

77-840 Flora Road

+ MEDICAL OFFICE BUILDING FOR SALE

NOW OFFERED AT \$2,250,000 | 6,963 SF | Single Story



Lic# 02161402

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**77-840 Flora Road
Palm Desert, CA**



77-840 FLORA ROAD

Sale Price: \$2,250,000

77-840 Flora Road is a charming, single-story 6,963 RSF building ideally suited for a medical or veterinary practice. The property features a covered porte cochere for convenient drop-off, ample parking, and an inviting layout designed to maximize comfort and accessibility for patients and clients. Its adaptable floorplan and previous use as a cancer treatment center mean it's ready for immediate occupancy or custom build-out.

Located in a prime, high-visibility area with strong signage opportunities, the property benefits from dynamic local demographics, including growing families and professionals, which support a thriving practice. With excellent access to major roads and a vibrant surrounding community, 77-840 Flora Road offers both prestige and practicality for single-use medical or veterinary providers seeking the perfect location.



PROPERTY DETAILS

Address:	77-840 Flora Road, Palm Desert, CA
Building Size:	6,963± SF
Land Size:	101,930± SF, 2.34 AC
APN:	626-420-048
Zoning:	I-P
Number of Floors:	1
Year Built:	2006
Parking:	Surface
Parking Ratio:	7.11 / 1,000± SF
Sales Price:	\$2,995,000

PROPERTY HIGHLIGHTS

- 6,963 SF single use medical or veterinary office building.
- Valuable 2nd generation medical office space with ample exam rooms, imaging space and vault. **2nd generation radiation oncology center.**
- Numerous building top signage opportunities to enhance medical brand in the community.
- Ample parking with covered porte-cochère.
- Located off Washington Street, North of Interstate 10 and across from the Sun City Del Webb Community of Palm Desert.
- Vibrant community with over 50,000 households within a 3-mile radius and median age of 58.
- Robust and growing population with projected annual growth of 8% per year.
- Centrally located in the Coachella Valley.
- Less than 3 minutes from the Eisenhower Health Center North Palm Desert.

