

MEDICAL BUILDING ON HOSPITAL CAMPUS

81893 DR CARREON BLVD, INDIO



FEATURES

- 8,091 SF building consisting of seven medical office condos located on the JFK Memorial Hospital campus
- Four suites are leased and income-producing and available for sale
- Three suites totaling 2,710 SF are vacant and available for lease or sale
- Located on Indio's medical corridor, and surrounded by other medical facilities such as JFK Memorial Hospital, Halo Diagnostics, Quest Diagnostics, Kaiser Permanente, Labcorp, and Desert Oasis Healthcare
- Excellent visibility on Doctor Carreon Blvd

PRICE: \$2,022,750

LEASE RATE: \$1.60/SF/MO NNN



AERIAL MAP



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AERIAL & SITE AMENITIES

81893 DR CARREON BLVD, INDIO



SITE AMENITIES

- **Location:** 81893 Dr Carreon Blvd, Indio
- **Zoning:** [Mixed Use Neighborhood \(MUN\)](#)
- **General Plan:** Mixed Use Neighborhood
- **Year Built:** 1980
- **HOA Dues:** \$4,271.07/mo
- **NNN:** \$0.98/SF

- **APNs:**
 - Suite 1A: 616-168-015
 - Suite 2: 616-168-016
 - Suite 3: 616-168-017
 - Suite 4: 616-168-018
 - Suite 5: 616-168-019
 - Suite 6A: 616-168-020
 - Suite 6B: 616-168-021

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	5,783	73,112	106,093
No. of Households	2,784	29,306	44,935
Avg. Household Income	\$85,443	\$83,672	\$90,826

RENT ROLL

Suite	Size	Tenant	Sale/Lease	Asking Price	Lease Term
1A	529 SF	JFK MEMORIAL HOSPITAL	Sale	\$132,250	\$1.80/SF. 3% annual increases. Expires 4/30/2027.
2	2,872 SF	ACUITY EYE GROUP	Sale	Sale: \$718,000	\$1.50/SF. 3% annual increases. Expires 04/30/2031.
3	691 SF	VACANT	Sale or Lease	Sale: \$172,750 Lease: \$1.60/SF/MO NNN	N/A - Vacant.
4	1,289 SF	DESERT INSIGHT	Sale	Sale: \$322,250	\$1.60/SF. Expires 9/30/25
5	1,295 SF	VACANT	Sale or Lease	Sale: \$323,750 Lease: \$1.60/SF/MO NNN	N/A - Vacant.
6A	691 SF	JFK MEMORIAL HOSPITAL	Sale	\$172,750	\$1.80/SF. 3% annual increases. Expires 4/30/2027.
6B	724 SF	VACANT	Sale or Lease	\$181,000 Lease: \$1.60/SF/MO NNN	N/A - Vacant.

