

La Quinta Medical Center

✚ MEDICAL SUITES FOR LEASE



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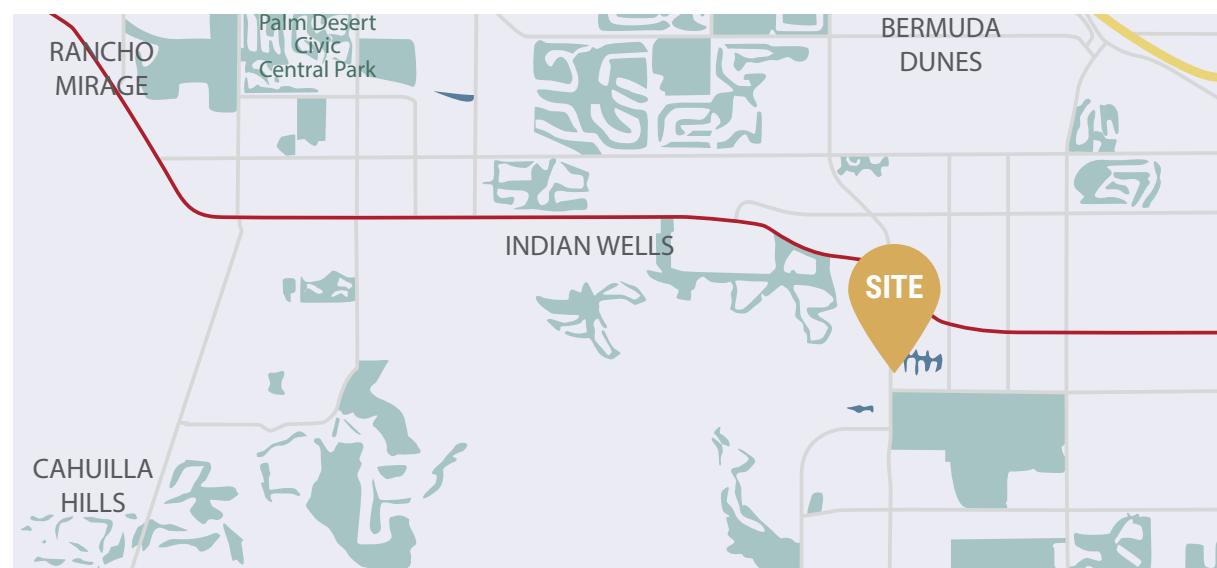
47647 Caleo Bay | La Quinta, CA



