

# LA QUINTA MEDICAL CENTER MEDICAL OFFICE FOR LEASE



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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

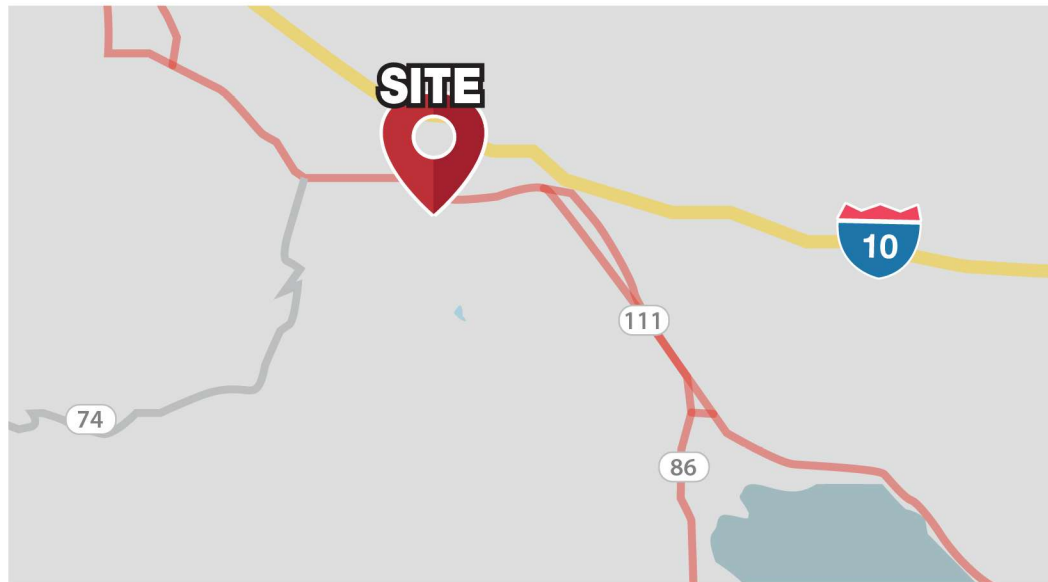
- Conveniently Able to Serve Over 226,800 Patients Within a 15 Minute Drive Time