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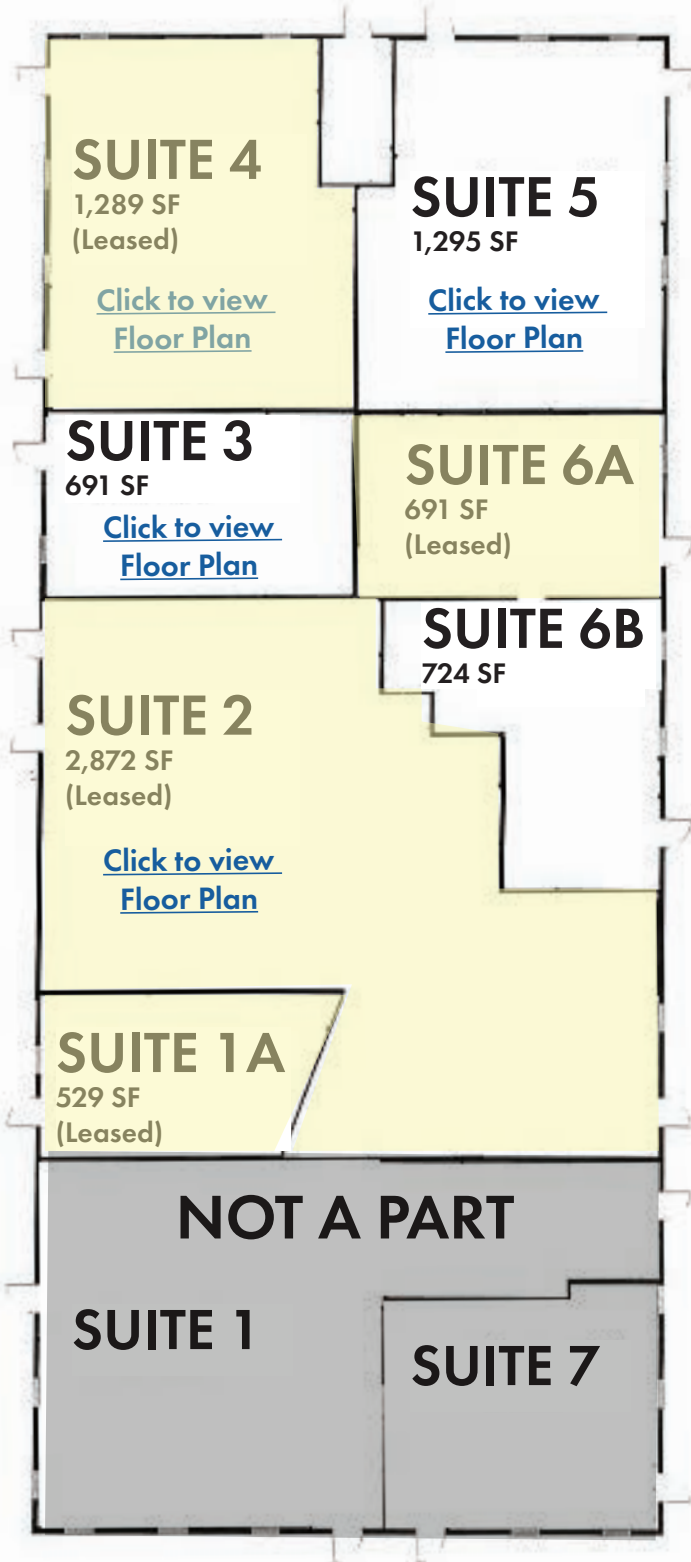
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SITE PLAN & AERIAL PHOTOS

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SITE PLAN



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LOCATION OVERVIEW

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PROPERTY LOCATION

The subject property is located on Doctor Carreon Boulevard, Indio's Medical Corridor, on the JFK Memorial Hospital Campus. JFK Memorial, a Tenet Healthcare facility, is a 145-bed acute-care hospital that includes emergency services, a level IV trauma center, cardiovascular services, primary stroke center, orthopedic services, imaging services, radiology, and maternity care. In addition to the hospital, other healthcare facilities located on the Medical Corridor include Kaiser Permanente, Labcorp, Quest Diagnostics, Halo Diagnostics, and Desert Oasis Healthcare.

The City of Indio is the largest city in the Coachella Valley, with over 93,000 residents. Known as the "City of Festivals," Indio draws nearly 1.5 million visitors every year to experience the city's world-class attractions and amenities, the most notable of which are the world-renowned Coachella and Stagecoach Music Festivals. Indio is located on either side of Interstate 10 on the eastern end of the Coachella Valley, between La Quinta and Coachella.

COACHELLA VALLEY

The ultimate Southern California destination, the Coachella Valley – also known as Greater Palm Springs – is famous for its year-round sunshine and idyllic quality of life. Powered by tourism and agriculture, this bright region is proving itself as a fertile ground for innovation in clean energy, technology, healthcare, arts, media, and entertainment. The region offers unparalleled quality of life, a ready workforce, and affordability. It is home to world-famous events such as Coachella and Stagecoach Music Festivals, BNP Paribas Open tennis tournament, and the new Acrisure Arena entertainment venue.



TOURISM 2022

- Economic Impact of Tourism - \$8.7 billion
- Total Visitors to Greater Palm Springs - 14.1 million
- Visitor Spending - \$7.1 billion
- Airport Travelers - 2.98 million
- Events include music & film festivals, golf/tennis tournaments, & concerts

EVENT ATTENDANCE

- Coachella Valley Music & Arts Festival - 750,000 over 6 days
- Stagecoach Music Festival - 255,000 over 3 days
- BNP Paribas Open - 330,794
- Palm Springs International Film Festival - 135,000
- Acrisure Arena - 120 events per year

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