

MEDICAL OFFICE SUITES FOR LEASE

81719 DOCTOR CARREON BOULEVARD, INDIO, CA 92201

WILSON MEADE
COMMERCIAL REAL ESTATE



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PROPERTY INFORMATION

MEDICAL OFFICE FOR LEASE
81719 Doctor Carreon Blvd., Indio, CA 92201



PROPERTY SUMMARY

This two story professional office building was designed by local award winning Patel architecture and located in close proximity to John F. Kennedy Memorial Hospital, Kaiser, HALO Diagnostics, and a block from Highway 111. The property is an ideal location for many uses from medical to professional users.

AVAILABLE SPACE

1ST FLOOR	SIZE	RATE
Suite C1	±4,184 sq. ft.	\$1.75/SF + NNN
<ul style="list-style-type: none">• Turnkey medical suite available July 1, 2026• Office intensive layout• Private restrooms• Fully Built-Out as Standard Medical Space• Space is in excellent condition• Central Air Conditioning• Zoning - Mixed Use Neighborhood - MUN		
Suite E	±1,525 sq. ft.	\$2.00/SF + NNN
<ul style="list-style-type: none">• Fully Built-Out as a Medical Office• 4 Exam Rooms• 1 Office• Reception Area• Space is in Excellent Condition• Central Air Conditioning• Private Restrooms• Natural Light• Zoning - Mixed Use Neighborhood - MUN		

Lease rate does not include utilities, property expenses or building services

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AVAILABLE SPACE

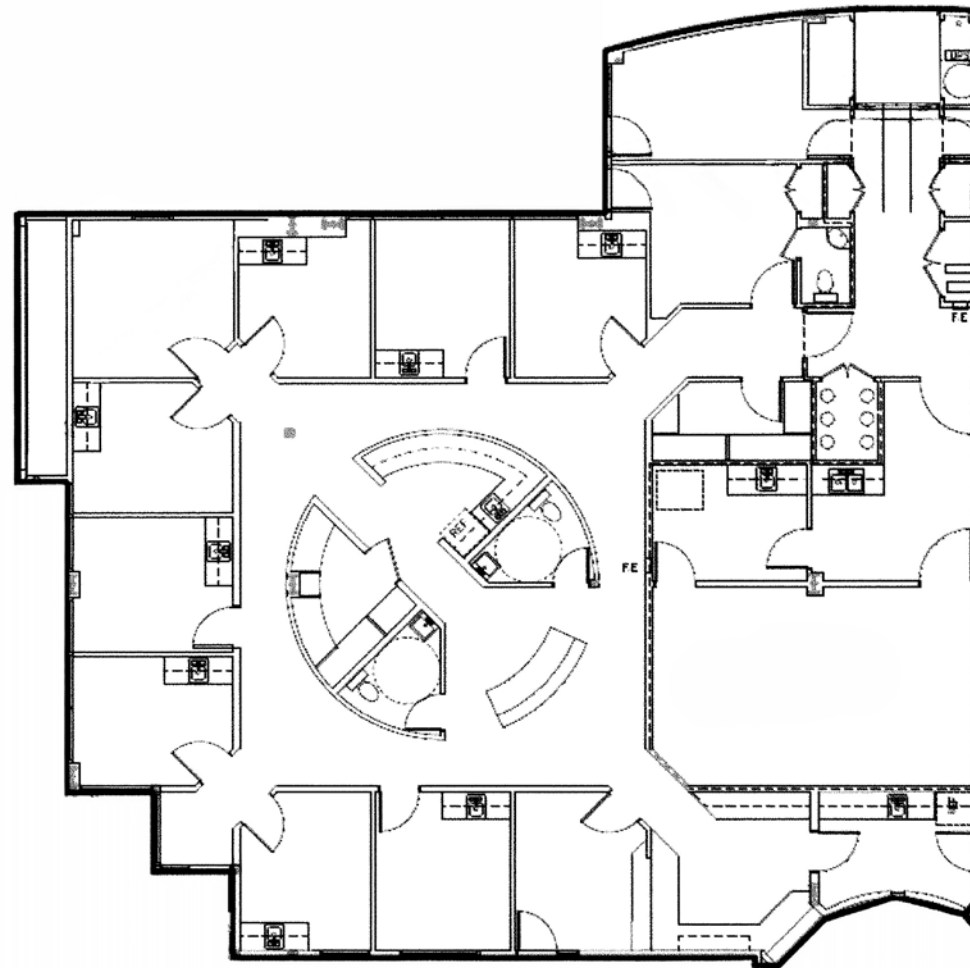
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Suite Information	
Suite	C1
Size	±4,184 SF
Term	3-5 years
Rental Rate	\$1.75/SF + NNN (\$0.65/SF)
Space Use	Medical
Condition	Full Build Out
Available	July 1, 2026

