

LA QUINTA MEDICAL CENTER MEDICAL OFFICE FOR LEASE



BRYAN McKENNEY
(949) 478 - 0087 | LIC#01505792
Bryan@MedWestRealty.com

CASEY IMMEL
(949) 278 - 5376 | LIC#01312850
Casey@MedWestRealty.com

STACEY HALL
(949) 331 - 0845 | LIC#01924089
Stacey@MedWestRealty.com

47647 Caleo Bay, La Quinta, CA 92253



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

PROMINENT LOCATION & ACCESSIBILITY

- Washington Street Frontage
- Proximity to Hwy 111
- Neighboring Retail Amenities

IDEAL MARKET AND SITE LOCATION

- Conveniently Able to Serve Over 226,800 Patients Within a 15 Minute Drive Time

ABUNDANT PARKING

- Surface Parking with Covered Stalls
- 5.74/1000 Parking Ratio

HIGHLIGHTS

- Institutional Ownership
- Professional Management
- Generous TI Allowances
- Monument Signage Available



DEMOGRAPHICS & DRIVETIME

DEMOGRAPHICS

Estimate 15 Min Drive



POPULATION ESTIMATES

226,858

AVERAGE HOUSEHOLD INCOME

\$91,000.00

POPULATION

Estimate 15 Min Drive



>17

42,236

18-44

71,484

45-64

54,924

65+

58,214

Data Source:  Placer.ai

PAYOR MIX

Within 5 Mile Radius



COMMERCIAL

7.7%

EMPLOYER BASED

31.9%

