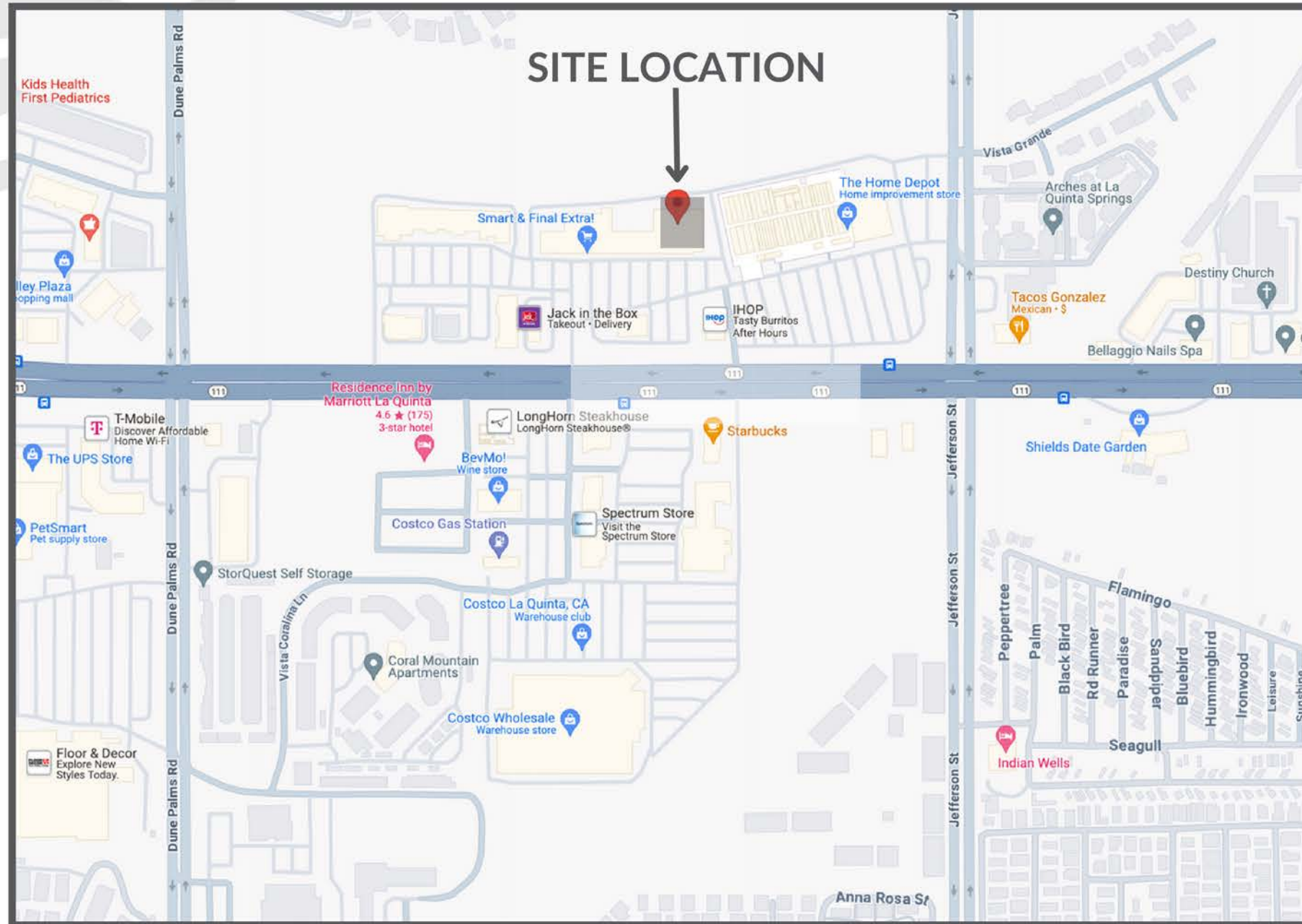


LA QUINTA, CA

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SITE HIGHLIGHTS

**79840 HWY 111
LA QUINTA, CA 92253**

- 22,990 SF Commercial Retail Building.
- Strategically located power center on the iconic Highway 111, with neighboring tenants including Home Depot and Smart & Final Extra!
- Across from major new multi-family and retail development.
- La Quinta is an affluent resort community with strong population density and is part of the Greater Palm Springs area.

