

La Quinta Medical Center

➤ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

Lic # 02161402

Bryan McKenney
(949) 478-0087

Casey Immel
(949) 278-5376

Stacey Hall
(949) 331-0845

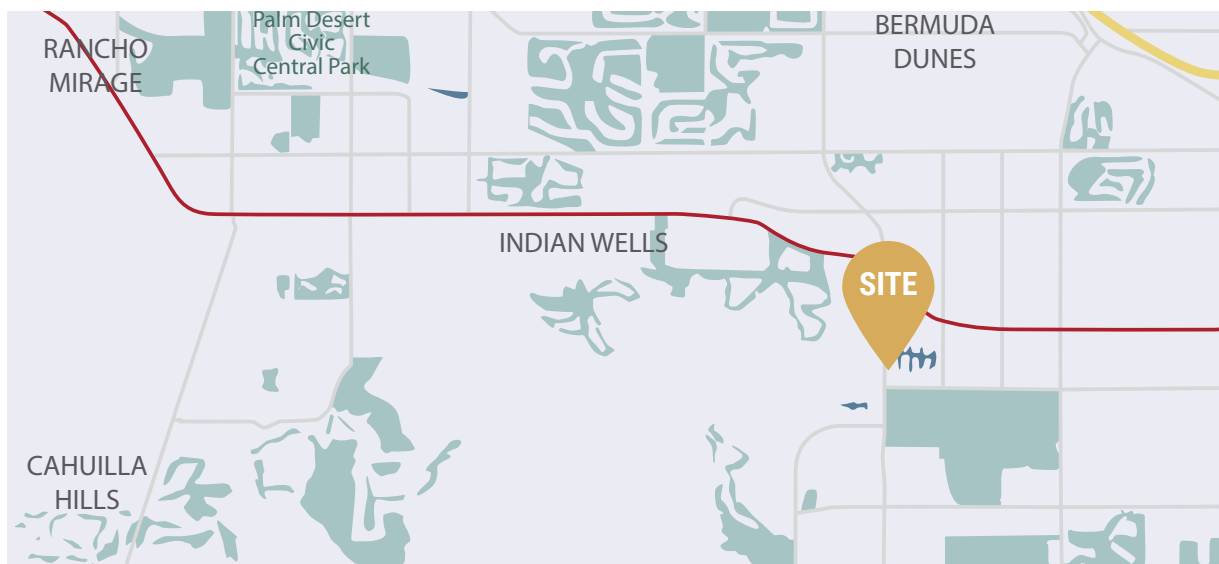
47647 Caleo Bay | La Quinta, CA



LA QUINTA MEDICAL CENTER

La Quinta Medical Center, is a 41,600-square-foot, two-story medical office building, ideally located in the heart of La Quinta. The site offers proximity to Hwy 111 and many of the area's major retailers. This high image medical facility has two suites available, including a plug and play imaging center with monument signage. The building is dedicated to medical professionals, with a strong tenant mix, and serves a sizable patient base from La Quinta, Indio, and Coachella.

PROPERTY FEATURES



- ✚ WASHINGTON STREET FRONTAGE
- ✚ PROXIMITY TO HWY 111
- ✚ NEIGHBORING RETAIL AMENITIES
- ✚ CONVENIENTLY ABLE TO SERVE OVER 226,800 PATIENTS WITHIN A 15 MINUTE DRIVE TIME
- ✚ SURFACE PARKING WITH COVERED STALLS
- ✚ 5.74/1000 PARKING RATIO
- ✚ INSTITUTIONAL OWNERSHIP
- ✚ PROFESSIONAL MANAGEMENT
- ✚ GENEROUS TI ALLOWANCES
- ✚ MONUMENT SIGNAGE AVAILABLE