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

226,858

AVERAGE HOUSEHOLD INCOME

\$91,000.00

>17 42,236

18-44 71,484

45-64 154,924

65+ 58,214

Data Source:  Placer.ai

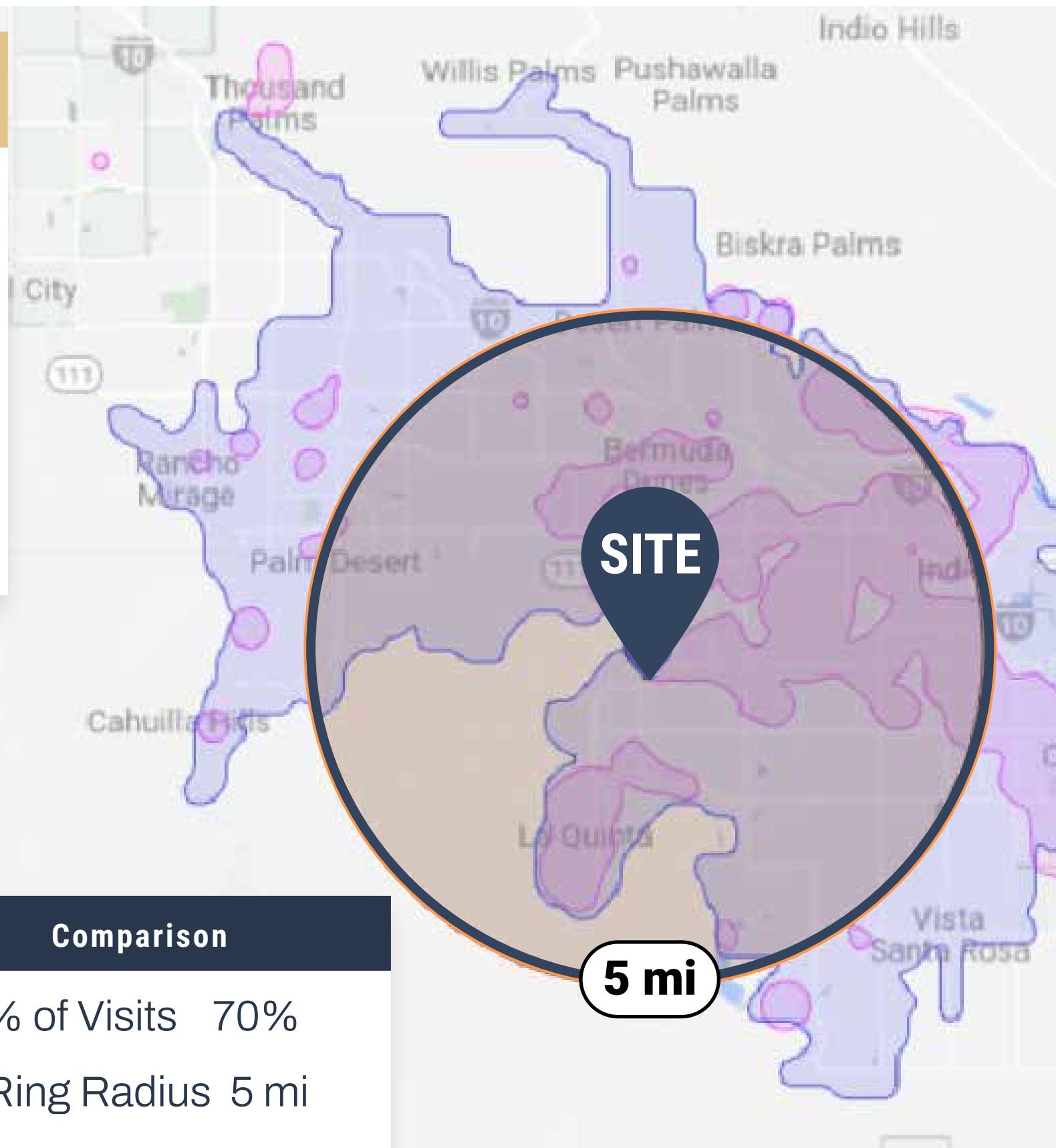
PAYOR MIX Within 5 Mile Radius

COMMERCIAL 7.7%

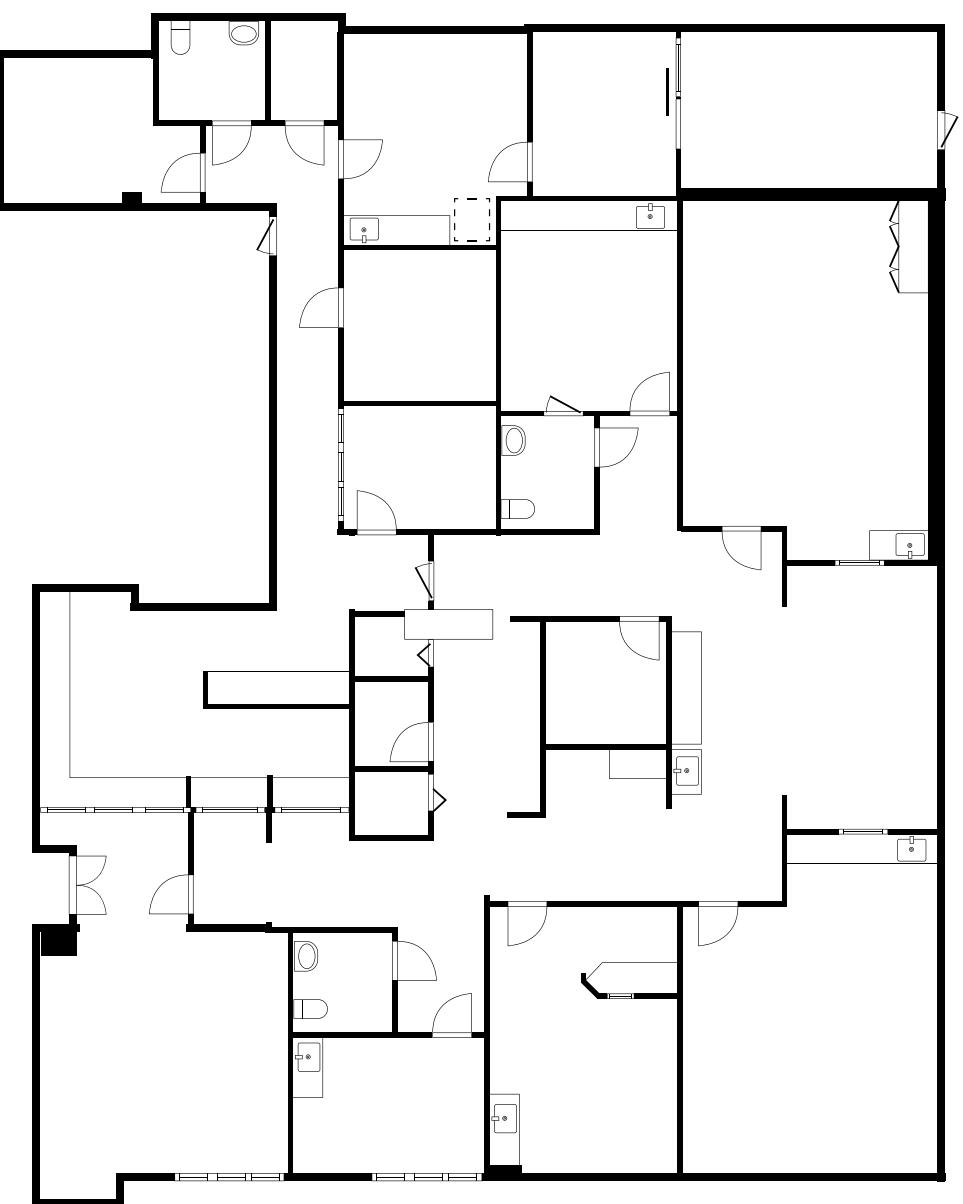
EMPLOYER BASED 31.9%

GOVERNMENT 36.3%

MULTIPLE 24.1%