## 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

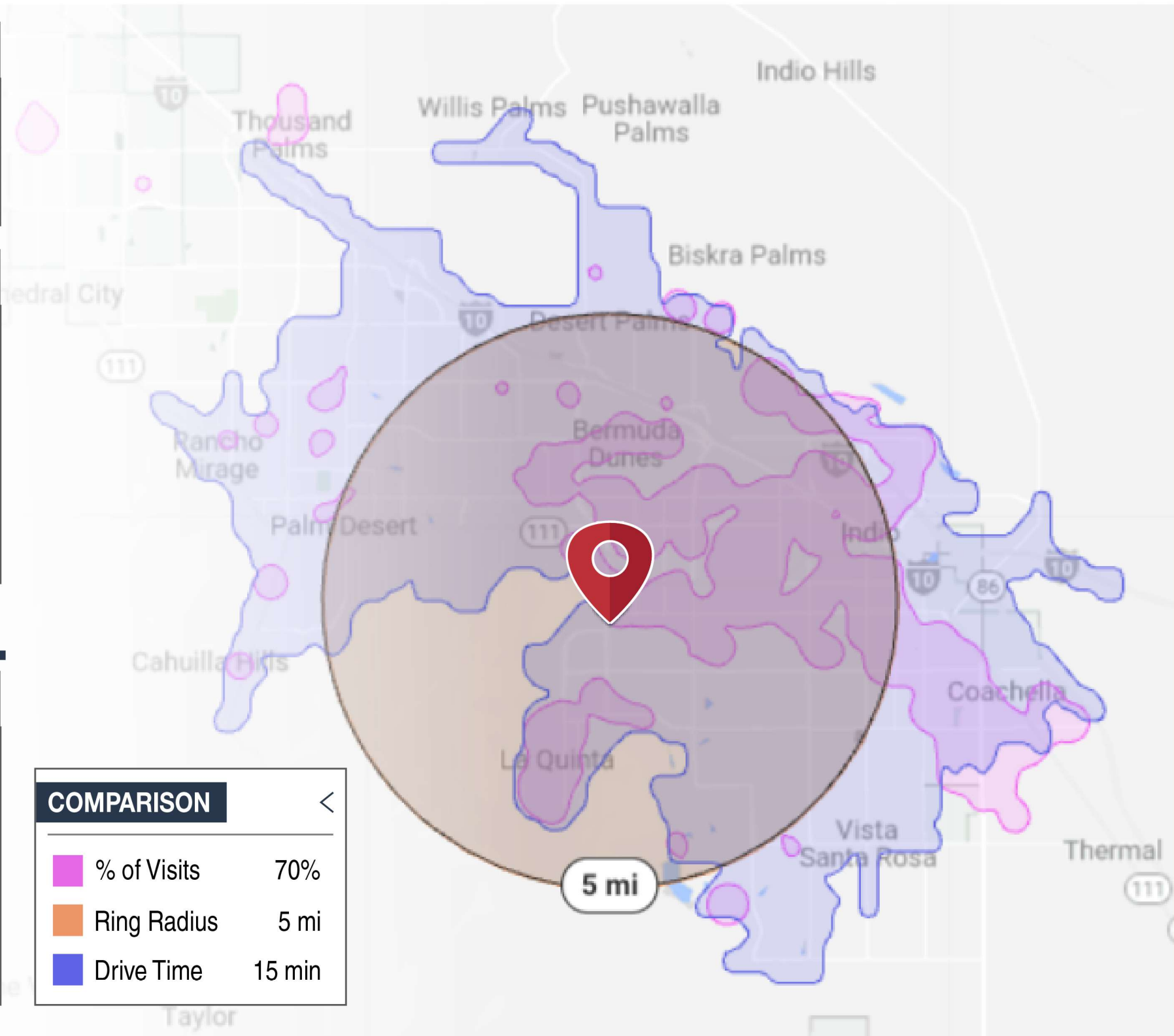
## PAYOR MIX

Within 5 Mile Radius



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

Data Source:  revista



## COMPARISON

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