Estimate 15 Min Drive




POPULATION ESTIMATES	>17	42,236
226,858	18-44	71,484
AVERAGE HOUSEHOLD INCOME	45-64	154,924
\$91,000.00	65+	58,214

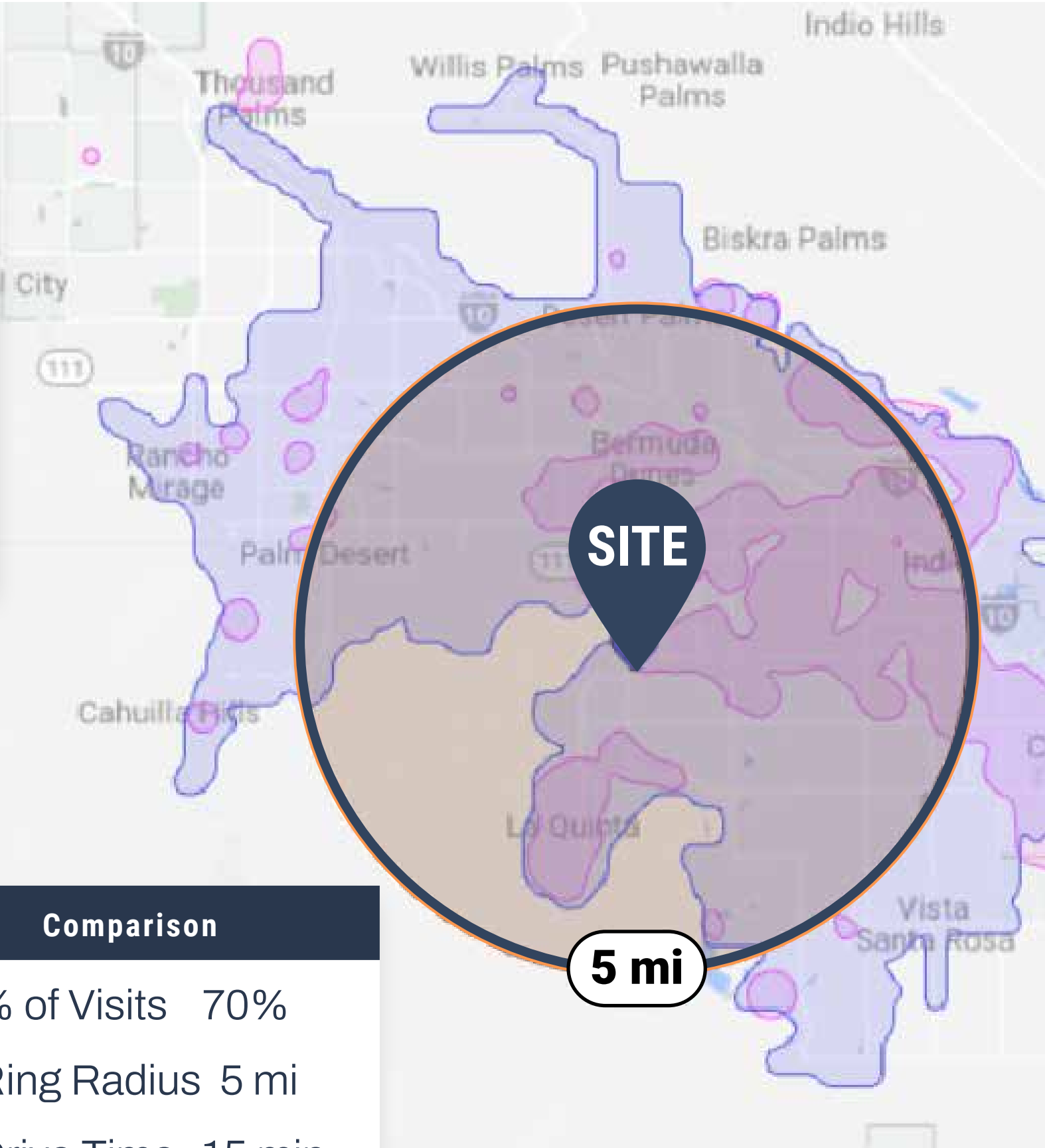
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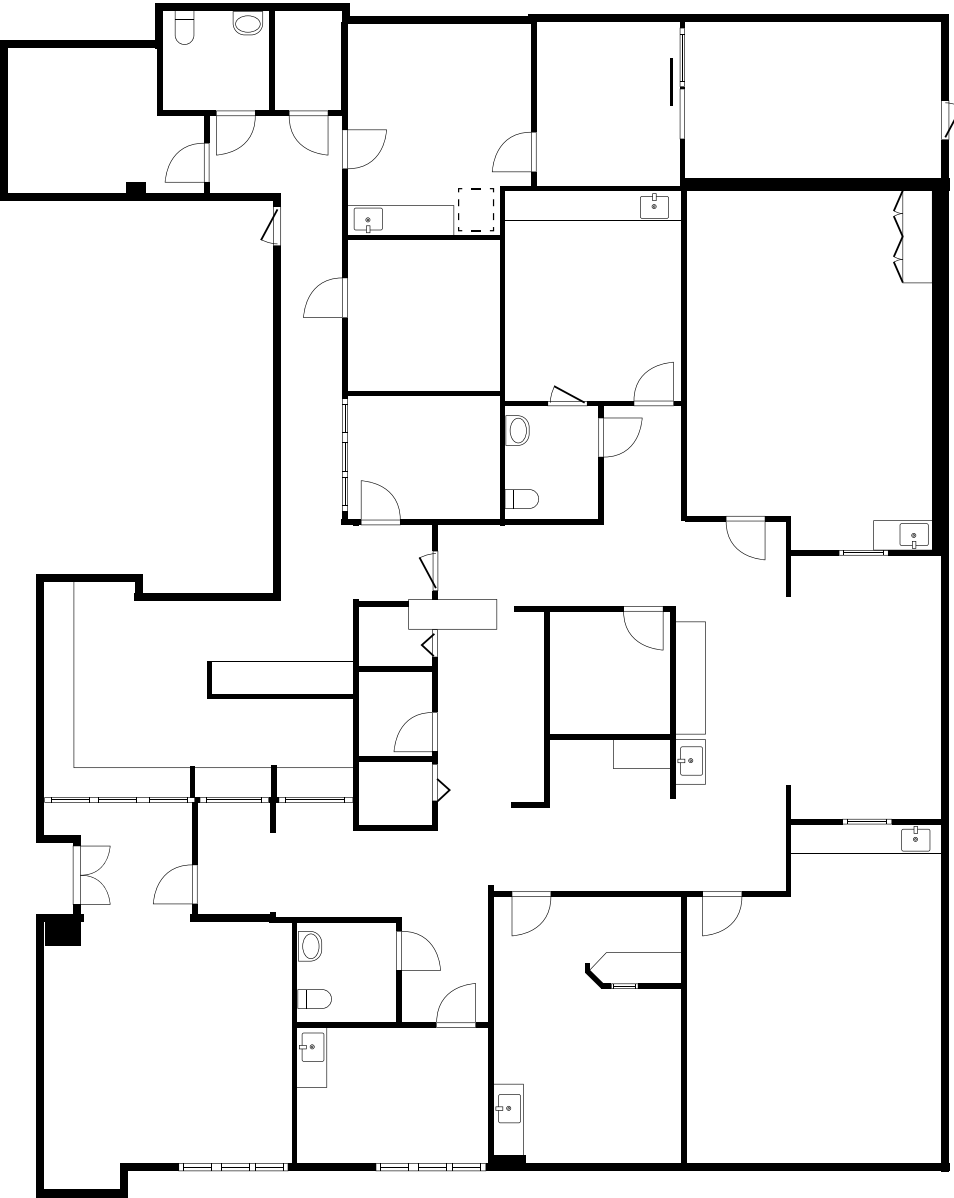
PAYOR MIX Within 5 Mile Radius

