

# THE DUNES RETAIL CENTER

Highway 111 & Jefferson St., La Quinta CA

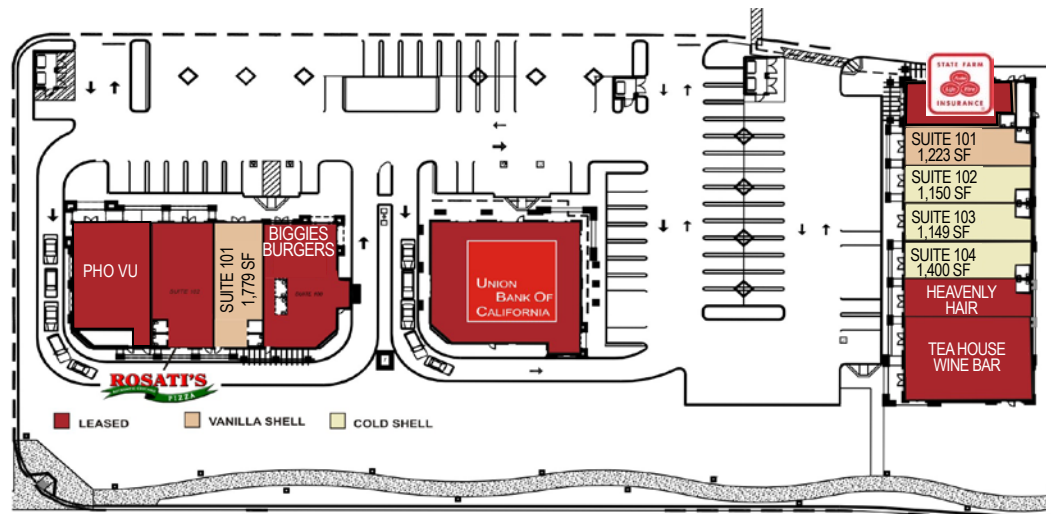


**JOIN THESE  
GREAT TENANTS:**



## PROJECT FEATURES

- EXCELLENT IDENTITY ON HWY 111 IN A TREMENDOUS GROWTH AREA
- STORES FROM ±1,149 - ±4,922 SF AVAILABLE
- ACROSS FROM WAL MART SUPER CENTER, NEW SAM'S CLUB AND NEW COSTCO
- ADJACENT TO HOME DEPOT, SMART & FINAL, 99¢ STORE, IHOP, AND JACK IN THE BOX
- ±55,000 CARS PER DAY AT HIGHWAY 111 AND WASHINGTON STREET
- NEWEST AND LARGEST CONCENTRATION OF RETAIL IN THE VALLEY



**THE DUNES  
RETAIL CENTER**  
 22,500 Square Foot Development

### MARCO ROSSETTI

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 DRE License # 01805951  
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3240 MISSION INN AVENUE  
 RIVERSIDE, CA 92507  
 CORPORATE ID# 01048055

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TRAFFIC COUNT AT HWY 111 & WASHINGTON

**± 55,000 CARS PER DAY**

POP FACTS: DEMOGRAPHIC QUICK FACTS	HWY 111 & DUNE PALMS RD LA QUINTA, CA 92253 0.00 -1.00 MI		HWY 111 & DUNE PALMS RD LA QUINTA, CA 92253 0.00 -3.00 MI		HWY 111 & DUNE PALMS RD LA QUINTA, CA 92253 0.00 -5.00 MI	
	<b>Population</b>					
2013 Projection	10,507		115,615		217,725	
2008 Estimate	8,037		91,277		173,754	
2000 Census	4,015		52,434		104,359	
1990 Census	1,232		30,974		69,391	
Growth 1990-2000	225.78%		69.28%		50.39%	
<b>Households</b>						
2013 Projection	3,511		38,492		72,973	
2008 Estimate	2,719		30,709		58,786	
2000 Census	1,378		17,814		35,846	
1990 Census	492		11,246		23,367	
Growth 1990-2000	180.33%		58.40%		53.41%	
<b>2008 Estimated Population by Single Race Classification</b>	8,037		91,277		173,754	
White Alone	5,607	69.77%	54,491	59.70%	108,031	62.17%
Black or African American Alone	113	1.40%	1,710	1.87%	2,734	1.57%
American Indian and Alaska Native Alone	49	0.61%	672	0.74%	1,403	0.81%
Asian Alone	362	4.51%	2,856	3.13%	4,324	2.49%
Native Hawaiian and Other Pacific Islander Alone	5	0.06%	86	0.09%	162	0.09%
Some Other Race Alone	1,587	19.75%	27,952	30.62%	50,689	29.17%
Two or More Races	315	3.92%	3,510	3.85%	6,410	3.69%
<b>2008 Estimated Population Hispanic or Latino</b>	8,037		91,277		173,754	
Hispanic or Latino	3,199	39.80%	51,740	56.68%	99,452	57.24%
Not Hispanic or Latino	4,838	60.20%	39,537	43.32%	74,302	42.76%
<b>2008 Tenure of Occupied Housing Units</b>	2,719		30,709		58,786	
Owner-Occupied	2,416	88.87%	21,117	68.76%	41,172	70.04%
Renter-Occupied	303	11.13%	9,592	31.24%	17,614	29.96%
<b>2008 Average Household Size</b>	2.96		2.97		2.94	
<b>2008 Estimated Households by Household Income</b>	2,719		30,709		58,786	
Less than \$15,000	112	4.11%	2,854	9.30%	5,259	8.95%
\$15,000 to \$24,999	164	6.02%	2,925	9.52%	5,749	9.78%
\$25,000 to \$34,999	185	6.79%	2,989	9.73%	6,246	10.62%
\$35,000 to \$49,999	406	14.91%	4,760	15.50%	9,301	15.82%
\$50,000 to \$74,999	525	19.29%	5,924	19.29%	12,131	20.64%
\$75,000 to \$99,999	413	15.19%	3,771	12.28%	6,611	11.25%
\$100,000 to \$149,999	431	15.86%	3,965	12.91%	7,197	12.24%
\$150,000 to \$249,999	321	11.81%	2,285	7.44%	4,014	6.83%
\$250,000 to \$499,999	107	3.92%	785	2.56%	1,482	2.52%
\$500,000 or more	57	2.10%	451	1.47%	797	1.36%

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