

MEDICAL BUILDING ON HOSPITAL CAMPUS

81893 DR CARREON BLVD, INDIO

FULLY LEASED ~



FEATURES

- 8,091 SF building consisting of seven medical office condos located on the JFK Memorial Hospital campus for sale
- Fully leased and income-producing
- Located on Indio's medical corridor, and surrounded by other medical facilities such as JFK Memorial Hospital, Halo Diagnostics, Quest Diagnostics, Kaiser Permanente, Labcorp, and Desert Oasis Healthcare
- Excellent visibility on Doctor Carreon Blvd

PRICE: \$2,600,000



AERIAL MAP


Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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MEDICAL BUILDING ON HOSPITAL CAMPUS

AERIAL & SITE AMENITIES

81893 DR CARREON BLVD, INDIO



SITE AMENITIES

- Location:** 81893 Dr Carreon Blvd, Indio
- APNs:**
 - Suite 1A: 616-168-015
 - Suite 2: 616-168-016
 - Suite 3: 616-168-017
 - Suite 4: 616-168-018
 - Suite 5: 616-168-019
 - Suite 6A: 616-168-020
 - Suite 6B: 616-168-021
- Zoning:** [Click here to view Mixed Use Neighborhood \(MUN\)](#)
- General Plan:** [Click here to view Mixed Use Neighborhood](#)
- Year Built:** 1980
- HOA Dues:** \$4,328.83/mo
- NNN:** \$1.01/SF
- Comments:** Located in the heart of one of the region's most established and densely populated medical corridors, the property sits directly on a major hospital campus. With the entirety of the building leased to a diversified mix of medical and professional tenants, this asset provides immediate in-place income and strong long-term growth potential. This property is ideal for an owner-user or investment, presenting a rare opportunity to customize a presence in a prime medical setting.

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|----------|----------|----------|
| 2023 Population | 5,783 | 73,112 | 106,093 |
| No. of Households | 2,784 | 29,306 | 44,935 |
| Avg. Household Income | \$85,443 | \$83,672 | \$90,826 |

PROPERTY PHOTO



760.360.8200 | [DesertPacificProperties.com](#) | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

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RENT ROLL & FINANCIALS

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RENT ROLL

| Unit | Tenant | Size | Monthly Rent | Rent PSF | Annual Increases | Lease Start | Lease End | Options To Extend |
|------|--------------------------|----------|--------------|-----------|------------------|-------------|-----------|------------------------------|
| 1A | JFK MEMORIAL HOSPITAL | 529 SF | \$1,012 | \$1.91/SF | 3% | 5/1/2007 | 4/30/2027 | NA |
| 2 | ACUITY EYE GROUP | 2,872 SF | \$4,437.24 | \$1.55/SF | 3% | 5/1/2024 | 4/30/2031 | Two 5-year options to extend |
| 3 | ST. MARY'S SONOGRAM | 691 SF | \$967.40 | \$1.40/SF | - | 7/1/2025 | 6/30/2026 | One 5-year option to extend |
| 4 | DESERT INSIGHT | 1,289 SF | \$2,124 | \$1.65/SF | 3% | 10/1/2024 | 9/30/2027 | One 3-year option to extend |
| 5 | CA STATE ASSEMBLY | 1,295 SF | \$3,379.95 | \$2.61/SF | - | 6/15/2025 | 5/31/2029 | One 4-year option to extend |
| 6A | JFK MEMORIAL HOSPITAL | 691 SF | \$1,320 | \$1.91/SF | 3% | 5/1/2007 | 4/30/2027 | NA |
| 6B | HAPPY HEARING AID CENTER | 724 SF | \$941.20 | \$1.30/SF | - | 10/6/2025 | 9/30/2026 | One 2-year option to extend |

INCOME & EXPENSES

| | |
|--------------------------|--------------|
| Annual Income | \$170,181.48 |
| Annual Expenses | \$102,298 |
| Operating Expense Reimb. | \$97,898.28 |
| Net Income | \$165,781.76 |