COMMERCIAL	7.7%
EMPLOYER BASED	31.9%
GOVERNMENT	36.3%
MULTIPLE	24.1%

Data Source:  revista med

Comparison	
	% of Visits 70%
	Ring Radius 5 mi
	Drive Time 15 min





FLOOR PLAN - FIRST FLOOR

AVAILABLE SUITE

Suite 100 - 5,085 RSF

SUITE DESCRIPTION

Previous Imaging Center, MRI, X-Ray, CT-Scan, Ultrasound/ Bone Density, Scan Rooms, Waiting/Reception, Breakroom, Nurses' Station, 3 In-Suite Restrooms, 3 Patient Dressing Rooms, 2 Storage Closets, IT Closet, 2 Doctor's Office, Reading Room

LEASE RATE

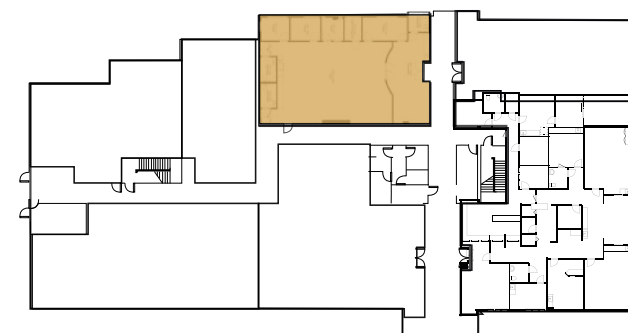
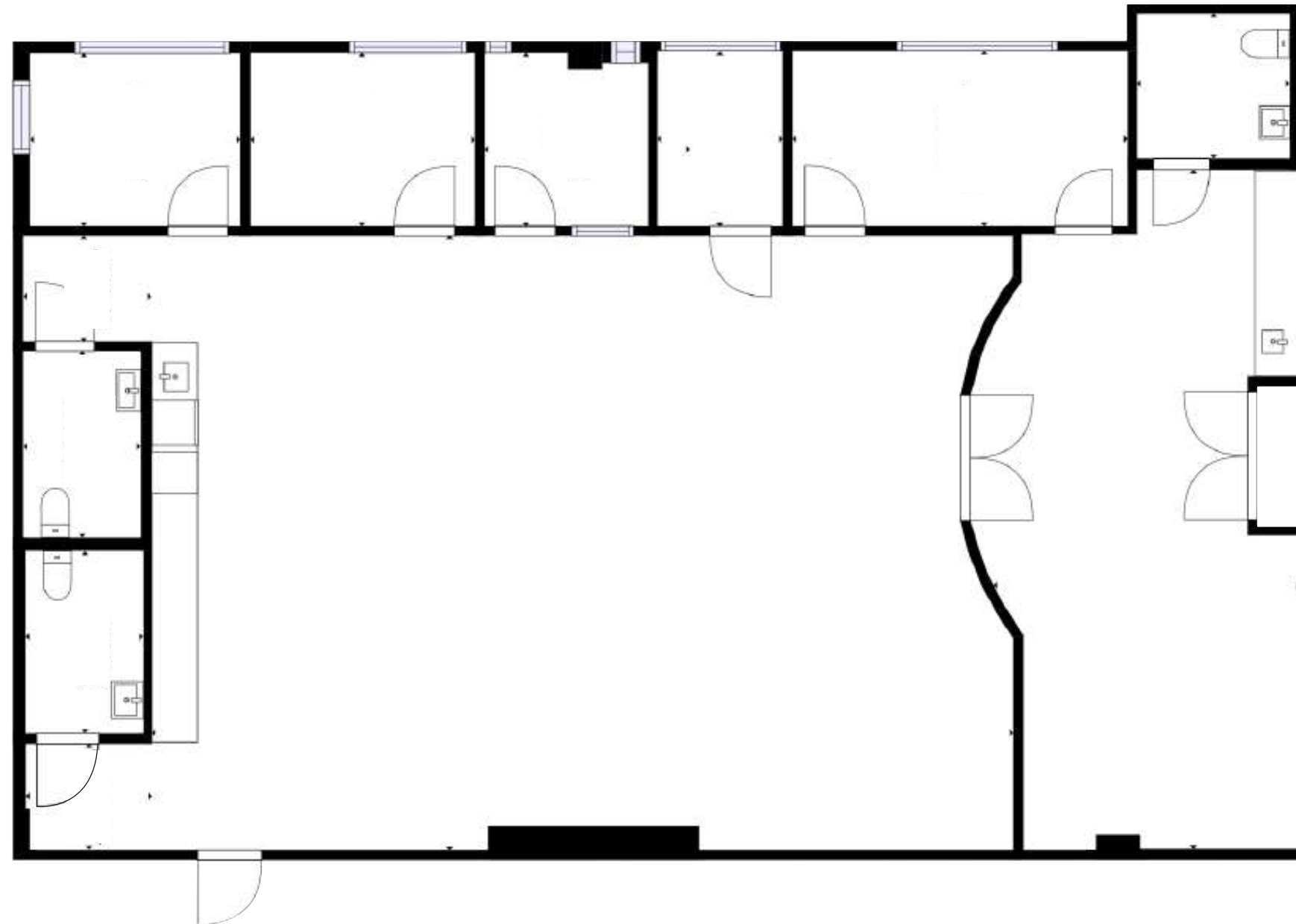
\$2.50 MG