MAJOR HIGHWAYS & SITE PLAN





# LOCAL HOSPITAL DISTANCE MAP

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





## FLOOR PLAN

1st Floor

### AVAILABLE SUITE:

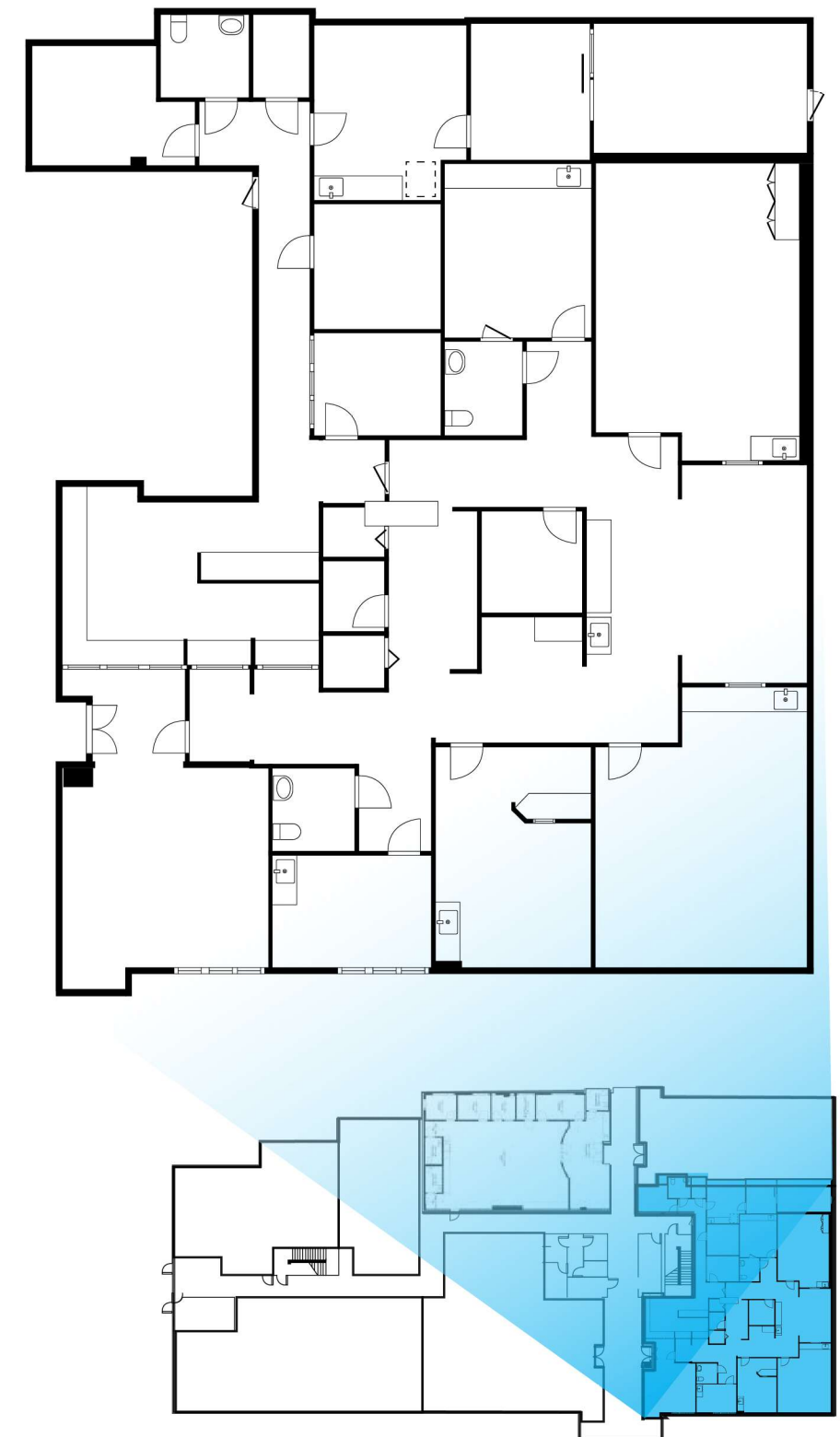
Suite 100 - 5,085 RSF

### 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 FSG





## FLOOR PLAN

1st Floor