Estimate 15 Min Drive

POPULATION ESTIMATES

280,045

>17 58,578

18-44 87,821

AVERAGE HOUSEHOLD INCOME

\$114,888.19

45-64 65,794

65+ 69,852




Data Source:  **Placer.ai**

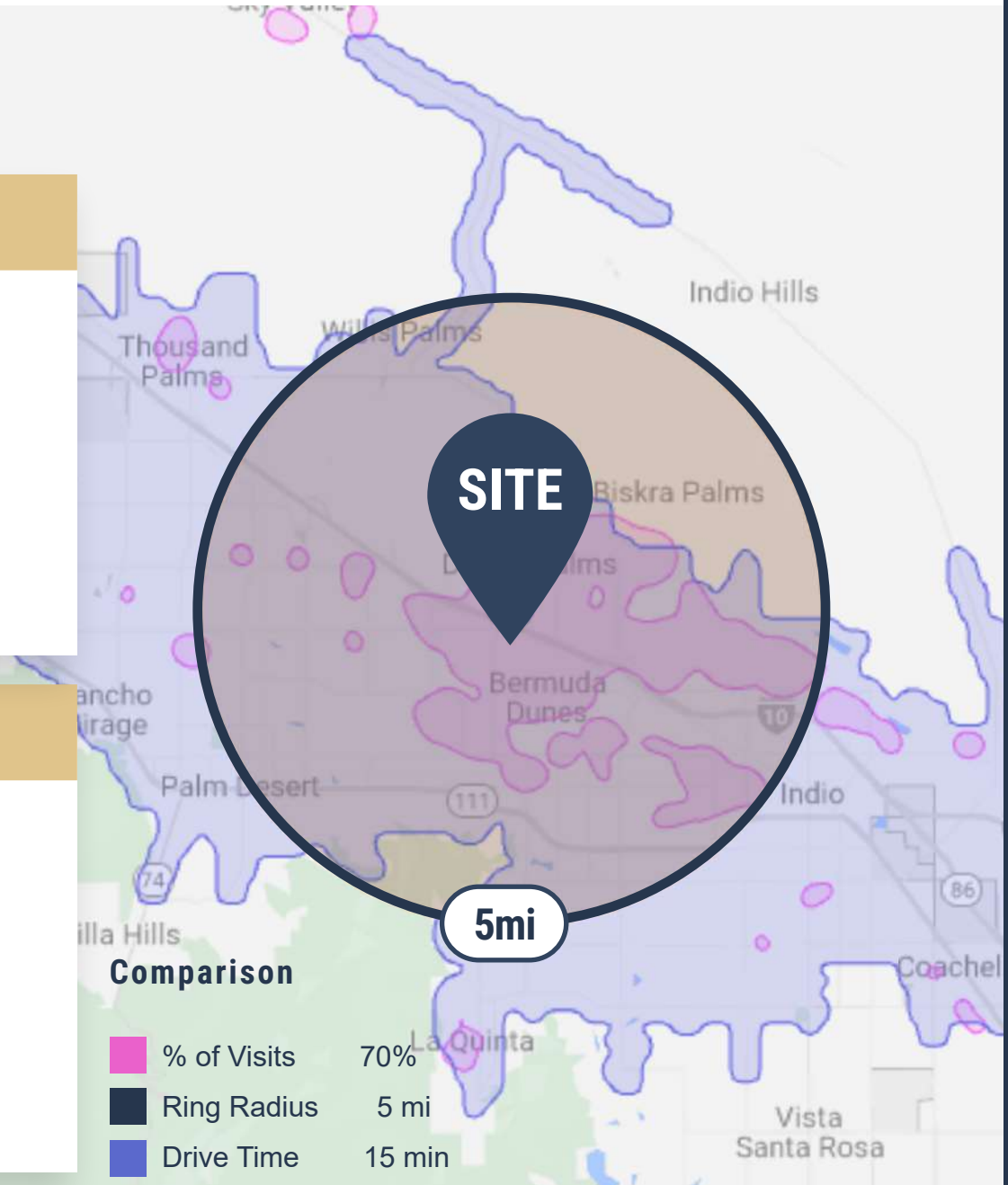
PAYOR MIX Within 15 Min Drive

COMMERCIAL	12.0%
EMPLOYER BASED	35.2%
GOVERNMENT	38.5%
MULTIPLE	6.4%
SELF PAY	7.8%

Data Source:  **Placer.ai**

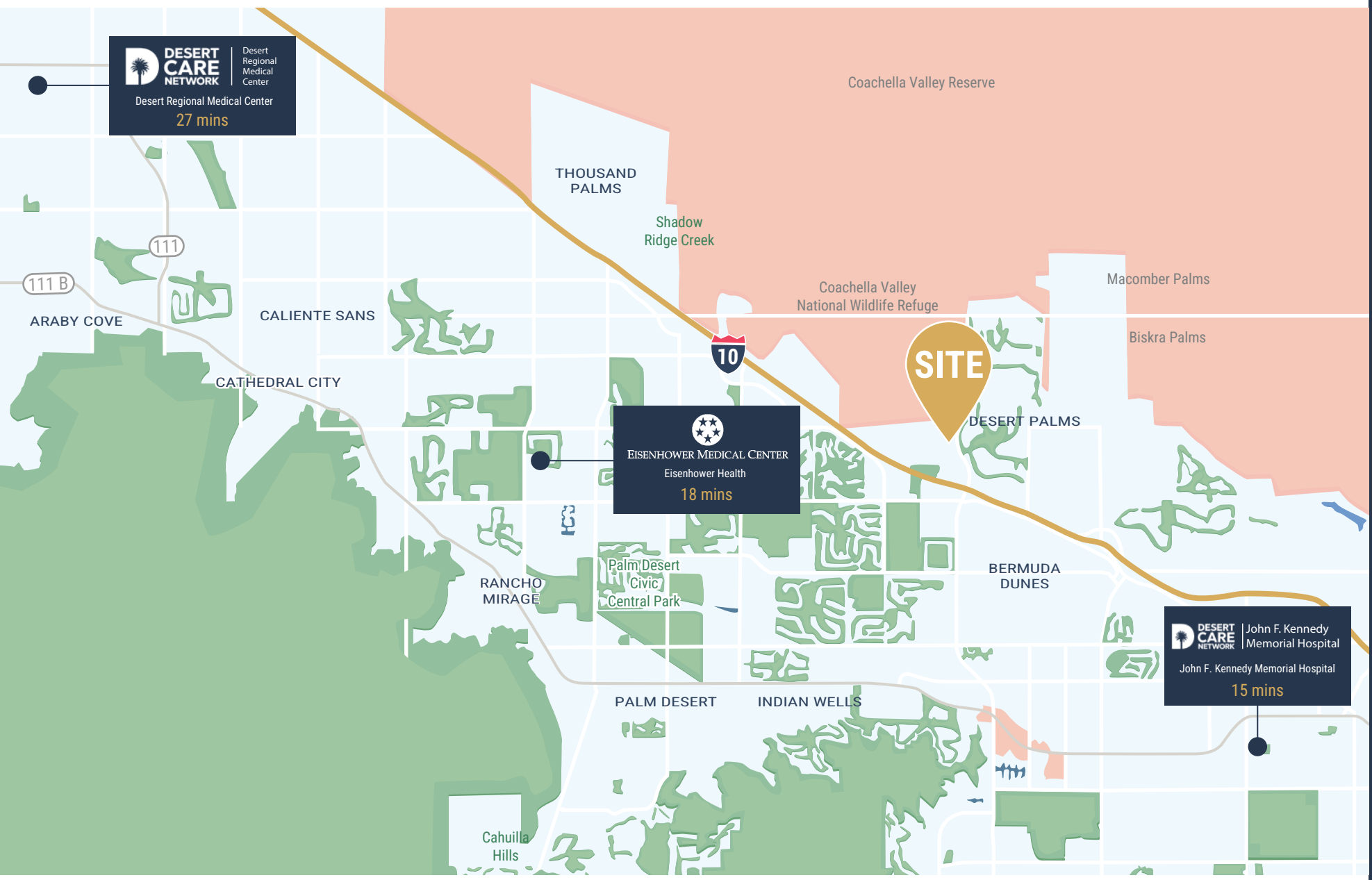
Comparison

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





LOCAL HOSPITAL DISTANCE MAP





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