Explore Space



CLICK

FLOOR PLAN - FIRST FLOOR



AVAILABLE SUITE

Suite 150 - 2,729 RSF

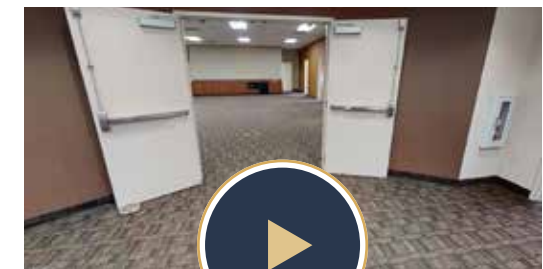
SUITE DESCRIPTION

3 Offices, Exam Room,
3 In-suite Restrooms, Reception

LEASE RATE

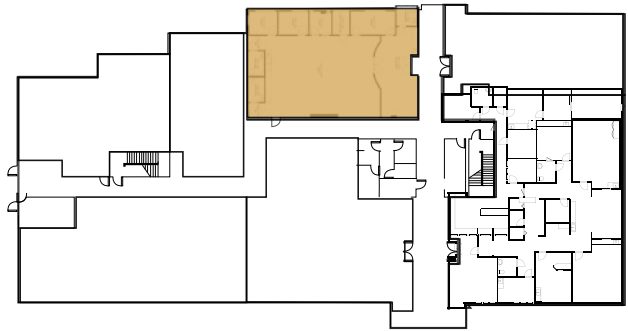
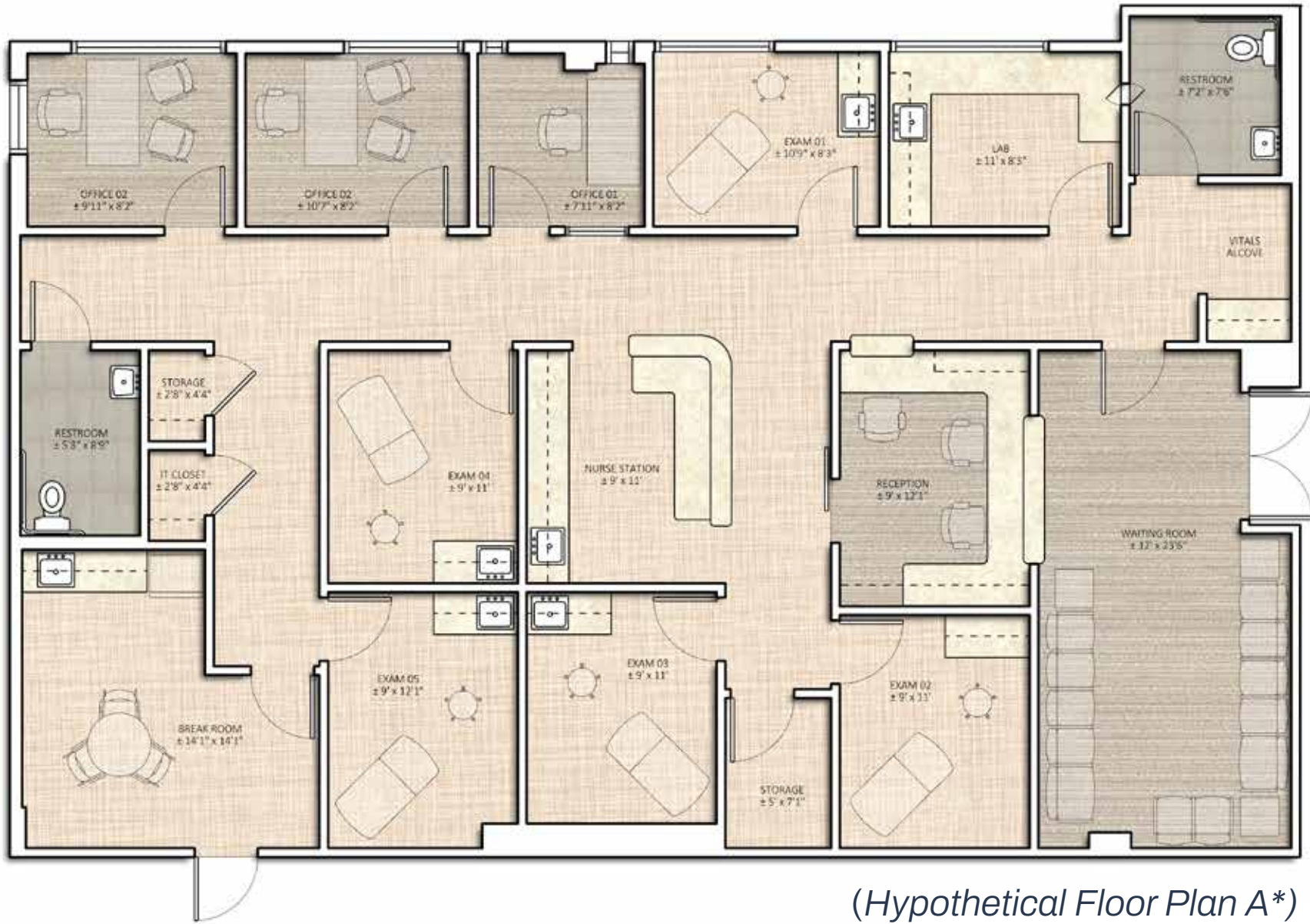
\$2.50 FSG

Explore Space



CLICK

FLOOR PLAN - FIRST FLOOR



AVAILABLE SUITE

Suite 150 - 2,729 RSF

SUITE DESCRIPTION

Reception/Admin, 5 Exam Rooms, 3 Doctor's Offices, 2 In-Suites Restrooms, Nurses' Station, 3 Storage Closets, Lab, Breakroom