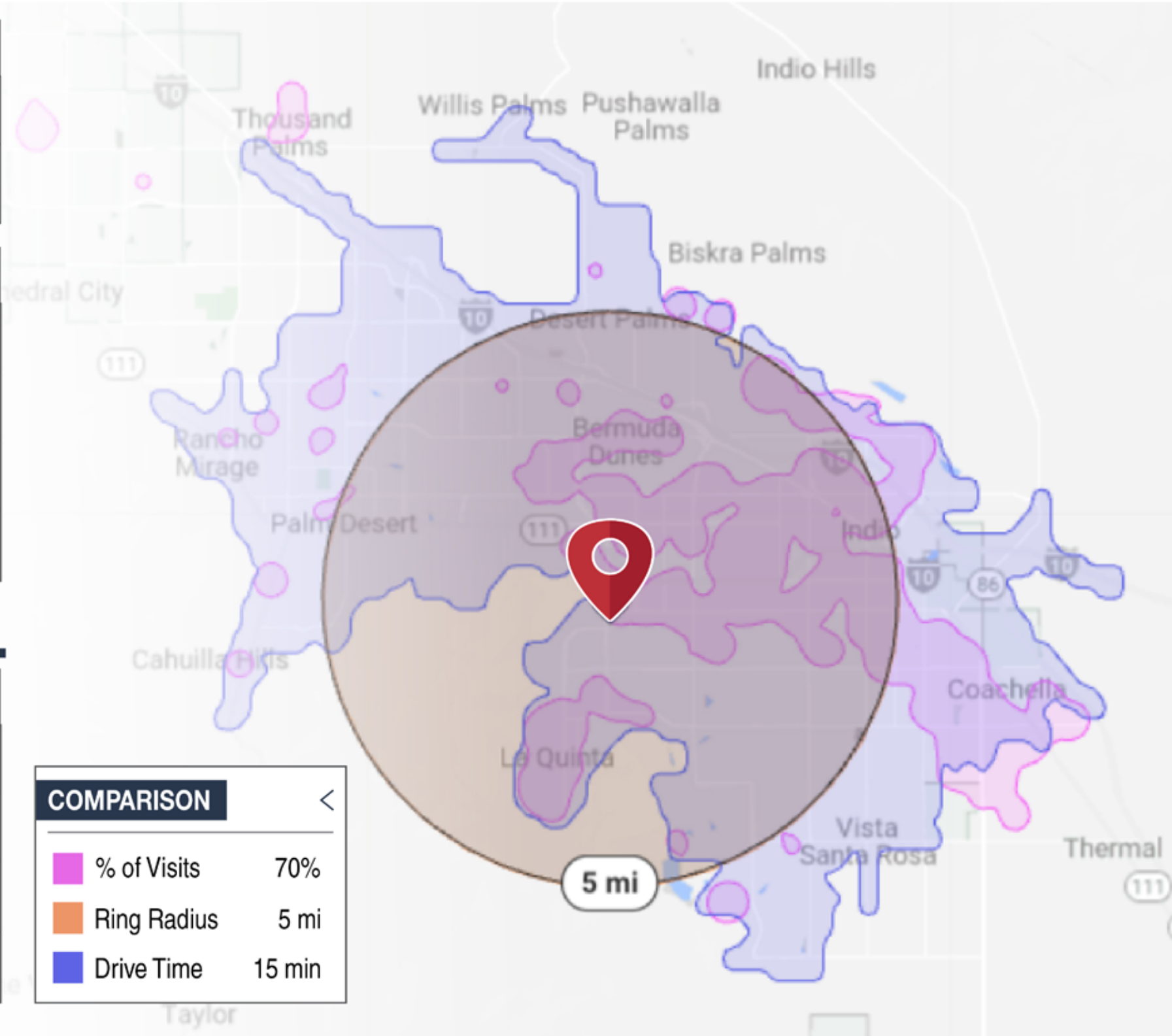
GOVERNMENT

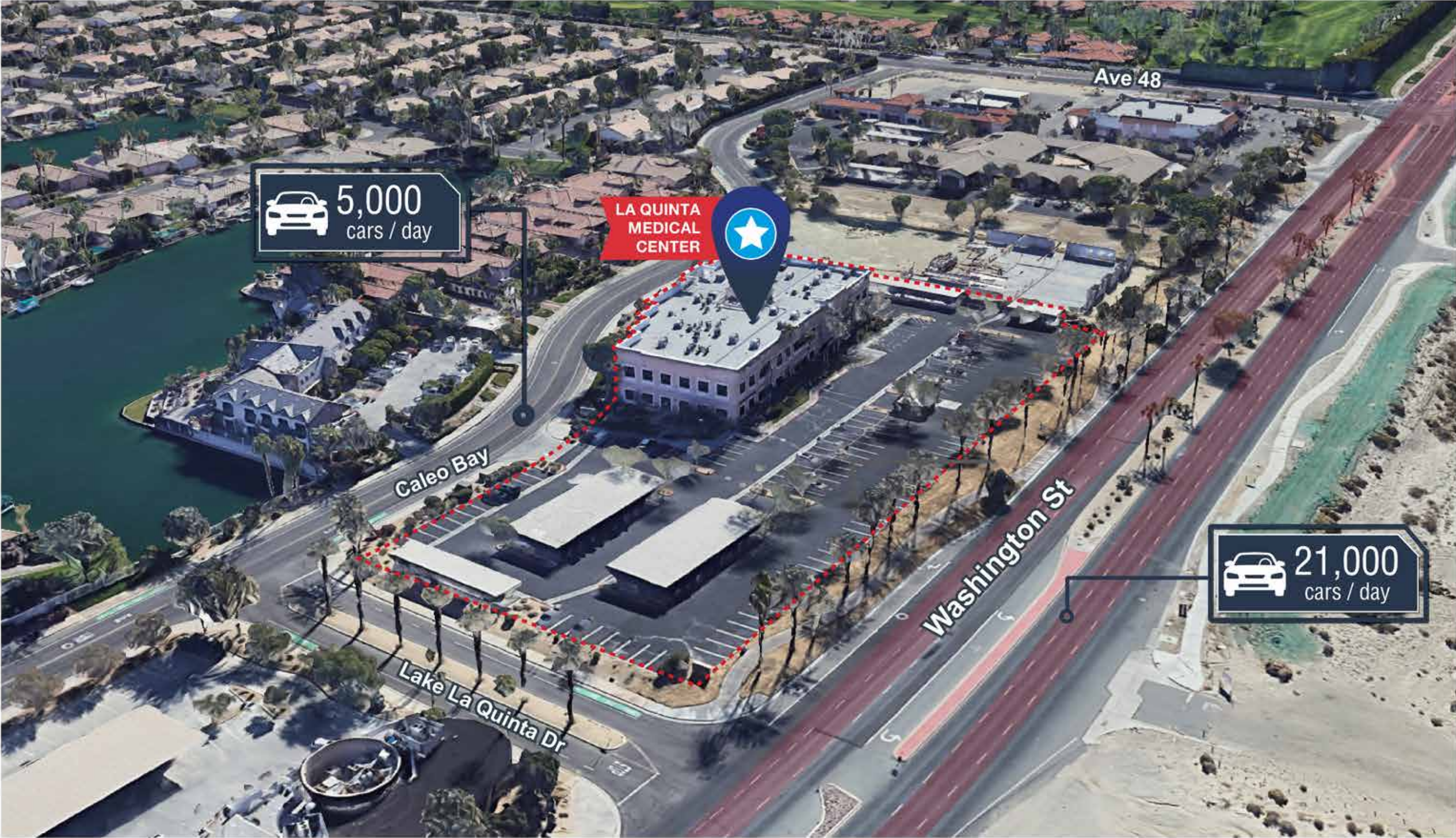
36.3%

MULTIPLE

24.1%

Data Source:  revista





MAJOR HIGHWAYS & SITE PLAN



LOCAL HOSPITAL DISTANCE MAP

RANCHO MIRAGE		
 DESERT CARE NETWORK	JFK MEMORIAL HOSPITAL	8 min
INDIO		
 DESERT CARE NETWORK	DESERT REGIONAL MEDICAL CENTER	35 min
PALM SPRINGS		
	EISENHOWER MEDICAL CENTER	20 min



FLOOR PLAN

1st Floor

AVAILABLE SUITE:

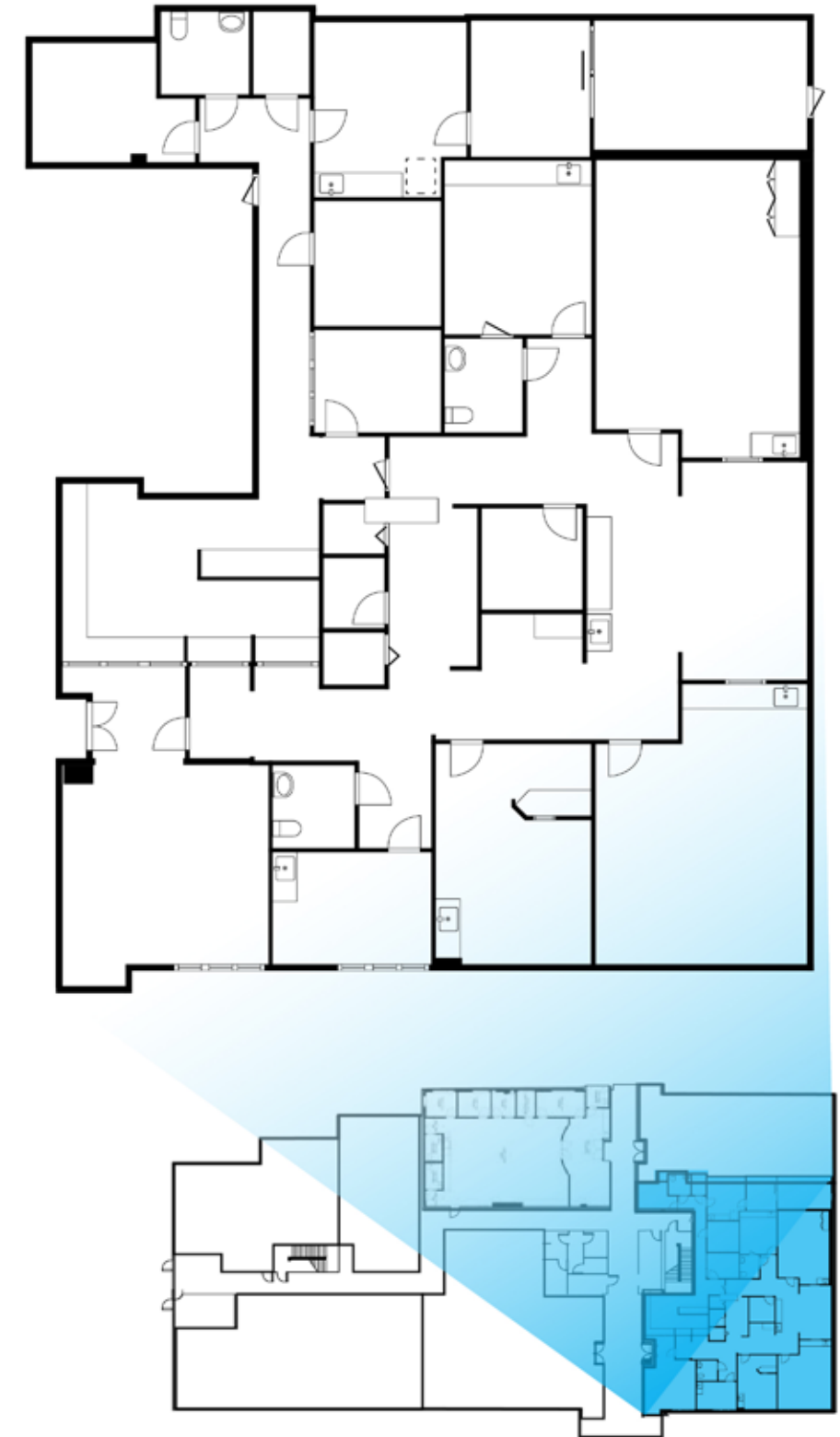
Suite 100 - 5,085 RSF

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



FLOOR PLAN

1st Floor

AVAILABLE SUITE:

Suite 150 - 2,729 RSF

SUITE DESCRIPTION:

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

LEASE RATE:

2.50 FSG



FLOOR PLAN

1st 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



*Hypothetical Floor Plan A**

FLOOR PLAN

1st Floor

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

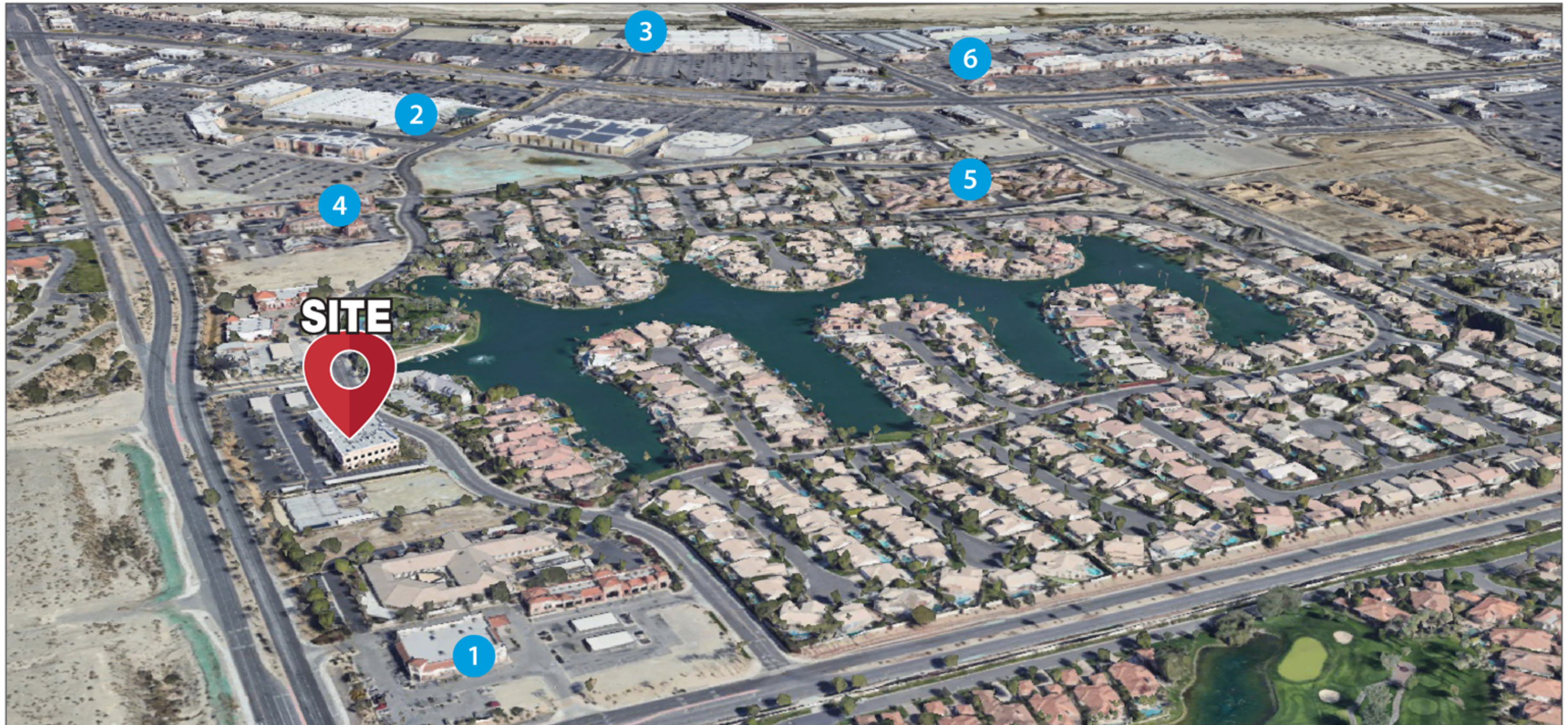


Suite 150B
1,205 RSF

Suite 150A
1,524 RSF

Hypothetical Floor Plan B

AMENITIES AROUND THE PROPERTY



1

Medical

Walgreens
Caleo Bay Orthodontics
Desert Dental Care

2

Retail

Lowe's
Target
Planet Fitness
Washington Park Shopping Center
Trader Joe's

3

Retail

Kohl's
Hobby Lobby
Starbucks
La Casita Restaurant
Panera Bread
McDonald's
Taco Bell