Data Source:  revista med

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

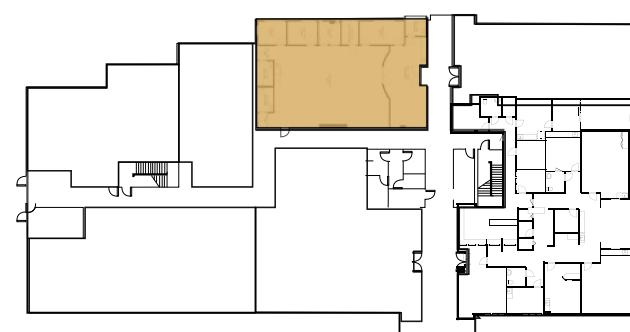
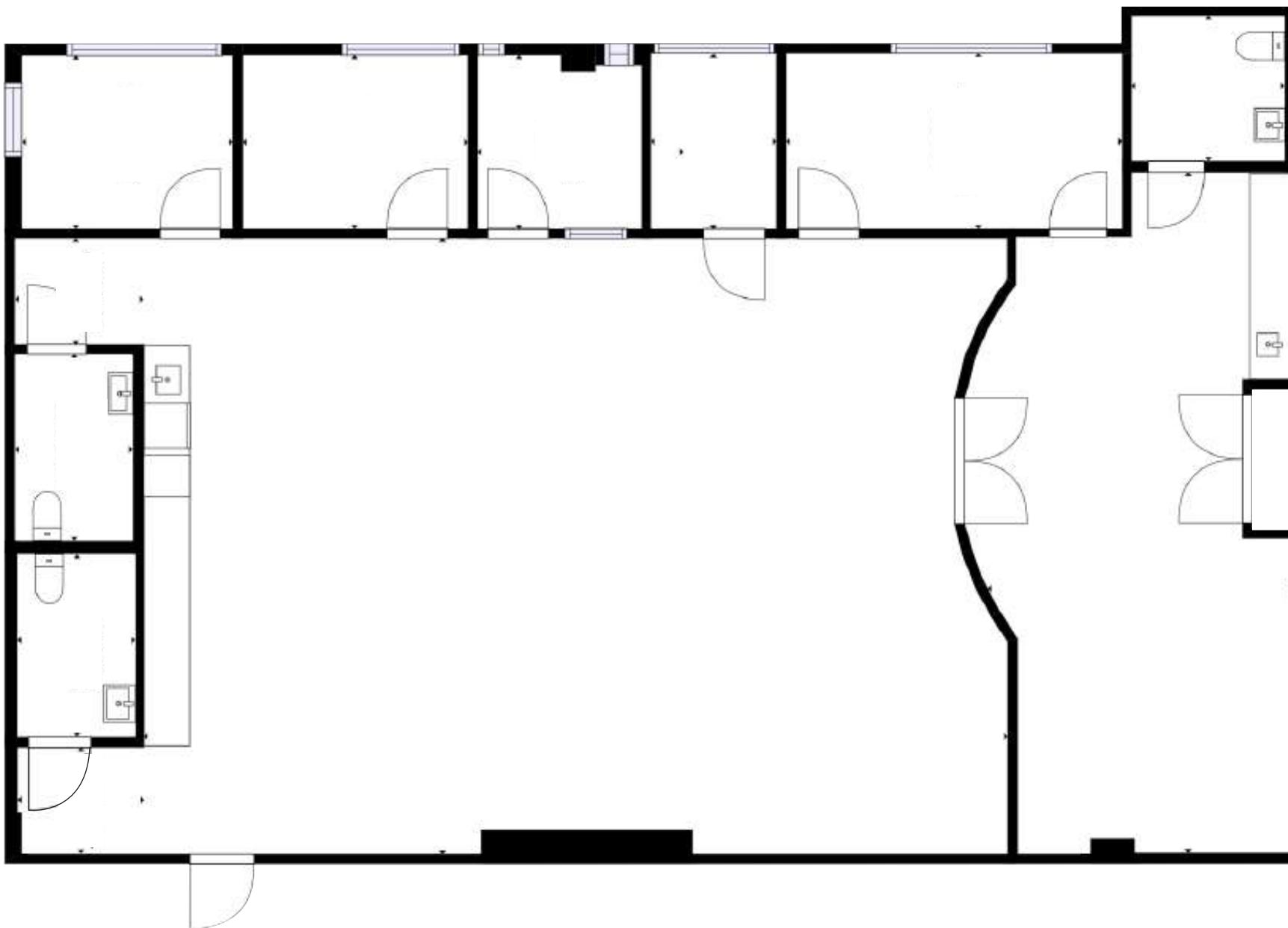
LEASE RATE