This ±4,184 SF turnkey office suite, **available July 1st**, offers a well-designed layout ideal for professional users seeking a functional and polished workspace.

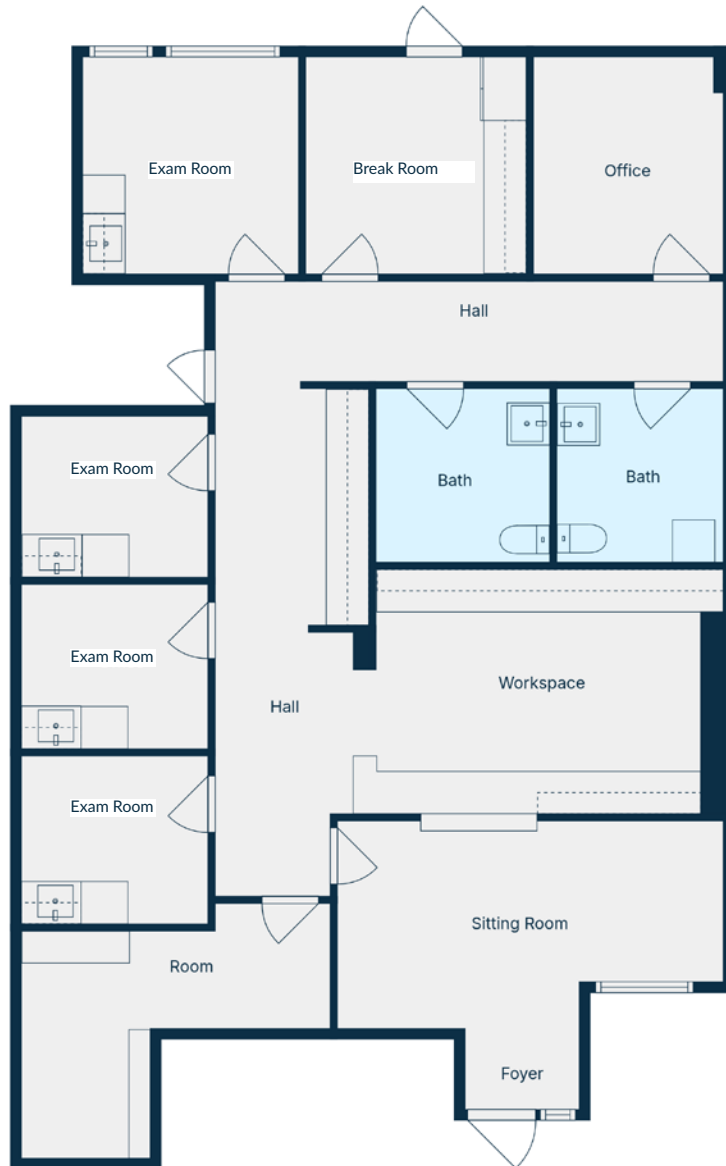
The suite features an inviting **reception area** that opens to a spacious central workspace, complemented by a dedicated **conference room**.

Multiple private offices line the perimeter, providing natural light and privacy for staff. The suite also includes a convenient **break room** for employees and **private restrooms** within the space, creating a comfortable and efficient work environment for both team members and visitors.



AVAILABLE SPACE

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Suite Information	
Suite	E
Size	±1,525 SF
Term	Negotiable
Rental Rate	\$2.00/SF + NNN (\$0.65/SF)
Space Use	Office
Condition	Full Build Out

Suite E is a well-configured medical office suite located within Indio's established medical corridor at 81719 Dr. Carreon Blvd.