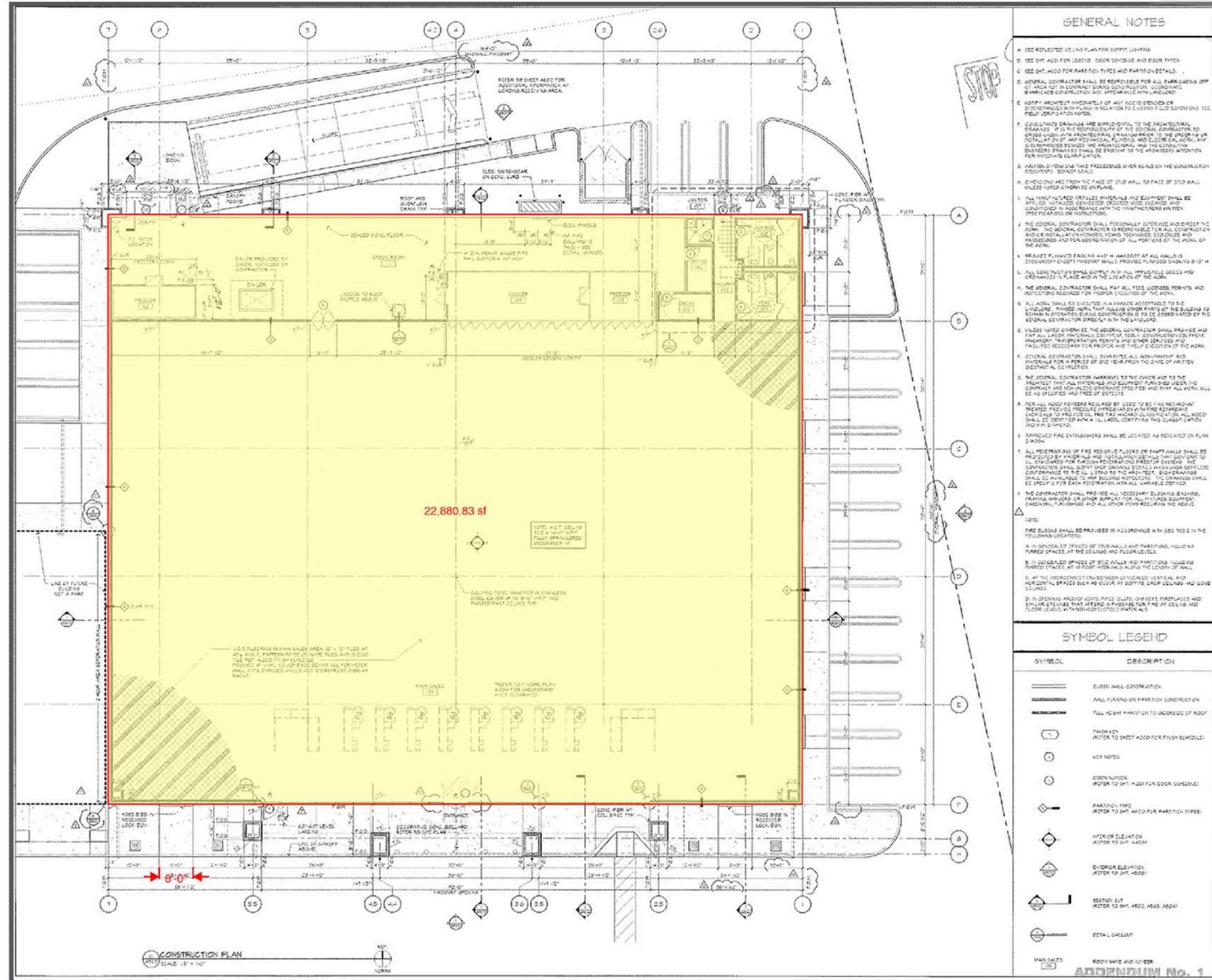


SITE PLAN



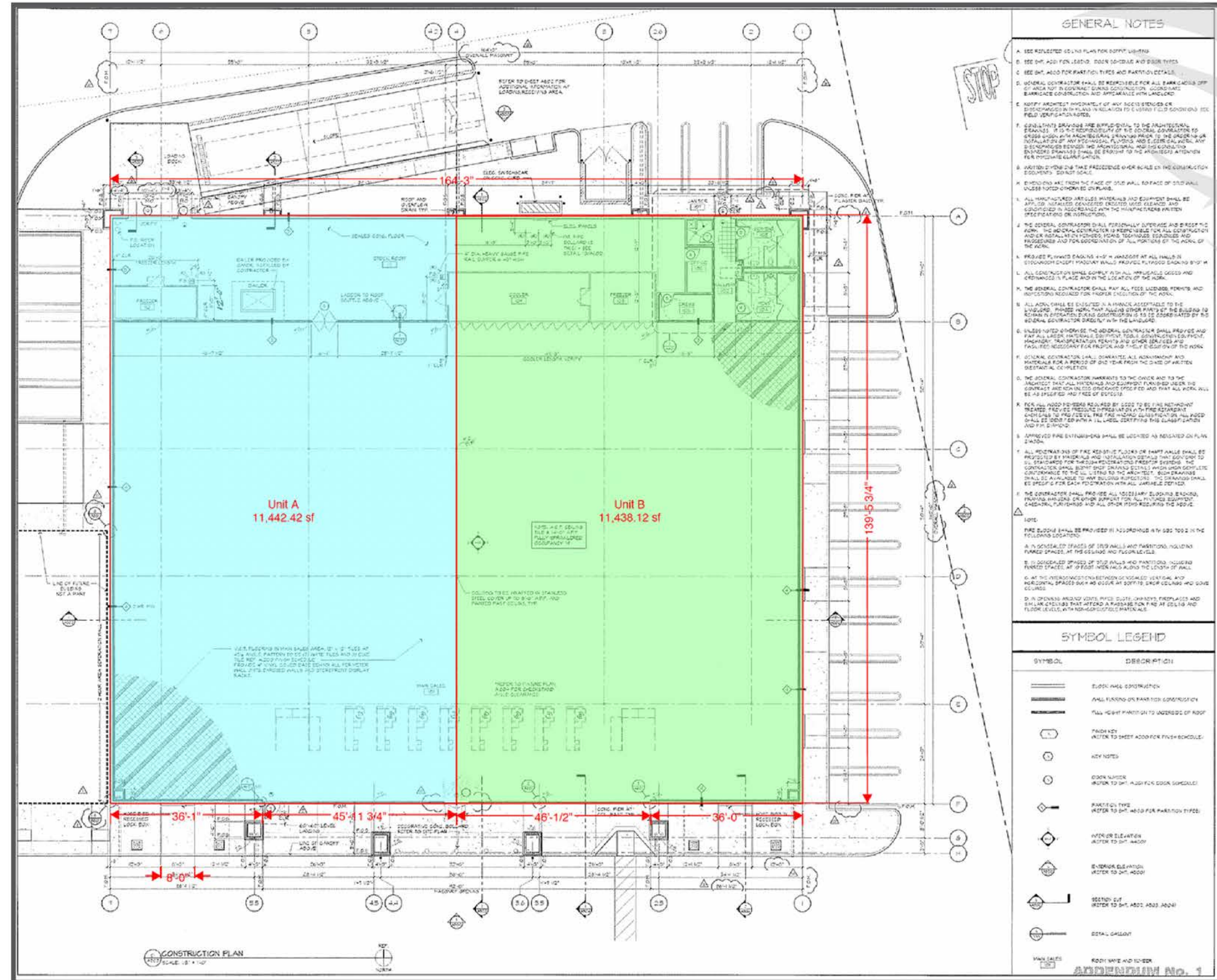
OPTION 1

22,800.83 SF



OPTION 2

Unit A - 11,442.42 SF
Unit B - 11,438.12 SF



- GENERAL NOTES**
- A. SEE REFLECTED CONDITIONS FOR ROOM TYPES.
 - B. SEE SCHEDULE FOR LEAD-CONTAINING AND PARTITION DETAILS.
 - C. SEE SCHEDULE FOR PARTITION TYPES AND PARTITION DETAILS.
 - D. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HANGING OFF-BARRETTAGE CONSTRUCTION AND APPEARANCE WITH LANDLORD.
 - E. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR DISCREPANCIES IN PLANS IN RELATION TO THE VARIOUS FIELD VERIFICATIONS.
 - F. QUALITY CONTROL SHALL BE RESPONSIBLE TO THE ARCHITECTURAL RECORDS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ORDER WORK WITH ARCHITECTURAL RECORDS FROM THE ARCHITECTURAL RECORDS OF ANY TECHNICAL, FINISH, AND ELECTRICAL. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ELECTRICAL RECORDS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR IMMEDIATE CORRECTION.
 - G. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR DISCREPANCIES IN PLANS IN RELATION TO THE VARIOUS FIELD VERIFICATIONS. DO NOT SCALE.