\$2.50 MG

Explore Space



FLOOR PLAN - FIRST FLOOR



AVAILABLE SUITE

Suite 150 - 2,729 RSF

SUITE DESCRIPTION

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

LEASE RATE

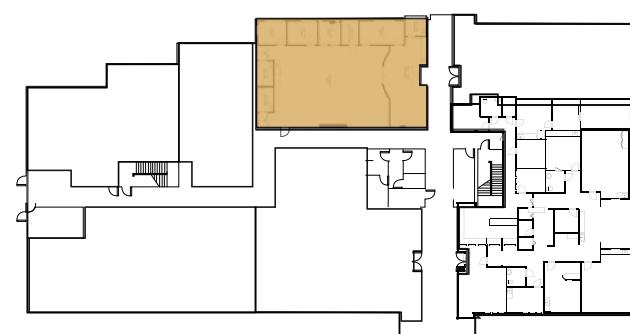
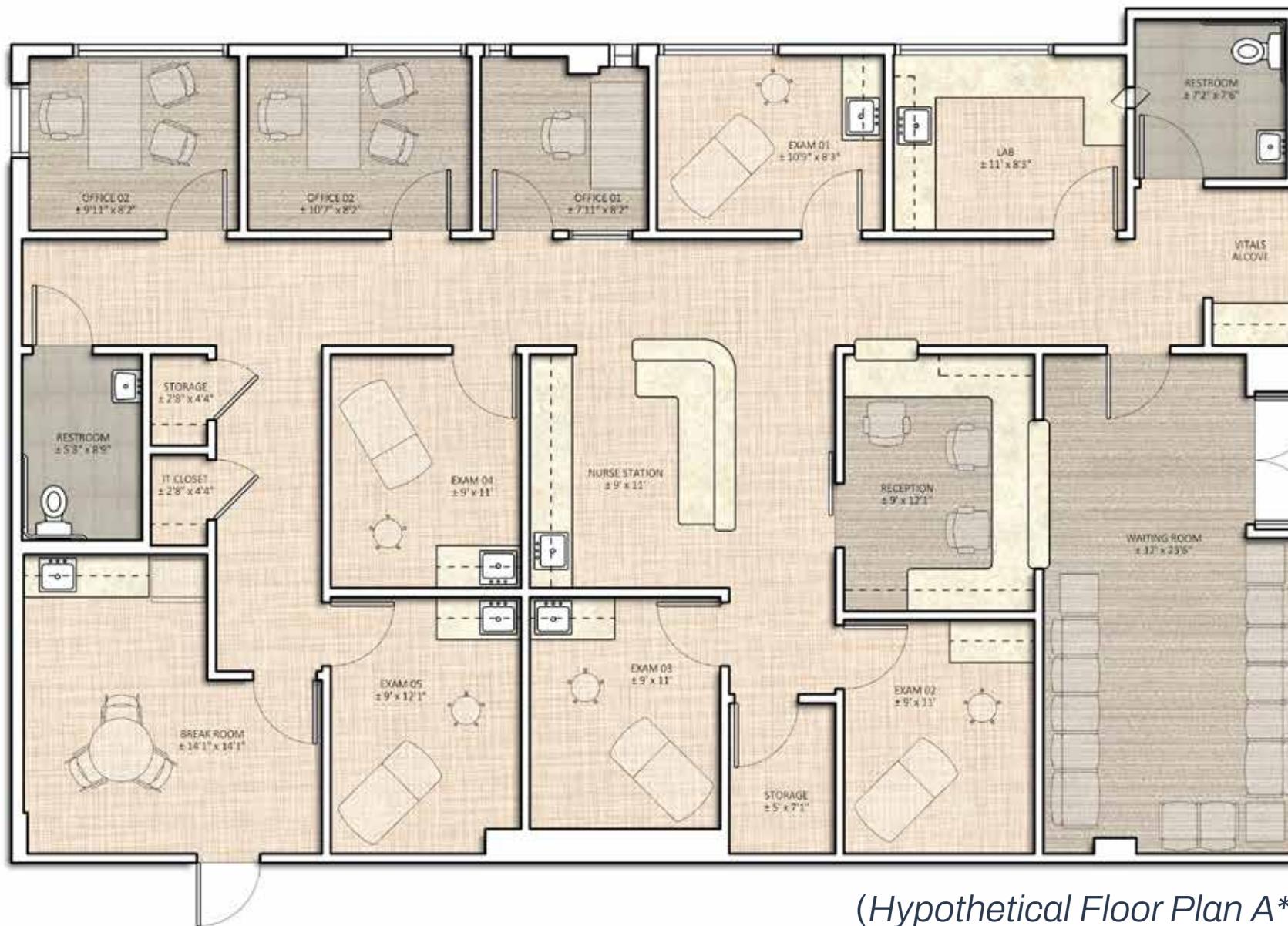
\$2.50 FSG

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



CLICK

FLOOR PLAN - FIRST FLOORV



*Suite 150B
1,205 RSF*

*Suite 150A
1,524 RSF*



AVAILABLE SUITE

Suite 150 - 2,729 RSF

SUITE DESCRIPTION

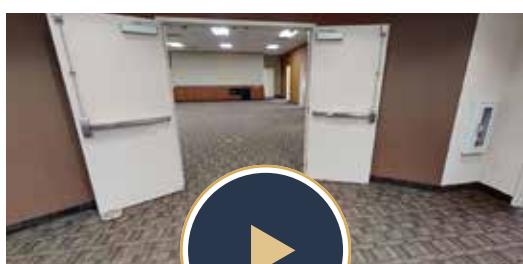
150 A:
Waiting Room/Admin, 3 Exam
Rooms, Doctor's Office, In-Suite
Restroom, Nurses' Station, Lab,
Storage

