

**"WHY PAY RENT"?!  
OWN FOR LESS THAN THE COST TO LEASE!**



**MEDICAL/OFFICE/RETAIL CONDOS FOR SALE**

**POINT DUNE PALMS** offers a unique opportunity to purchase your own office condominium with visibility from the Highway 111 corridor in La Quinta. Small sizes are available that are perfect for an owner/user. New owner is undertaking a full refurbishment including new paint, landscaping and other upgrades.

- Highway 111 visibility!
- Medical uses welcome
- Timing allows for design and permitting prior to delivery
- Excellent SBA financing terms for owner/users
- 30 stall covered parking coming soon, 4.75/1,000 SF parking ratio
- Delivery with new roof surface and new HVAC's units
- Monument signage available on Highway 111 & Dune Palms

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**ONLY 1  
CONDO  
LEFT**

Another Quality  
Project By:



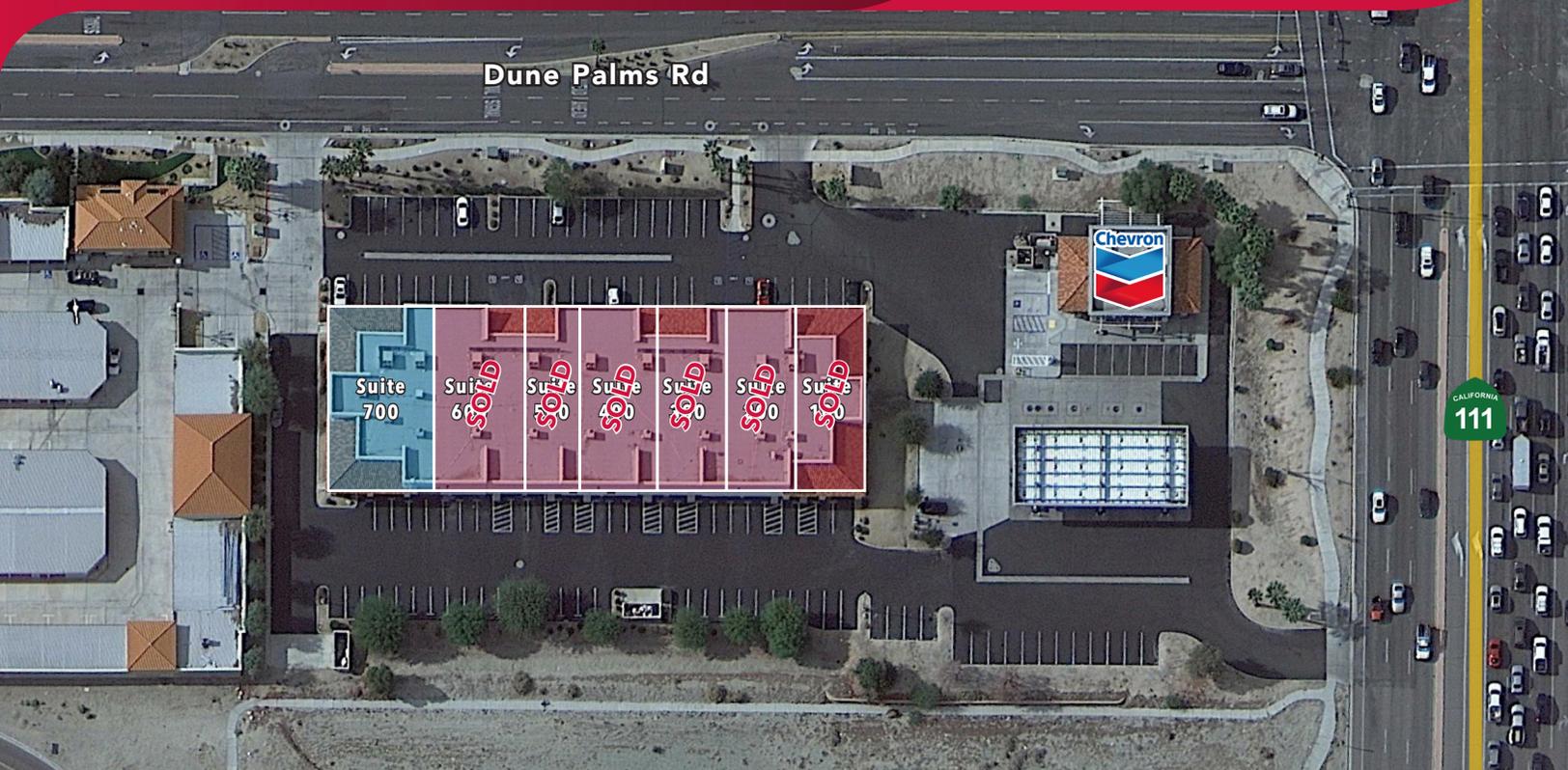
**Desert  
Properties**

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**MEDICAL/OFFICE/RETAIL CONDOS  
FOR SALE OR FOR LEASE**

**POINTE DUNE PALMS**

47-120 Dune Palms, La Quinta, CA



**AVAILABILITIES**

SUITE	SF	USE	AVAILABILITY	LEASE RATE	SALE PRICE
100	±3,024	Office/Retail	SOLD		---
200	±2,520	Office/Retail	SOLD		---
300	±2,520	Office/Retail	SOLD		---
400	±2,520	Medical/Office/Retail	SOLD		---
500	±2,529	Medical/Office/Retail	SOLD		---
600	±5,064	Office/Retail	SOLD		---
700	±4,948 (Divisible to ±2,500)	Office/Retail	NOW	\$2.00/SF NNN	\$1,880,000

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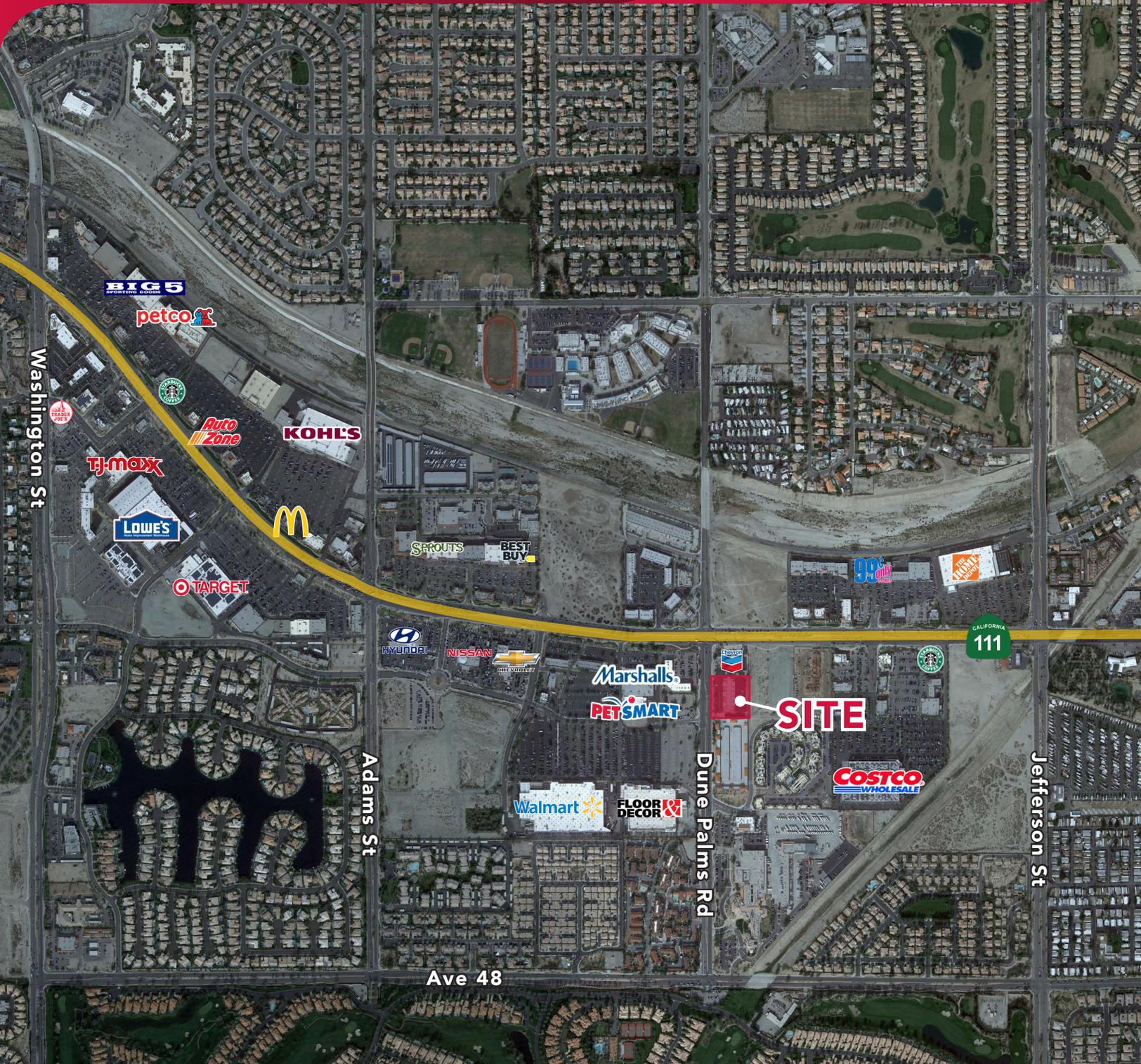


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