 - H. DIMENSIONS ARE FROM THE FACE OF STUD WALL UNLESS OTHERWISE SPECIFIED.
 - I. ALL HANGING OFF-BARRETTAGE MATERIALS AND EQUIPMENT SHALL BE APPROVED AND INSTALLED UNDER CLOSE ARCHITECTURAL SUPERVISION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS.
 - J. THE GENERAL CONTRACTOR SHALL PERSONALLY SUPERVISE AND INSPECT THE WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE CORRECTION AND RE-INSTALLATION OF ANY WORK, TOOLS, TECHNIQUES, EQUIPMENT, AND PROCEDURES AND FOR SUPERVISION OF ALL PORTIONS OF THE WORK OF THE WORK.
 - K. PROVIDE 1/2" MINIMUM RADIUS 4" MIN. W/ JOINTS AT ALL WALLS IN STATIONARY SHEET METAL WALLS. PROVIDE 1/4" MIN. RADIUS 4" MIN. W/ JOINTS IN WALLS. PROVIDE 1/4" MIN. RADIUS 4" MIN. W/ JOINTS IN WALLS.
 - L. ALL CORNER BRIMS SHALL BE WITH 1/4" MIN. RADIUS AND EXHIBITS A FLANGE AND IN THE LOCATION OF THE WORK.
 - M. THE GENERAL CONTRACTOR SHALL HAVE ALL FEES, LICENSES, PERMITS AND INSURANCE REQUIRED FOR PROPER EXECUTION OF THE WORK.
 - N. ALL WORK SHALL BE SUBJECT TO A FINISH ACCEPTANCE TO THE LANDLORD. FINISH WORK THAT AFFECTS OTHER PARTS OF THE BUILDING SHALL BE COMPLETED AND ACCEPTED BY THE GENERAL CONTRACTOR DIRECTLY IN THE LANGUAGE.