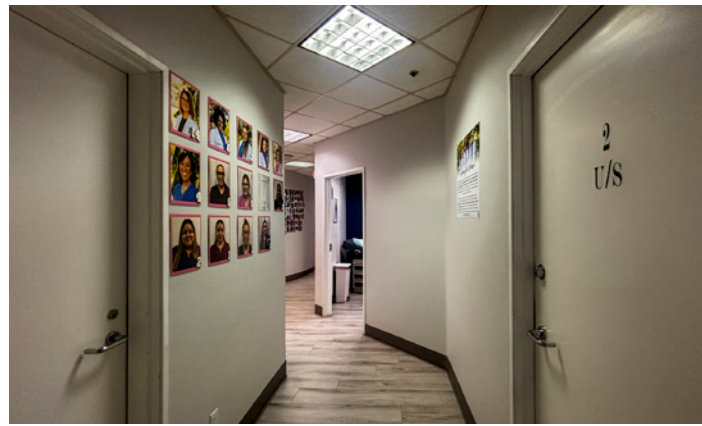
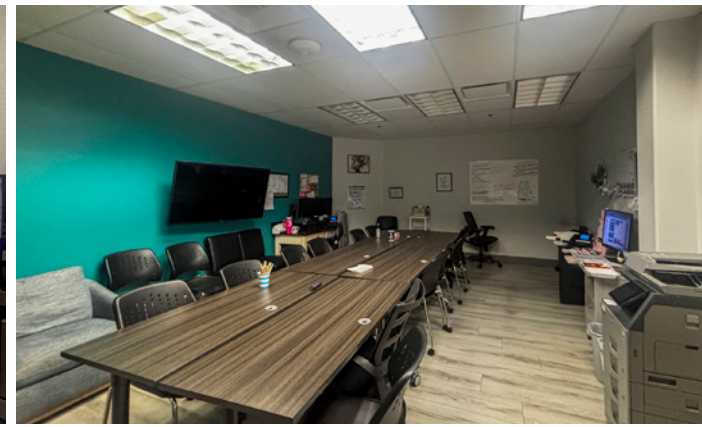
The space features **four exam rooms** and one **office**, making it ideal for medical, dental, therapy, or other healthcare-related users seeking a functional, move-in-ready layout.

The suite offers an efficient floor plan designed to support patient flow and staff operations, with ample **on-site parking** and convenient access to surrounding medical facilities and major thoroughfares.

This location provides strong visibility and proximity to other medical users, making it a strategic option for practices looking to establish or expand their presence in Indio.

PHOTOS | SUITE C1

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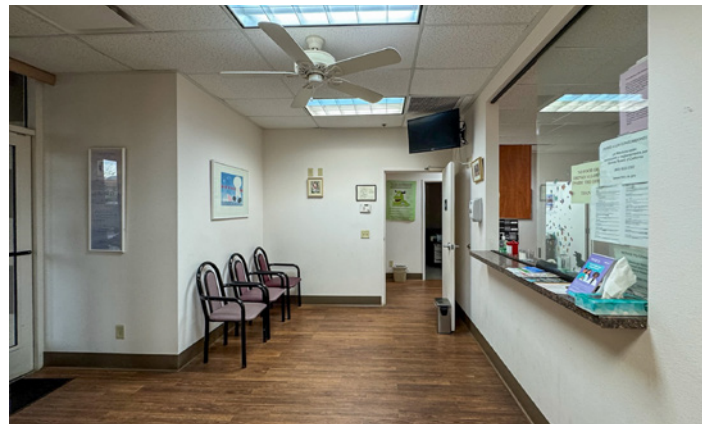
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PHOTOS | SUITE E

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EXTERIOR PHOTOS

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AERIAL MAP | DEMOGRAPHICS

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2024	1-mile	3-mile	5-mile
Population	24,029	106,707	193,915
Households	7,544	34,006	65,619
Median Household Income	\$45,146	\$63,410	\$67,110
Average Daily Traffic	Highway 111 24,889 ADT Ave 46 & Monroe 28,589 ADT		

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YOUR ADVISORS

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