

# JFK MEDICAL PLAZA

## 10,451 SF MULTI TENANT BUILDING



**46883 MONROE ST, INDIO, CA**

### FEATURES

- 10,451 SF Medical/Professional Property for Owner/User
- Includes Vault for Linear Accelerator
- Located on the Indio Medical Corridor, across the street from JFK Hospital and Kaiser Permanente
- The property is located on Monroe St. & Dr. Carreon Blvd boasting impressive traffic counts of 20,000 ADT
- The City of Indio is the fastest growing city in the Coachella Valley
- The majority of the building has tenant improvements for medical offices and exam rooms
- The building is elevator served and has a chiller
- This attractive building has been recently renovated and is highly upgraded and ideally located for medical use

**PRICE: \$3,300,000**

### COACHELLA VALLEY



**VICINITY MAP**



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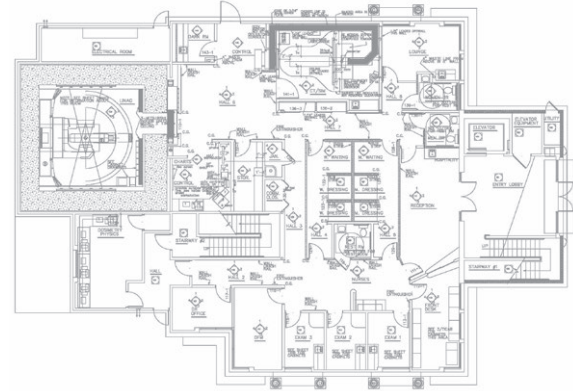
## AERIAL AND SITE AMENITIES



### SITE AMENITIES

- **Location:** 46883 Monroe St, Indio, CA.
- **Building Size** (According to County Assessor's Information): 10,451 SF
- **Use:** Multi Tenant Medical Building
- **APN:** 616-120-056
- **Parcel Size** (According to County Assessor's Information): 1.07 acres
- **Zoning & General Plan:** C-C (Community Commercial)
- **Year Built:** 2008 (renovated in 2020)
- **Elevator Served:** Yes
- **Parking:** 60 spaces

### FIRST FLOOR PLAN



### SECOND FLOOR PLAN



Demographics	1 MI	3 MI	5 MI
Population	24,116	102,363	183,720
Avg. HH Income	\$55,448	\$78,680	\$86,609
# Of Households	7,038	26,157	47,969

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