LEASE RATE

\$2.50 FSG

Explore Space



FLOOR PLAN - FIRST FLOORV

AVAILABLE SUITE

Suite 150 - 2,729 RSF

SUITE DESCRIPTION

150 A:
Waiting Room/Admin, 3 Exam Rooms, Doctor's Office, In-Suite Restroom, Nurses' Station, Lab, Storage

150 B:
Waiting Room/Admin, 3 Exam Rooms, Doctor's Office, In-Suite Restroom, Nurses' Station

LEASE RATE

\$2.50 FSG

Explore Space

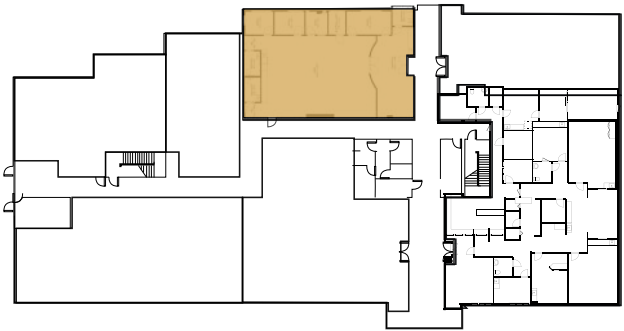


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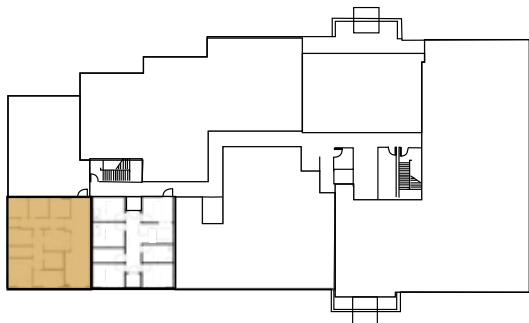
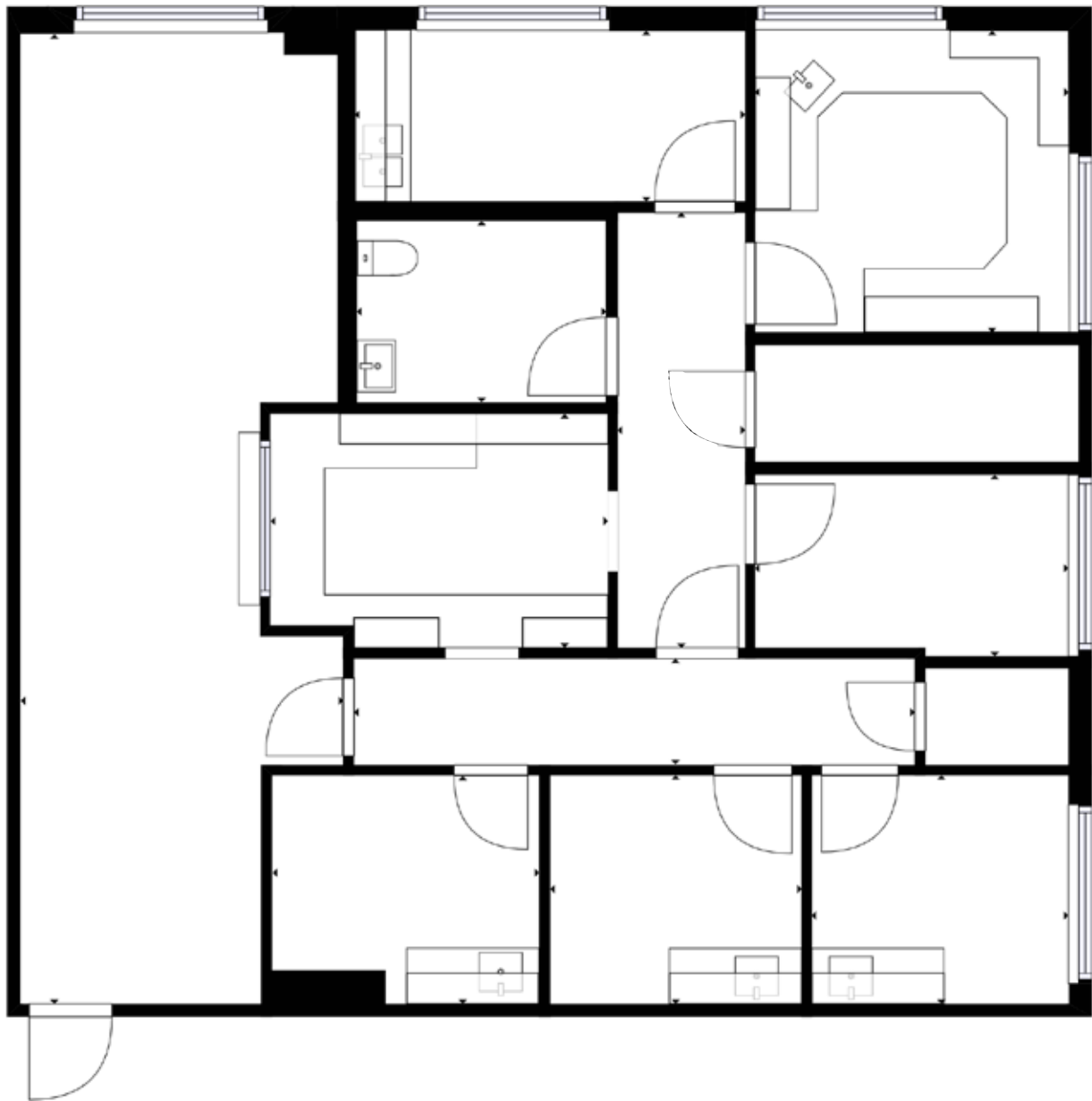