## AVAILABLE SUITE:

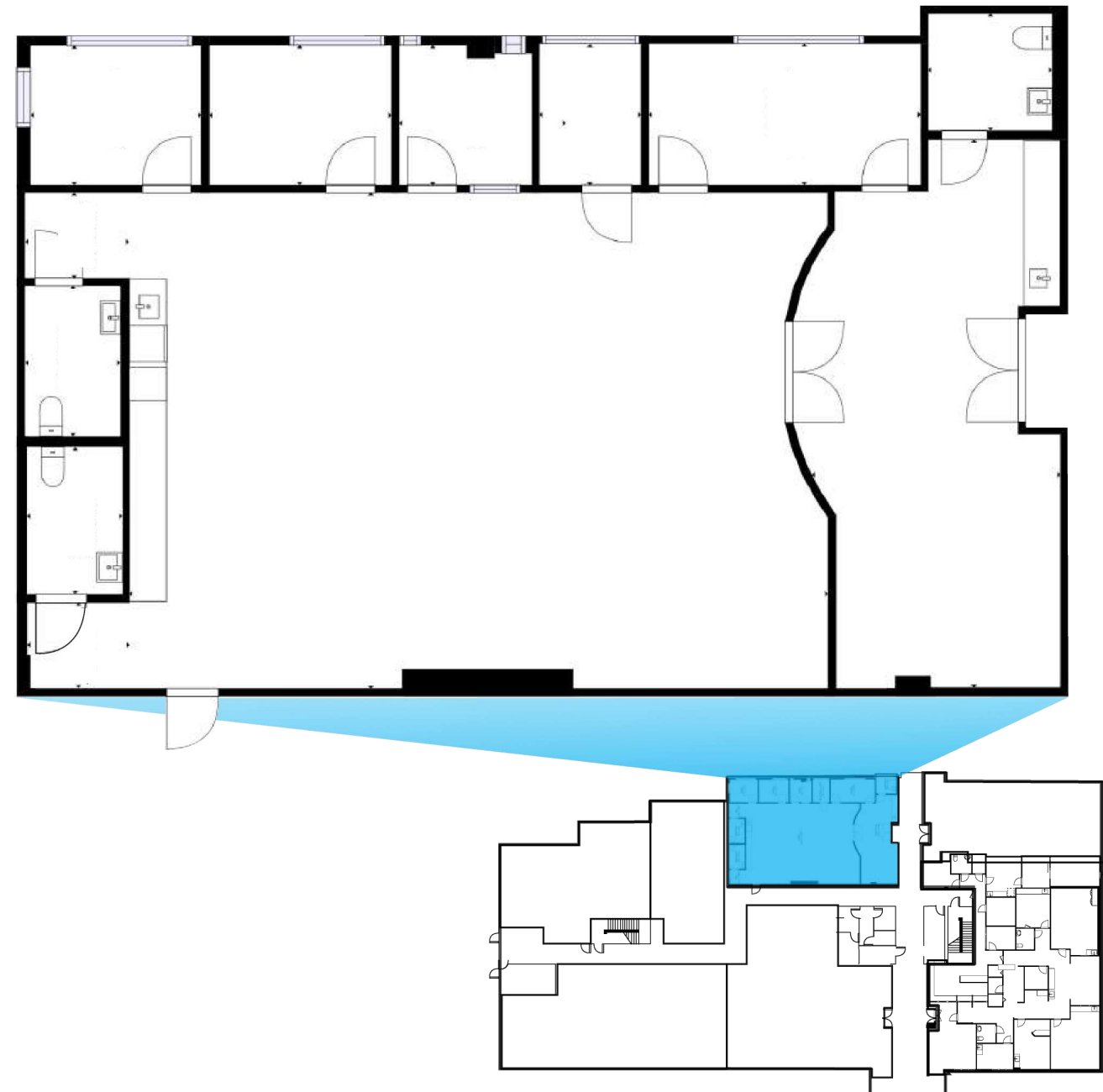
Suite 150 - 2,729 RSF

## SUITE DESCRIPTION:

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

## LEASE RATE:

\$2.50 MG





## FLOOR PLAN

1st Floor

## AVAILABLE SUITE:

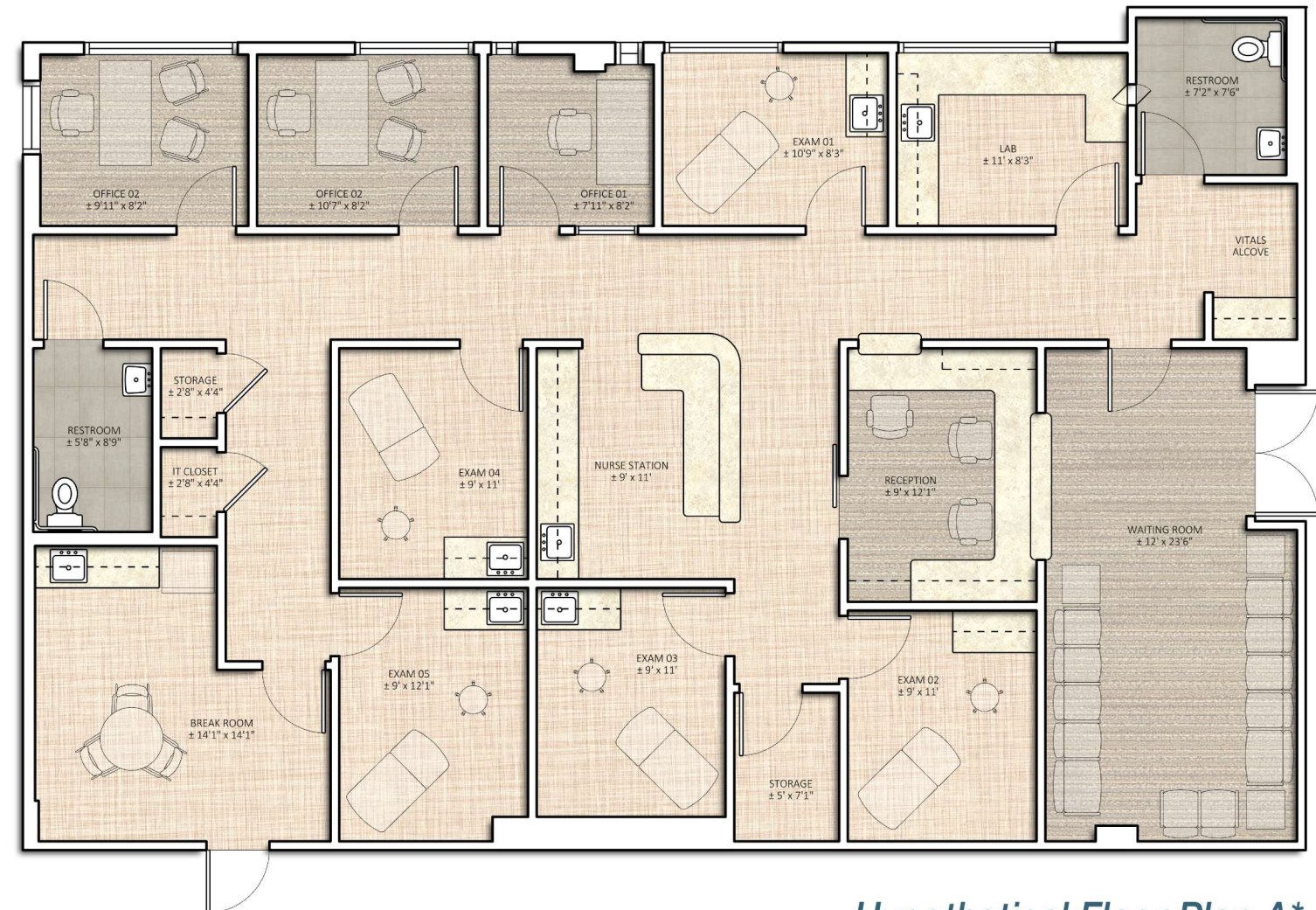