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

LEASE RATE

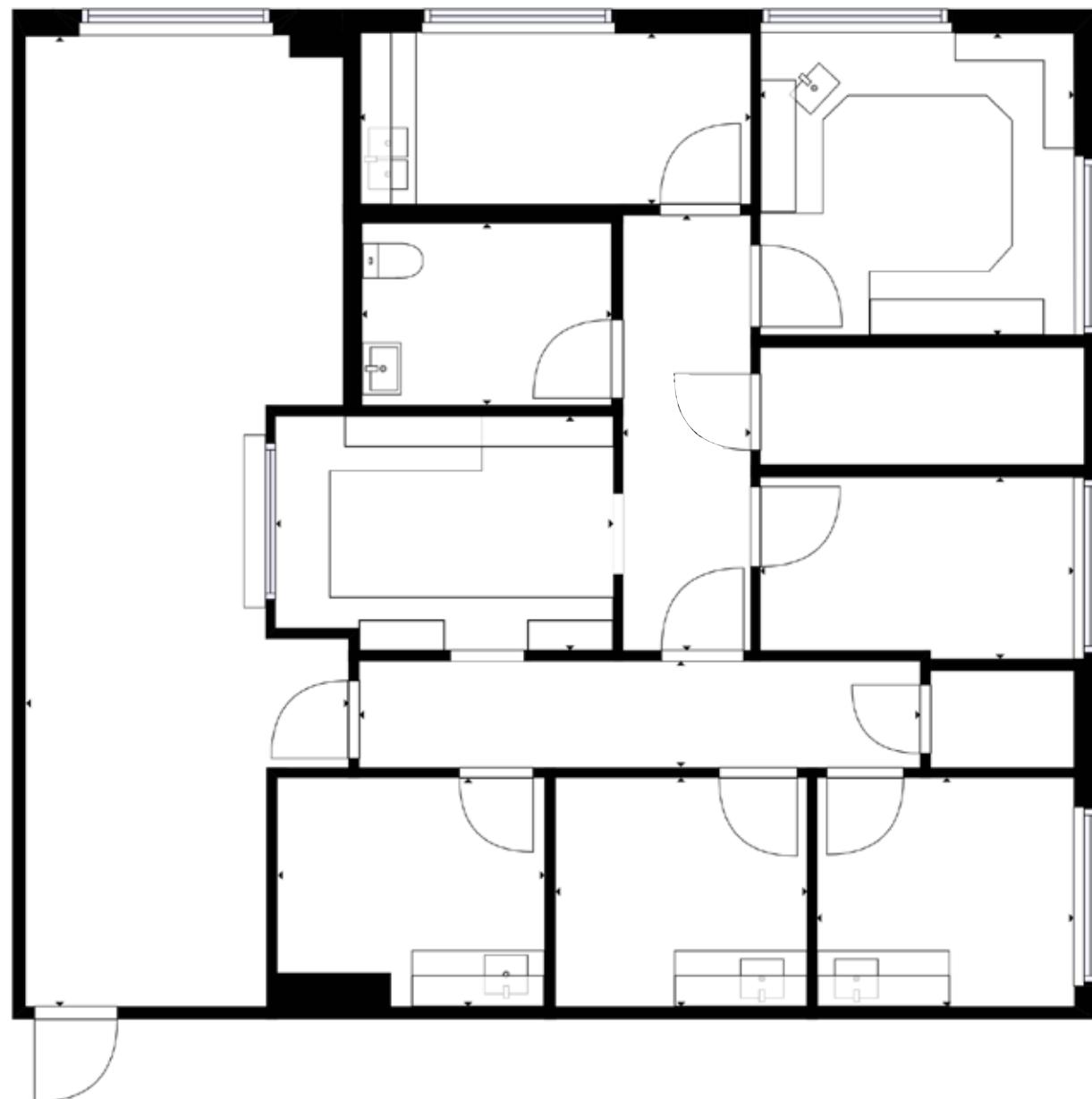
\$2.50 FSG

Explore Space



CLICK

FLOOR PLAN - SECOND FLOOR



AVAILABLE SUITE

Suite 230 - 1,768 SF