 - O. UNLESS NOTED OTHERWISE THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND TRANSPORTATION FOR THE WORK AND SHALL BE RESPONSIBLE FOR THE WORK. THE GENERAL CONTRACTOR SHALL OVERSEE ALL LABOR AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN SUBMITTAL CORRECTION.
 - P. THE GENERAL CONTRACTOR WARRANTS TO THE OWNER AND TO THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE AS SPECIFIED AND FREE OF DEFECTS.
 - Q. FOR ALL ADDITIONAL WORK REQUIRED BY CODE TO BE THE MINIMUM REQUIRED. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY WORK TO MEET ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
 - R. APPROVED FIRE EXTINGUISHERS SHALL BE LOCATED AS INDICATED ON PLANS.
 - S. ALL HANGING OFF-BARRETTAGE MATERIALS AND EQUIPMENT SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION AND RE-INSTALLATION OF ANY WORK, TOOLS, TECHNIQUES, EQUIPMENT, AND PROCEDURES AND FOR SUPERVISION OF ALL PORTIONS OF THE WORK OF THE WORK.
 - T. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND TRANSPORTATION FOR THE WORK. THE GENERAL CONTRACTOR SHALL OVERSEE ALL LABOR AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN SUBMITTAL CORRECTION.
- NOTE:**
FIRE BLOCKS SHALL BE PROVIDED BY ARCHITECT AS SHOWN IN THE FOLLOWING LOCATIONS:
A. IN SCHEDULED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FINISH SPACES, AT THE CEILING AND FLOOR LEVELS.
B. IN SCHEDULED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FINISH SPACES, AT THE CEILING AND FLOOR LEVELS.
C. AT THE INTERSECTIONS BETWEEN SCHEDULED VERTICAL AND HORIZONTAL SPACES OVER AND UNDER AT DIFFERENT FLOOR LEVELS AND WALL LEVELS.
D. IN OPENINGS AND JOINTS, FINISH, STUD WALLS, PARTITIONS, FINISH AND STUD WALLS THAT ATTEND A HANGING OFF-BARRETTAGE ON CEILING AND FLOOR LEVELS WITH NON-FIRE-RATED MATERIALS.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	STUD WALL CONSTRUCTION
	STUD WALL FINISH ON PARTITION CONSTRUCTION
	FULL HEIGHT PARTITION TO UNDERSIDE OF ADJACENT
	FIELD NOTE
	DOOR NUMBER
	WINDOW TO SHEET ADD FOR FINISH SCHEDULE
	FIELD NOTE
	DOOR NUMBER
	WINDOW TO SHEET ADD FOR FINISH SCHEDULE
	PARTITION TYPE
	REFER TO SHEET ADD FOR PARTITION TYPES
	INTERIOR ELEVATION
	REFER TO SHEET ADD FOR
	EXTERIOR ELEVATION
	REFER TO SHEET ADD FOR
	SECTION CUT
	REFER TO SHEET ADD FOR
	STUD WALL