Suite 150B
1,205 RSF

Suite 150A
1,524 RSF



FLOOR PLAN - SECOND FLOOR



AVAILABLE SUITE

Suite 230 - 1,768 SF
Available 5/1/2026

SUITE DESCRIPTION

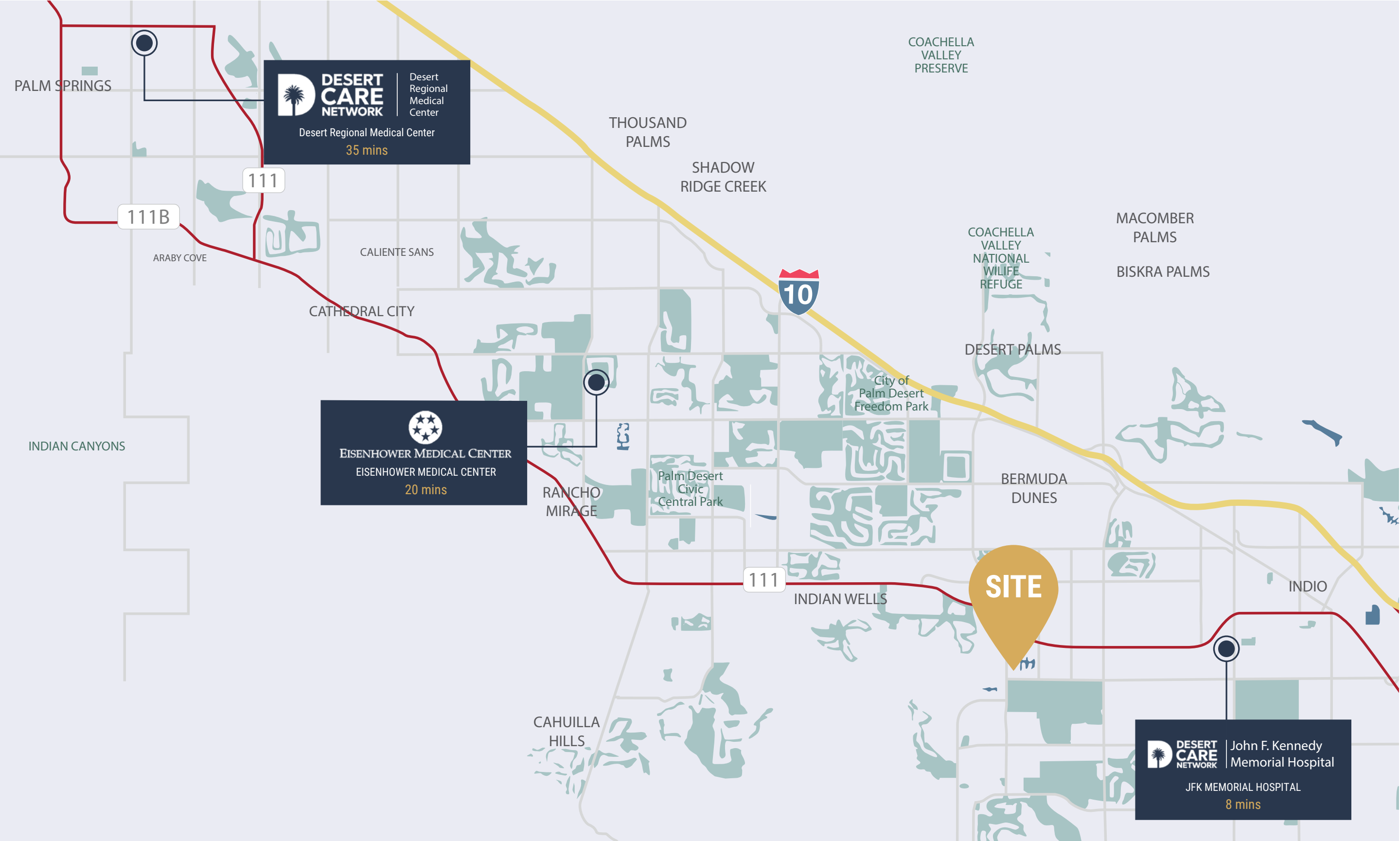
4 Exam Rooms, Private Office,
In-Suite Restroom, Waiting
Room, Reception/Admin,
Breakroom, and 2 Storage
Rooms

