feet of restaurant or retail space with patio

Monument Sign On Highway 111





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