

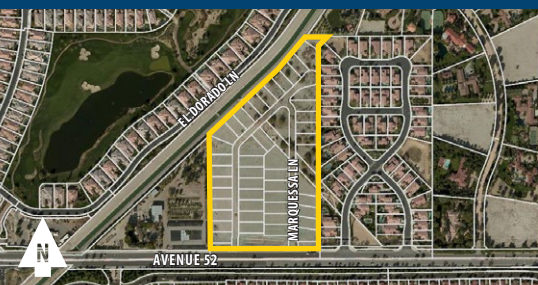
RARE RECORDED FINAL MAP IN SUPERIOR NORTH LA QUINTA LOCATION NOT FROM FROM HWY. 111

NEAR SILVERROCK (MONTAGE OPENING 2021), POLO GROUNDS (COACHELLA FEST), & HIGH-END MADISON CLUB/HIDEAWAY



DIAMONTE | AVENUE 52 | LA QUINTA, CA

47 APPROVED FINAL RECORDED MAP LOTS ON 14.7 ACRES
 LOT SIZE 8,276 SQ. FT. MIN. (TO 16,117 SQ. FT.)



PROPERTY DETAILS

MARKET	Coachella Valley
LOCATION	La Quinta, California
INTERSECTION	Located on Ave. 52 (east of Jefferson St. & west of Madison St.)
AREA LANDMARKS	Polo Grounds (Coachella Fest), Silverrock (Montage), Madison Club/Hideaway
PROPERTY SIZE	14.7 Acres Fee Land
LOT COUNT	47 Single Family Detached Lots
LOT SIZE	8,276 (Min.) to 16,117 Ft. Lot Sizes
ENTITLEMENTS	Final Recorded Map #30138
ZONING	Low Density Residential
SITE CONDITION	Back & sidewalls previously improved. Recent Ave. 52 improvements.
OFFER DEADLINE	Offers to be considered as submitted.

BROKER CONTACT

Erik Christianson
 CA BRE #01475105
 C (949) 910-7337
 T (949) 705-0920
 echristianson@hoffmanland.com



LA QUINTA QUICK FACTS

MONTHLY INVENTORY	Only 4.9 Months (down from 6.2 previous year & great for affluent city w/ higher home prices!)
AVERAGE HOUSEHOLD INCOME:	\$122,144

Source: DataQuick, Market Watch, LLC, US Census Bureau
 *Average of closest comparable new home projects.

PROPERTY OVERVIEW & CITY OVERVIEW

DIAMONTE offers a rare prime northern location in affluent La Quinta with a final recorded map consisting of 47 single family lots. This 14.7 acre luxury private future community provides exclusivity and is also walking or short driving distance to great shopping, restaurants off Hwy. 111, and golf. Additionally several huge attractions are located in either direction on Avenue 52 including only 2,500 ft. to the West: the SilverRock Resort and golf course with the Montage & Pendry hotels under construction and set to open in 2021; and only 2,000 ft. to the East: the Coachella & Stagecoach Festivals at the Polo Grounds. La Quinta is known as one of the most beautiful cities in the Coachella Valley (a.k.a the Gem of the Desert) adjacent to the pristine Santa Rosa mountain range, and is home to nearly 30 golf courses, with an impressive average household income of \$122,144.