4

Retail / Business / Medical

Bank of Southern California
Louise's Pantry
Majid Torabi, MD, FACS
Spencer Orthodontics
Jeffrey D. Kohfeld, PA

5

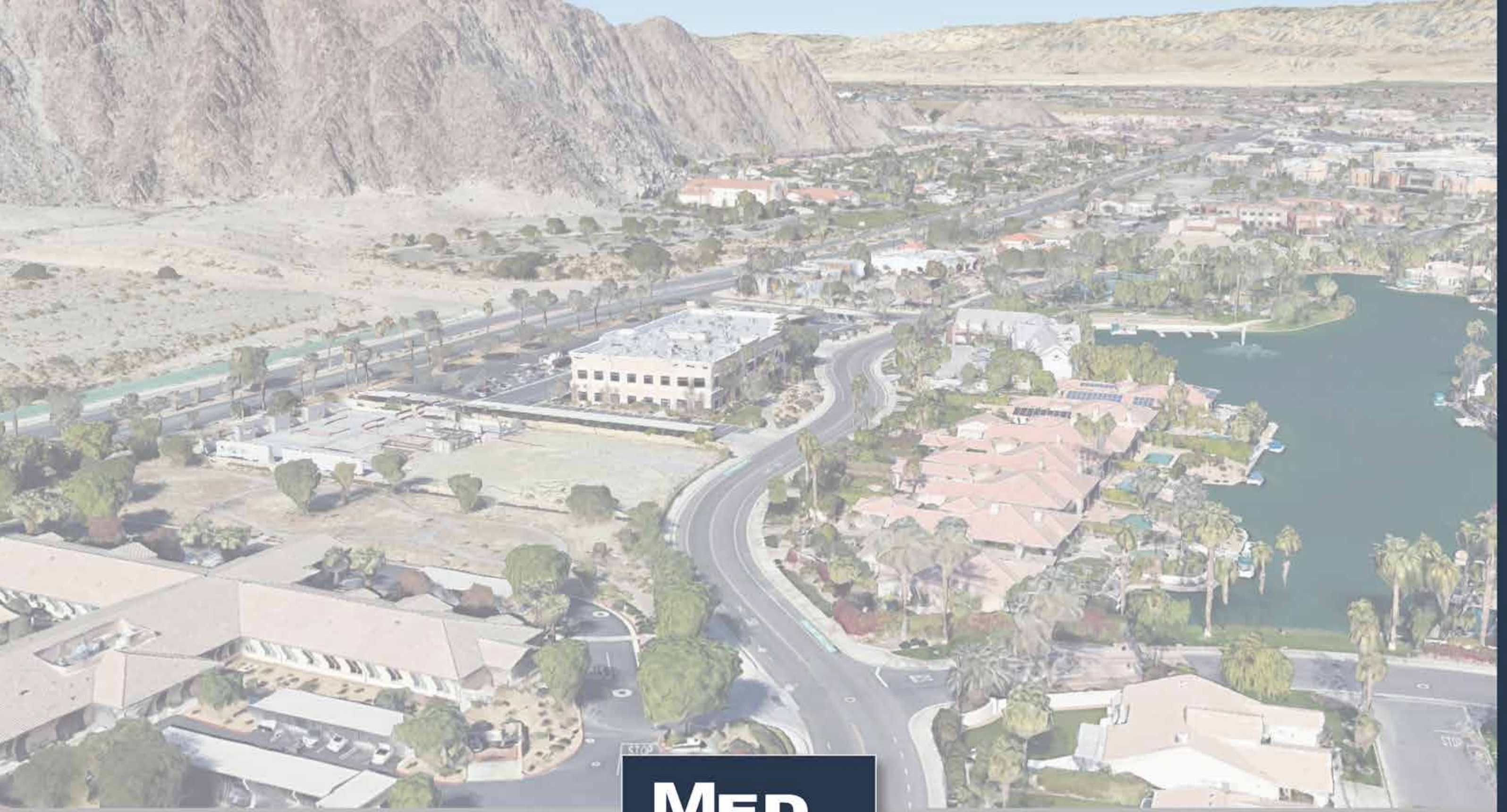
Housing

Hadley Villas

6

Retail

Sprouts



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