LEASE RATE

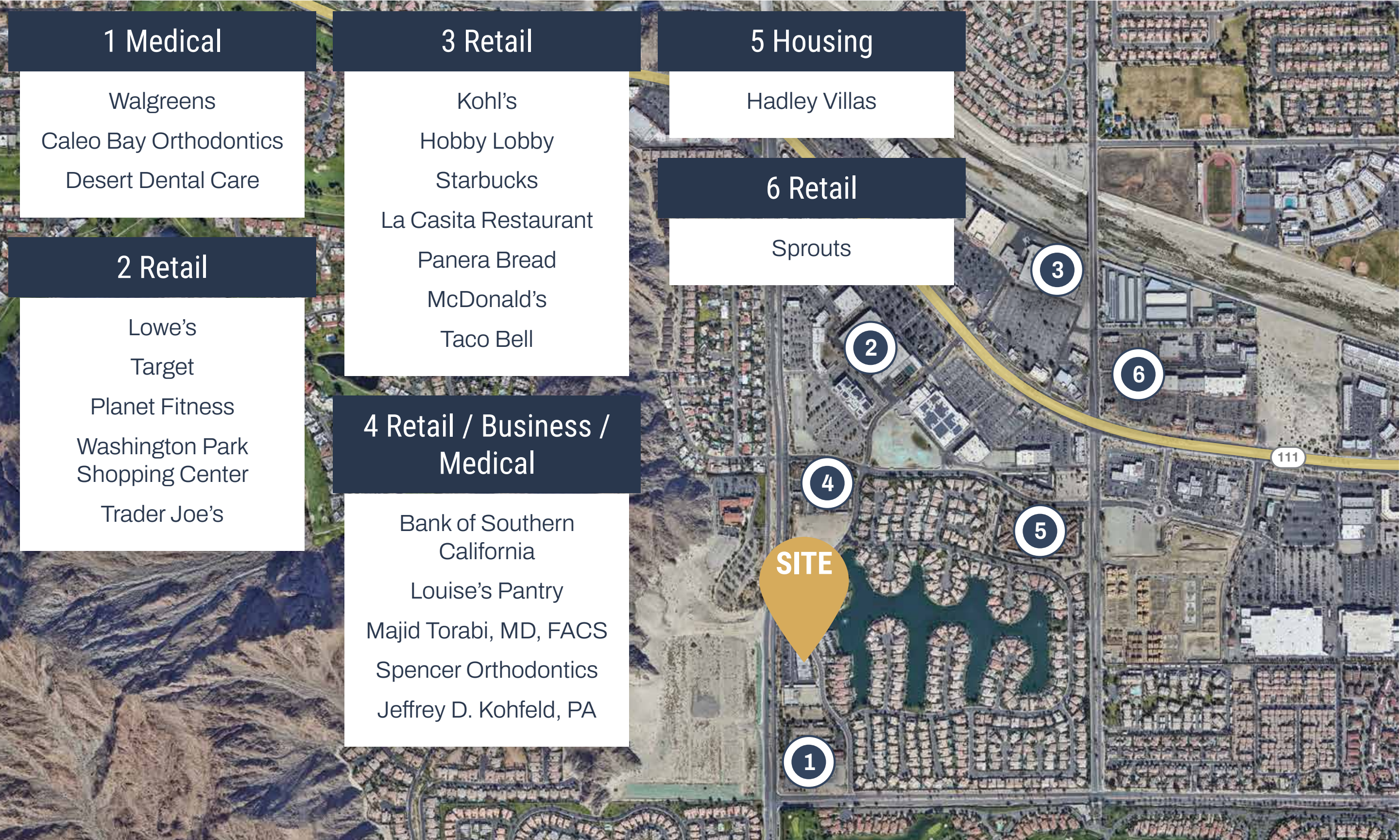
\$2.50 FSG



LOCAL HOSPITAL DISTANCE MAP



AMENITIES AROUND THE PROPERTY





MedWestRealty.com

Bryan McKenney
Bryan@MedWestRealty.com
(949) 478-0087
LIC#01505792

Casey Immel
Casey@MedWestRealty.com
(949) 278-5376
LIC#01312850

Stacey Hall
Stacey@MedWestRealty.com
(949) 331-0845
LIC#01924089

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**Well
tower**

Lease with Confidence, Choose MedWest