Suite 150 - 2,729 RSF

## 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 MG



*Hypothetical Floor Plan A\**



## FLOOR PLAN

1st Floor

## AVAILABLE SUITE:

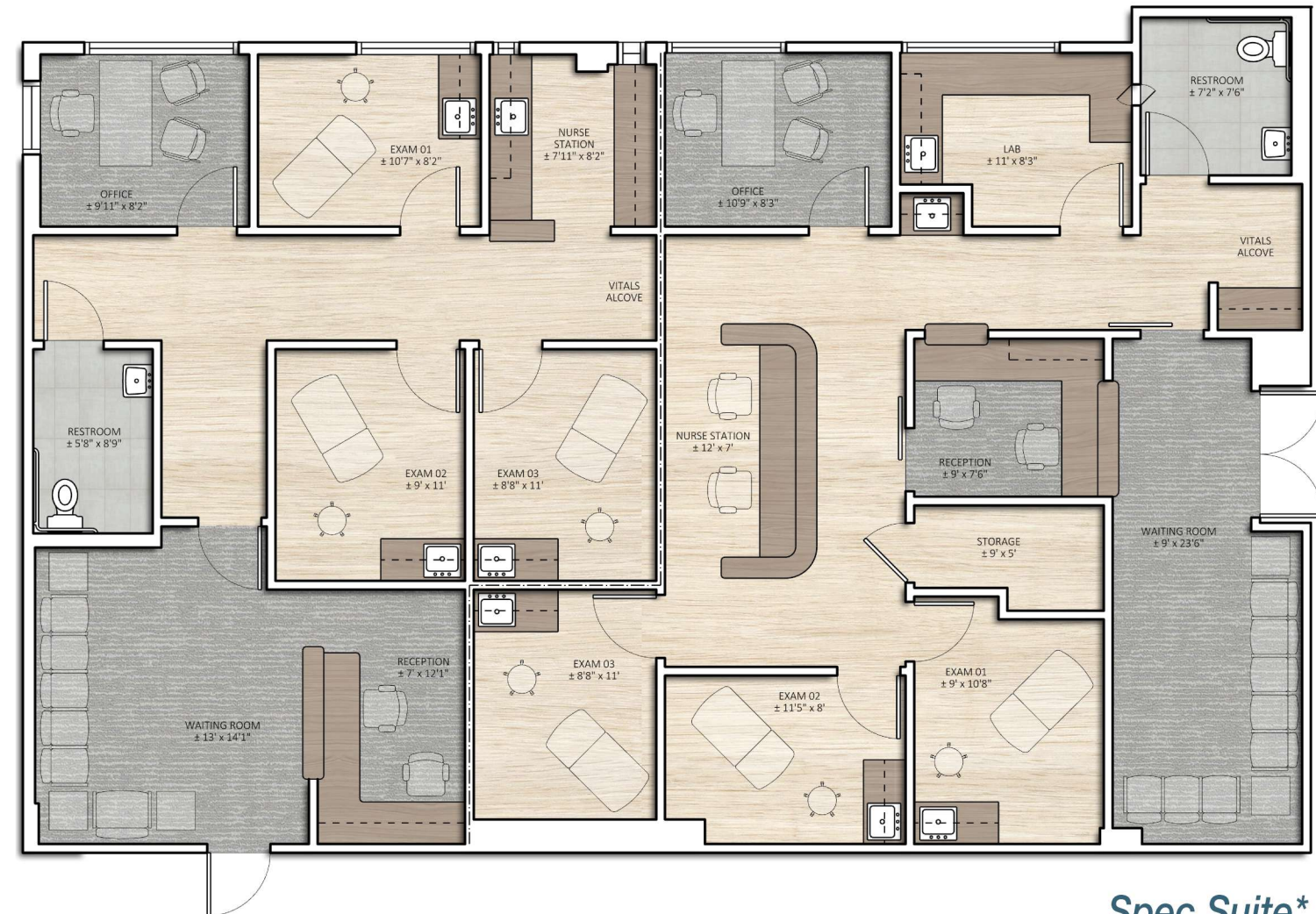
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## SUITE DESCRIPTION:

- 3 Offices
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## LEASE RATE:

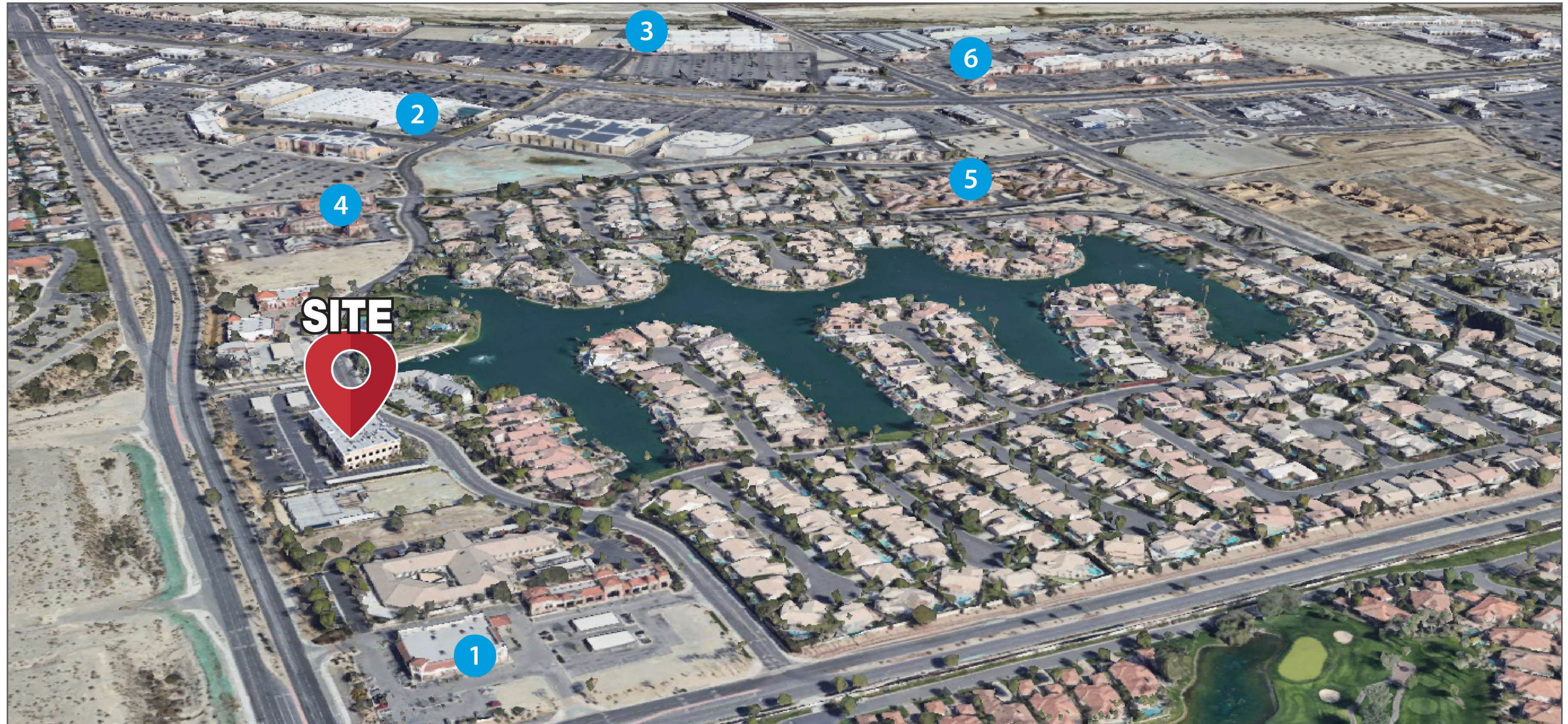
\$2.50 MG



*Spec Suite\**