SCALE:
1/8" = 1'-0"
APPENDIX No. 1

PROPERTY PHOTOS



LA QUINTA, CA

The resort city of La Quinta, California known as the Gem of the Desert, is the premier playground for active living; with patio dining, boutique shops, resort escapes, world-class golf, and many of the nation's top retailers. Its unparalleled quality of life and strong consumer base contribute to the city's bright economic outlook.

La Quinta is a vibrant community nestled in the foothills of the Santa Rosa Mountains, and home to the golf courses at PGA West. The PGA West resort is host to six world famous championship golf courses, three of which are open to the public.

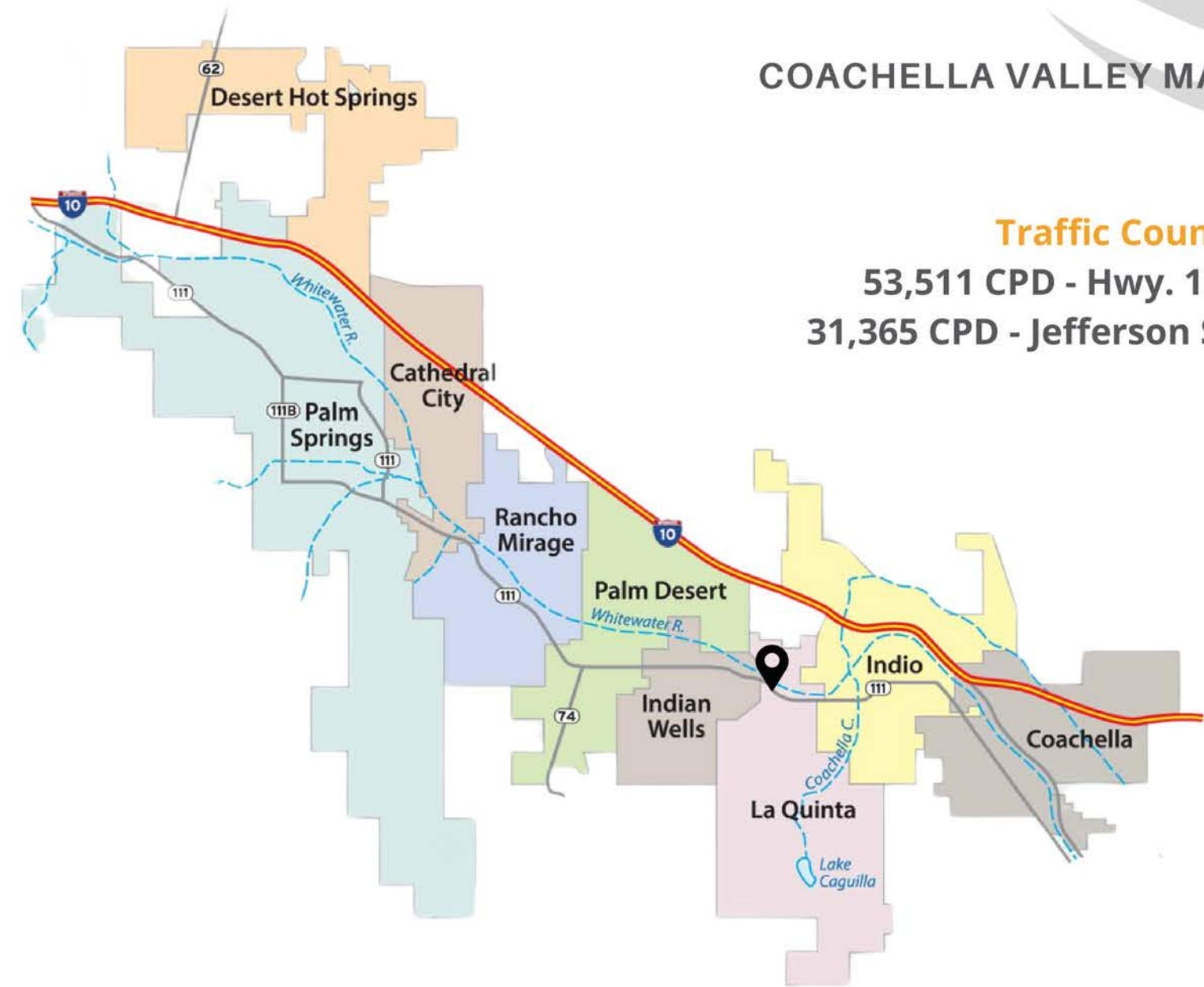
The Palm Springs/Coachella Valley area boasts well over 125 golf courses making it the golf capital of the world. Golf and tourism are the two main drivers of the La Quinta area.



DEMOGRAPHICS

2023 ESTIMATES

79840 HWY. 111 LA QUINTA, CA 92253	1 MILE	3 MILES	4 MILES
POPULATION	10,772	84,112	181,523
AVERAGE HH INCOME	\$116,722	\$120,080	\$120,066
HOUSEHOLDS	3,997	31,754	67,573
MEDIAN AGE	40.5	40.3	40.9



Greater Palm Springs Region

TOURISM

Tourism is the largest industry in Greater Palm Springs, attracting **14.1 million annual day and overnight visitors**. These visitors contribute significantly to the region's economy, **generating a total of \$8.7 billion in sales at local businesses** in 2022.