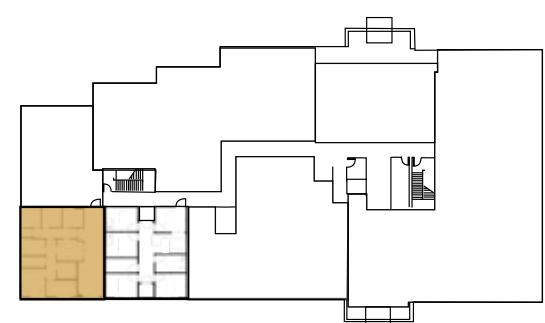
Available 5/1/2026

SUITE DESCRIPTION

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

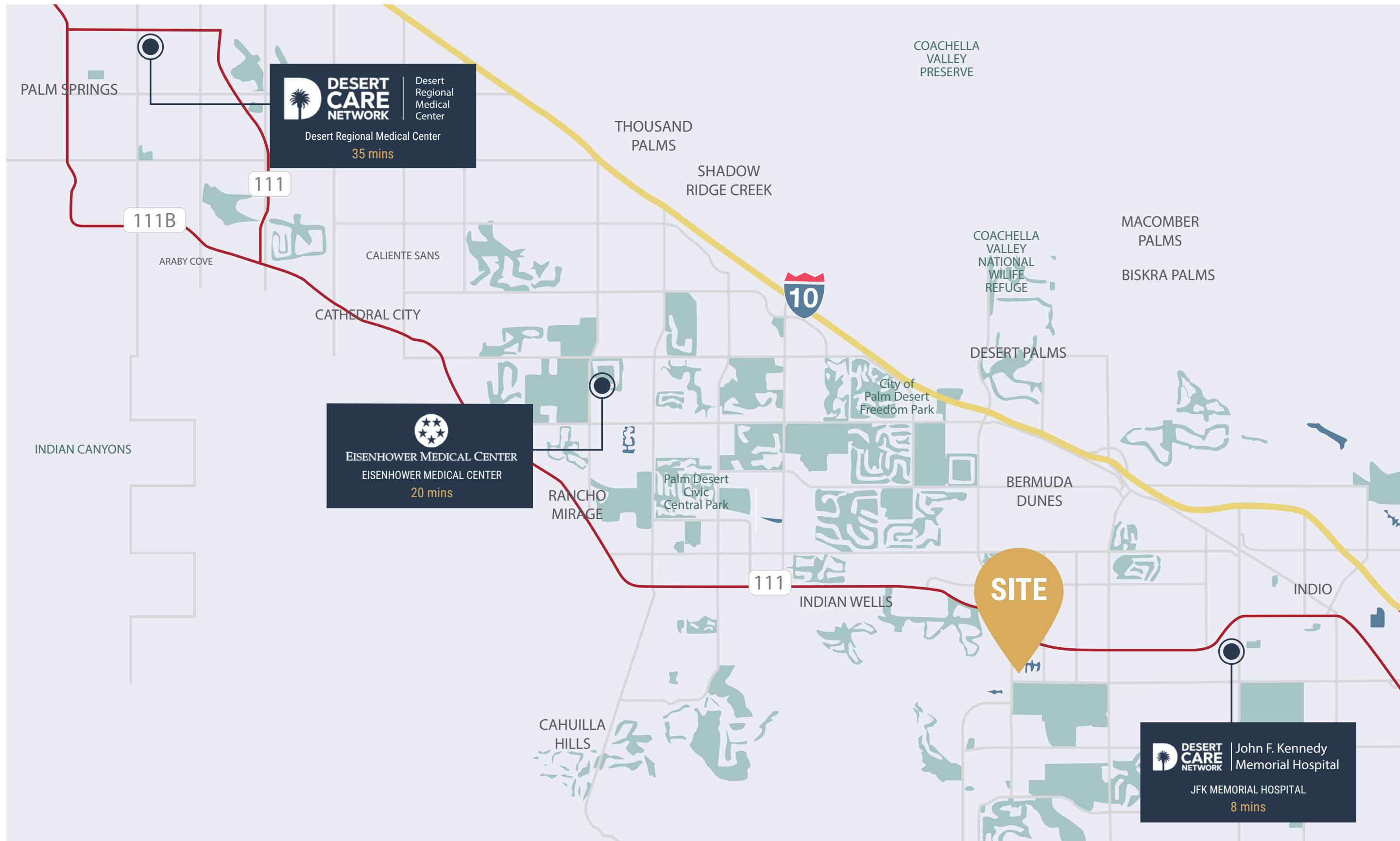
LEASE RATE

\$2.50 FSG