# 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

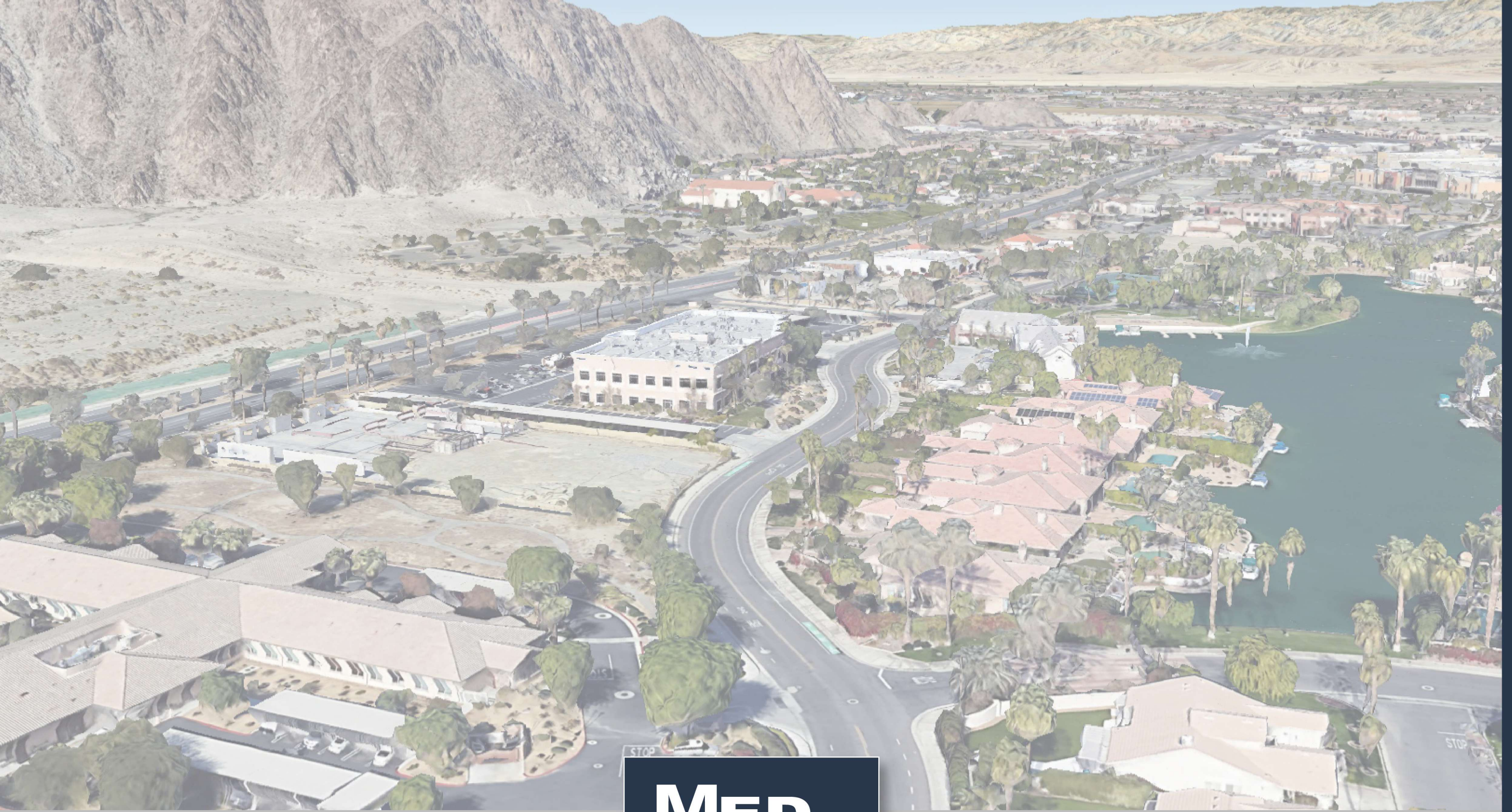
Hadley Villas

6

## Retail

Sprouts





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