In addition to its thriving tourism industry, Greater Palm Springs boasts a vibrant calendar of annual events and music festivals that attract visitors from far and wide. From the renowned Coachella Valley Music and Arts Festival to the Palm Springs International Film Festival, these cultural celebrations not only enhance the region's allure but also significantly contribute to its economic prosperity, fostering growth and opportunity for local businesses.





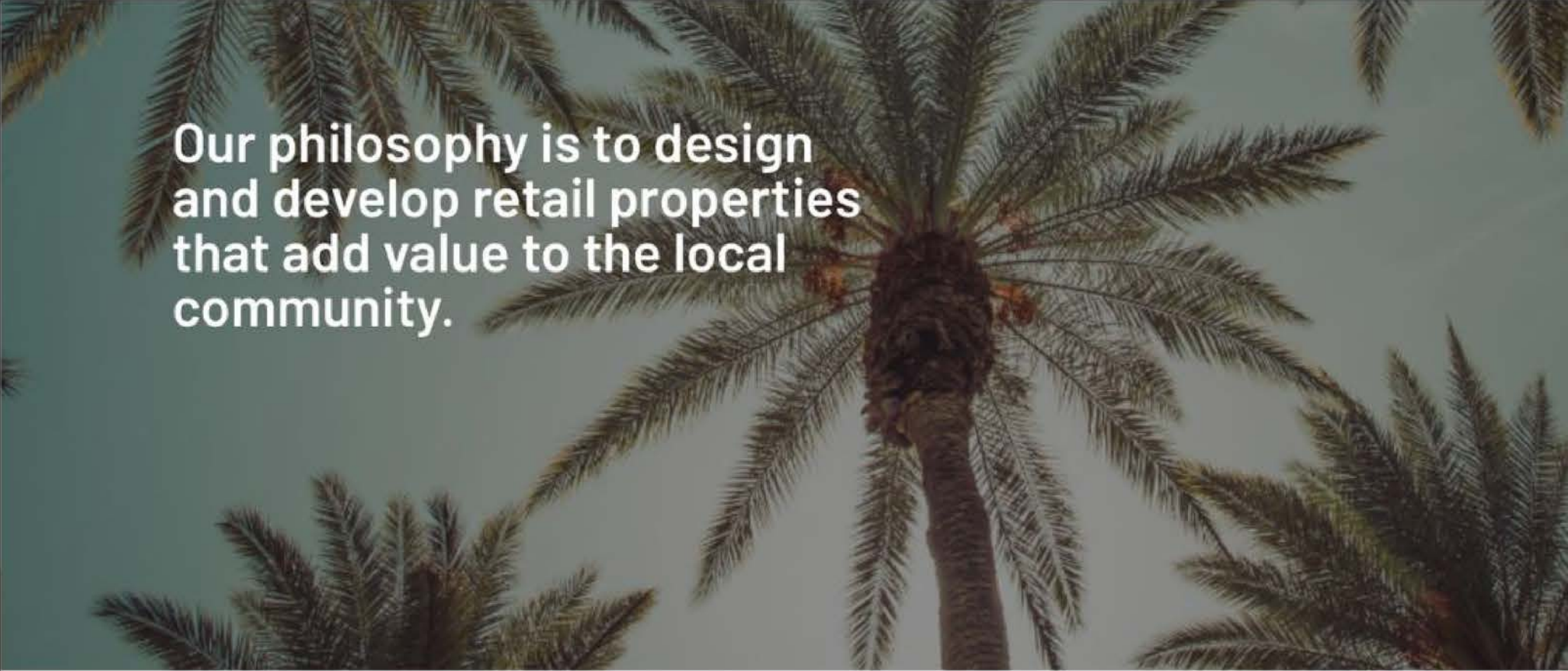
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Our philosophy is to design and develop retail properties that add value to the local community.

Welcome To Haagen Company

Retail Centers & Commercial Properties

Haagen Company specializes in the acquisition, development and management of retail shopping centers and commercial properties. Our portfolio includes properties located in the western United States. Haagen Company is the current form of the family real estate business dating back to the late 1960's and is based in Los Angeles, CA.

