



JEFFERSON  
SQUARE

Join new anchor tenant Rapport International Furniture  
**1,408-4,289 SF RETAIL, RESTAURANT & MEDICAL OPPORTUNITIES**

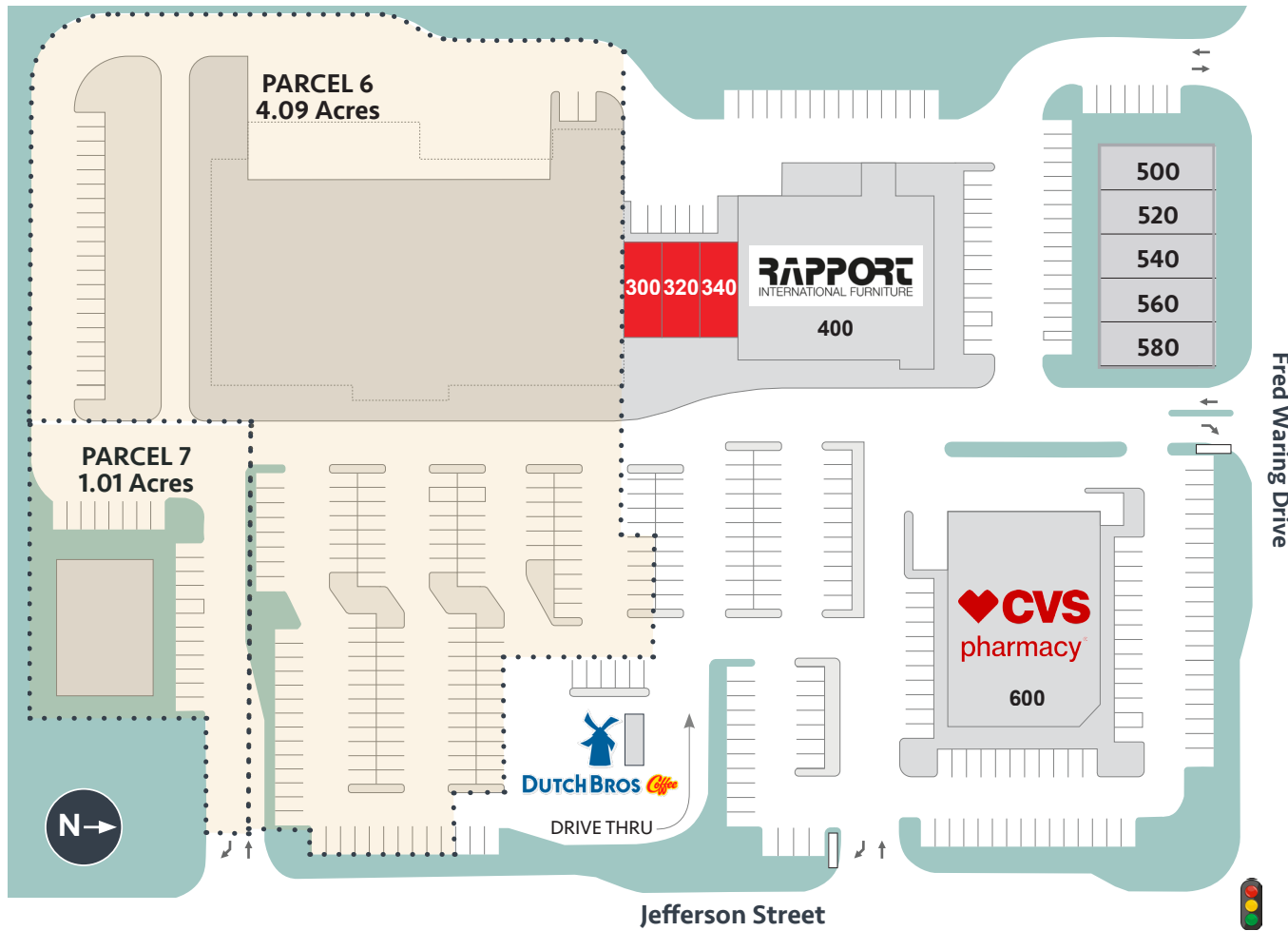
## Jefferson Square

44025-44155 Jefferson Street | La Quinta, CA 92253

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## SITE PLAN



FUTURE 89 UNIT MULTIFAMILY DEVELOPMENT

## AVAILABILITY

Suite	Tenant	SF
300	Available for Lease	1,408
320	Available for Lease	1,473
340	Available for Lease	1,408

## LEASED

Suite	Tenant	SF
400	Rapport International Furniture	13,969
500	Let's Be Great Fitness	1,185
520	Prime Barber Shop	1,234
540	Palm Nails	1,229
560	Perry Physical Therapy	1,713
580	Eclipse Dentistry	1,381

## THE COACHELLA VALLEY AWAITS

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, as well as the constant influx of tourism brought about by professional sporting activities, music events, and more.

Review the site plan within to learn more about current lease, sale and development opportunities.

## PROPERTY FEATURES

- Hard corner location
- Multiple access points
- Potential development opportunities
- Anchored by CVS and Rapport International Furniture
- Ample parking with total of 362 stalls
- Easy access to I-10 and CA Hwy 111
- LEED Gold Certification



**LOCATION MAP**



**LOCATION FEATURES**

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 and Rapport International Furniture in this prime location that is only 5 minutes from both the I-10 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

