COLDWELL BANKER COMMERCIAL
LYLE & ASSOCIATES, LP

WASHINGTON PARK SHOPPING CENTER FOR LEASE

$2.25 - $3.75 SF/month (NNN)

SEC Highway 111 & Washington Street
La Quinta, CA 92253



Curtis Barlow
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CalDRE #01380247

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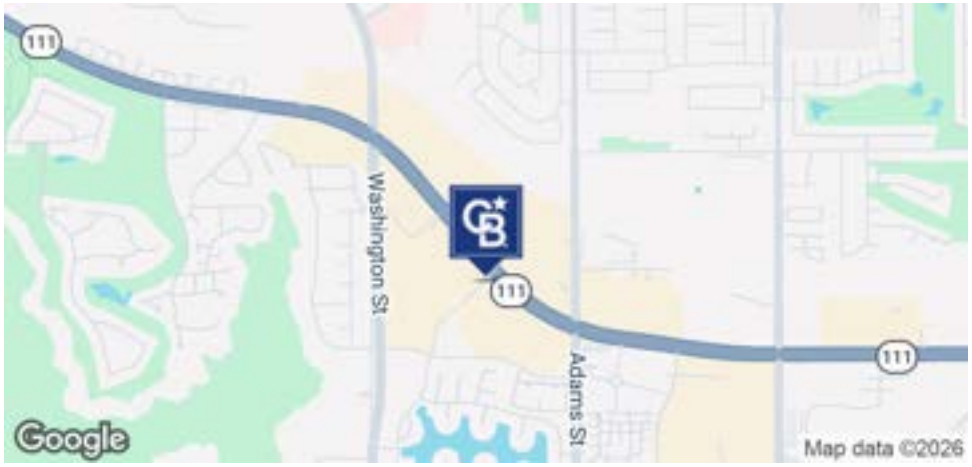
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OFFERING SUMMARY

Available SF:	1,335 - 10,000 SF
Lease Rate:	$2.25 - $3.75 SF/month (NNN)
Year Built:	2006
Building Size:	13,250 SF
Zoning:	CR
Market:	Inland Empire
Submarket:	Coachella Valley

PROPERTY OVERVIEW

Multiple tenant pad buildings with spaces located on the SW corner of Highway 111 and Adams Street, along Washington Street, and in a proposed new building at the intersection of Washington Street and Avenue 47 in La Quinta. Excellent visibility and parking, Signage opportunities on storefront and monument signs.

600,000 s.f. power center anchored by Target, Lowe's, Cost Plus World Market, Trader Joe's, and a twelve-screen Century Theatres.

Located on Highway 111 between Washington Street and Adams Street, this shopping center also has frontage on Washington Street between Simon Drive and Avenue 47.

Just east and south of the SE corner of Highway 111 and Washington Street in La Quinta, CA.

PROPERTY HIGHLIGHTS

- Major power center anchored by Target, Lowe's, Trader Joe's, TJ Maxx, Ulta, Cost Plus World Market & Century Theatres
- WHOLE FOODS OPENING LATER THIS YEAR.
- Abundant parking fields, Multiple entrances, and some signalized. Excellent visibility, High traffic counts, Signage opportunities on storefront, and monument sign.
- Excellent tenant mix including multiple national retailers

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
46-600 Washington St., Ste 4	Available	1,895 SF	NNN	$2.30 SF/month	Retail space
78-955 Hwy 111, Shops 1	Available	7,000 SF	NNN	Negotiable	Future shops, 1,500-2,000 SF each, next to Whole Foods.
78-965 Hwy 111, Ste 1	Available	2,099 SF	NNN	$3.75 SF/month	Part of a free-standing pad building located on Highway 111 in front of future Amazon Fresh building. The space is currently in a gray shell condition. The adjacent co-tenant is Carbon Health.
78-975 Hwy 111, Shops 2	Available	10,000 SF	NNN	Negotiable	Build-to-suit opportunity for a 10,000-15,000 SF building next to Cost Plus World Market.
78-995 Hwy 111, Ste 7	Available	1,335 SF	NNN	$2.25 SF/month	Located between SAWA Sushi and Mariachi La Quinta Mexican food restaurant

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Proposed Site Plan

WASHINGTON PARK
LA QUINTA, CA

DLR Group

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