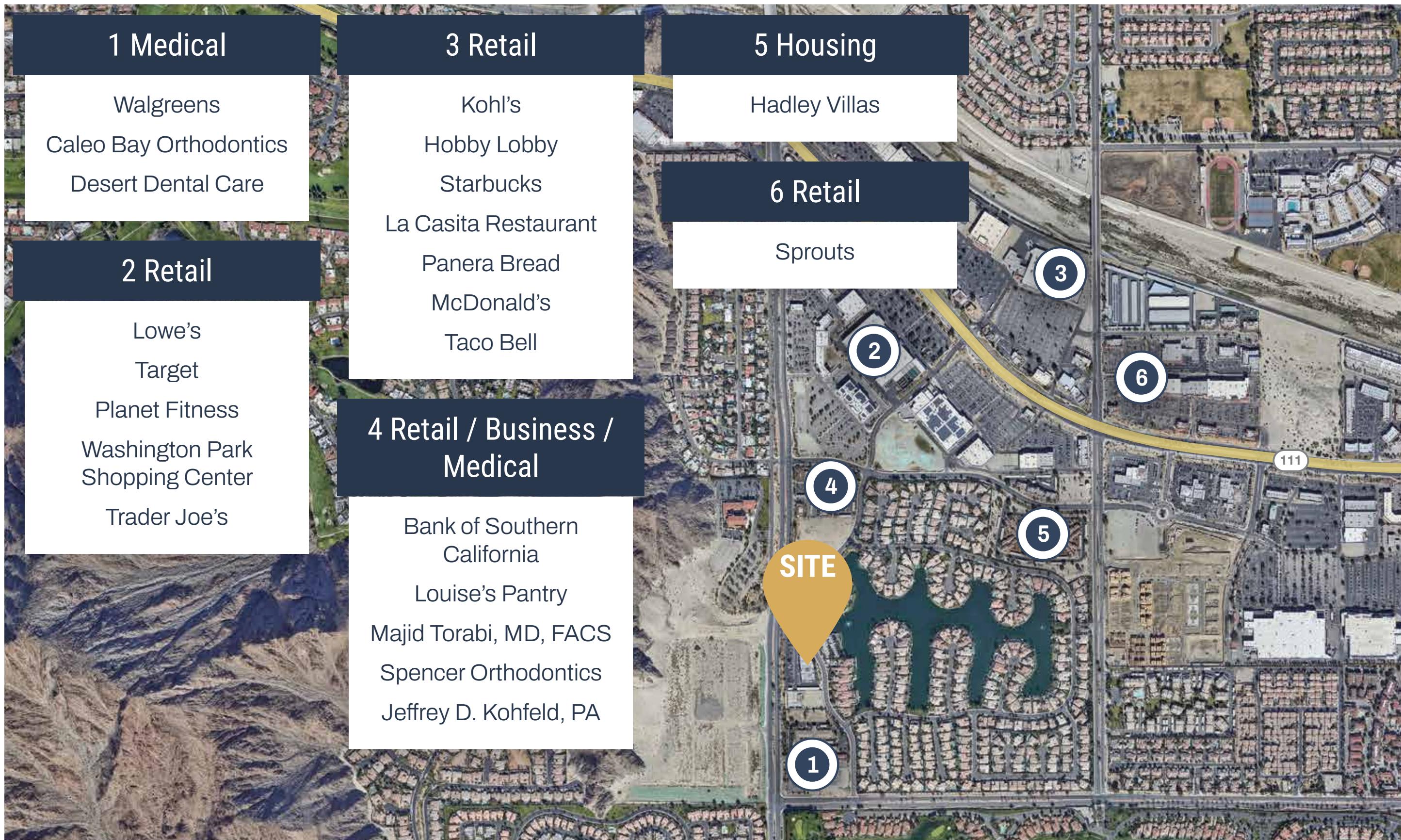




LOCAL HOSPITAL DISTANCE MAP



AMENITIES AROUND THE PROPERTY





MedWestRealty.com

Lease with Confidence, Choose MedWest

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**Well
tower**