CAP RATE %

| | |
|----------------|--------------|
| Purchase Price | \$2,600,000 |
| Net Income | \$165,781.76 |
| Cap Rate | 6.38% |

EXPENSES

| Description | Annually |
|---------------------|------------------|
| Association Dues | \$51,946 |
| Insurance | \$3,095 |
| Maintenance | \$4,536 |
| Property Management | \$10,500 |
| Property Taxes | \$31,837 |
| Utilities | \$384 |
| TOTAL | \$102,298 |



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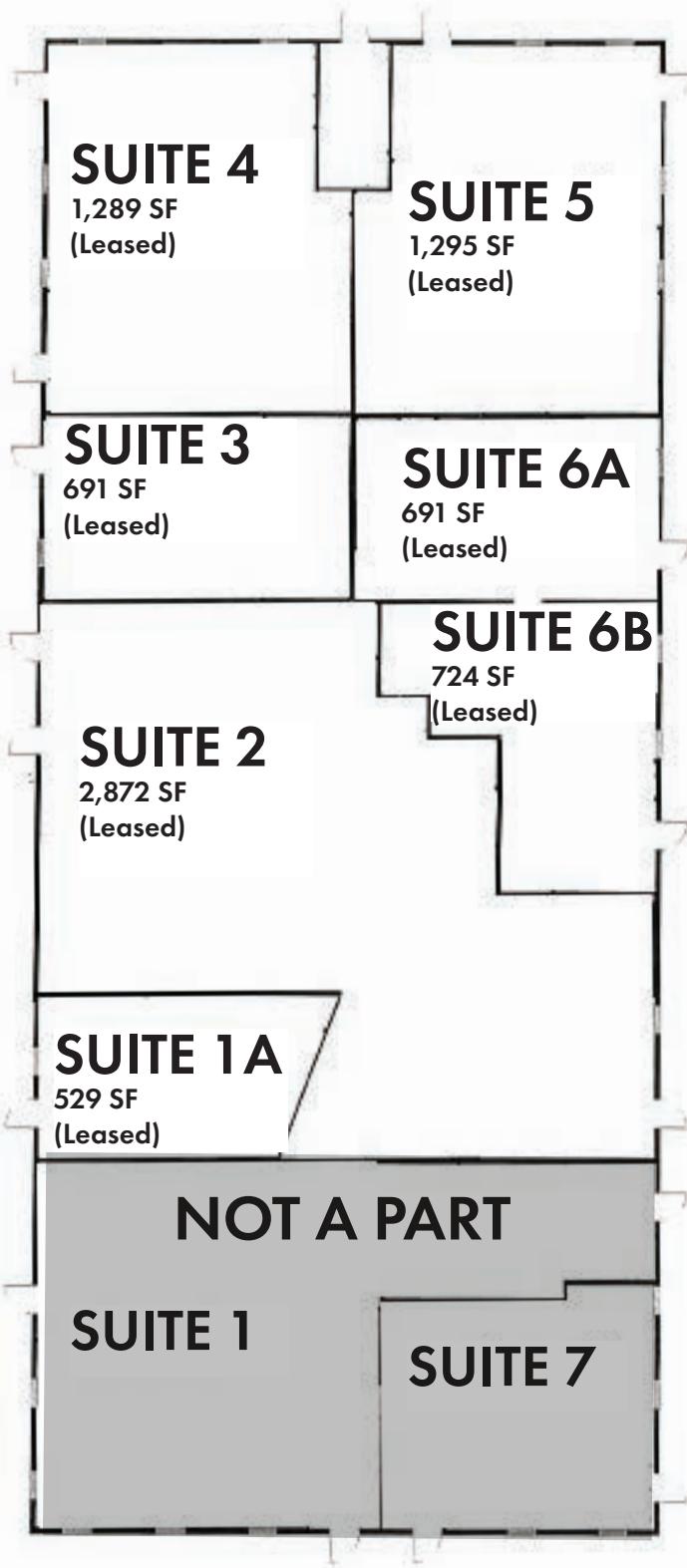
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SITE PLAN & PHOTOS

81893 DR CARREON BLVD, INDIO



SITE PLAN



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