

FOR SALE

LEASED OFFICE CONDOMINIUM RANCHO MIRAGE MEDICAL CENTER 72-780 COUNTRY CLUB DRIVE, SUITE 400 | RANCHO MIRAGE, CA

\$740,000.00

INVESTMENT HIGHLIGHTS

- ▷ An opportunity to own a fully-improved medical condominium in one of the valley's most favored medical office park. Also available to an owner/user who can occupy upon the lease expiration.
- ▷ Located at a key intersection which is the boundary for Rancho Mirage and Palm Desert.
- ▷ 1,460 SF medical office suite
- ▷ Easy access to Eisenhower Medical Center Campus



73000 Highway 111, Suite 200
Palm Desert, CA 92260
www.LeePalmDesert.com

Maggie Montez
mmontez@leedesert.com
760.346.2520
LIC #01070683

Dave Rapp
drapp@leedesert.com
760.346.2570
LIC #01715126

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Palm Desert. 73000 Highway 111, Suite 200, Palm Desert, CA 92260 Corporate ID# 01911964

THE OFFERING

Lee & Associates Palm Desert is proud to represent this rare opportunity to purchase a fully-leased, 1,460 SF medical condominium in favored Rancho Mirage Medical Center. This beautiful medical office park is ideally located at the intersection of Monterey Avenue and Country Club Drive, easily serving the central valley cities of Rancho Mirage and Palm Desert.

Rancho Mirage Medical Center, built in 2006 is a fully-occupied medical park with owners and tenants such as Eisenhower Medical Center, Desert Oasis Healthcare, Lucent Technologies and many more. It offers ample parking, easy access to Eisenhower's main medical campus and corner visibility.

The suite is currently operated as Precision Wellness, (tenant is PREDL Systems USA, Inc.) which offers weight loss solutions, women's hormones along with botox and fillers. The lease runs through May 31, 2027 with no Options to Extend. The lease has a personal guarantor.

While Rancho Mirage Medical Center is fully occupied, the surrounding area also has very little office vacancy as there has been no new construction of professional offices since before the Great Recession of 2008, while population in the area has continued to grow since the 2020 pandemic.

72-780 COUNTRY CLUB, SUITE 400 RANCHO MIRAGE, CA

Condominium Size	1,460 SF
APN	685-321-016

72-780 COUNTRY CLUB, SUITE 400 | RANCHO MIRAGE, CA

PROPERTY

ADDRESS

72-780 Country Club Drive, Suite 400
Rancho Mirage, CA

APN

685-321-016

PROPERTY

1,460 SF in a multi-tenant/owner medical
office center

ZONING

Commercial Office

ASSOCIATION FEES

\$472.14 Monthly



73000 Highway 111, Suite 200
Palm Desert, CA 92260
www.LeePalmDesert.com

Maggie Montez
mmontez@leedesert.com
760.346.2520
LIC #01070683

Dave Rapp
drapp@leedesert.com
760.346.2570
LIC #01715126

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Palm Desert. 73000 Highway 111, Suite 200, Palm Desert, CA 92260 Corporate ID# 01911964

72-780 COUNTRY CLUB, SUITE 400 | RANCHO MIRAGE, CA



73000 Highway 111, Suite 200
Palm Desert, CA 92260
www.LeePalmDesert.com

Maggie Montez
mmontez@leedesert.com
760.346.2520
LIC #01070683

Dave Rapp
drapp@leedesert.com
760.346.2570
LIC #01715126

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Palm Desert. 73000 Highway 111, Suite 200, Palm Desert, CA 92260 Corporate ID# 01911964

PROPOSED INCOME & EXPENSES

Rent Roll 7/1/2025

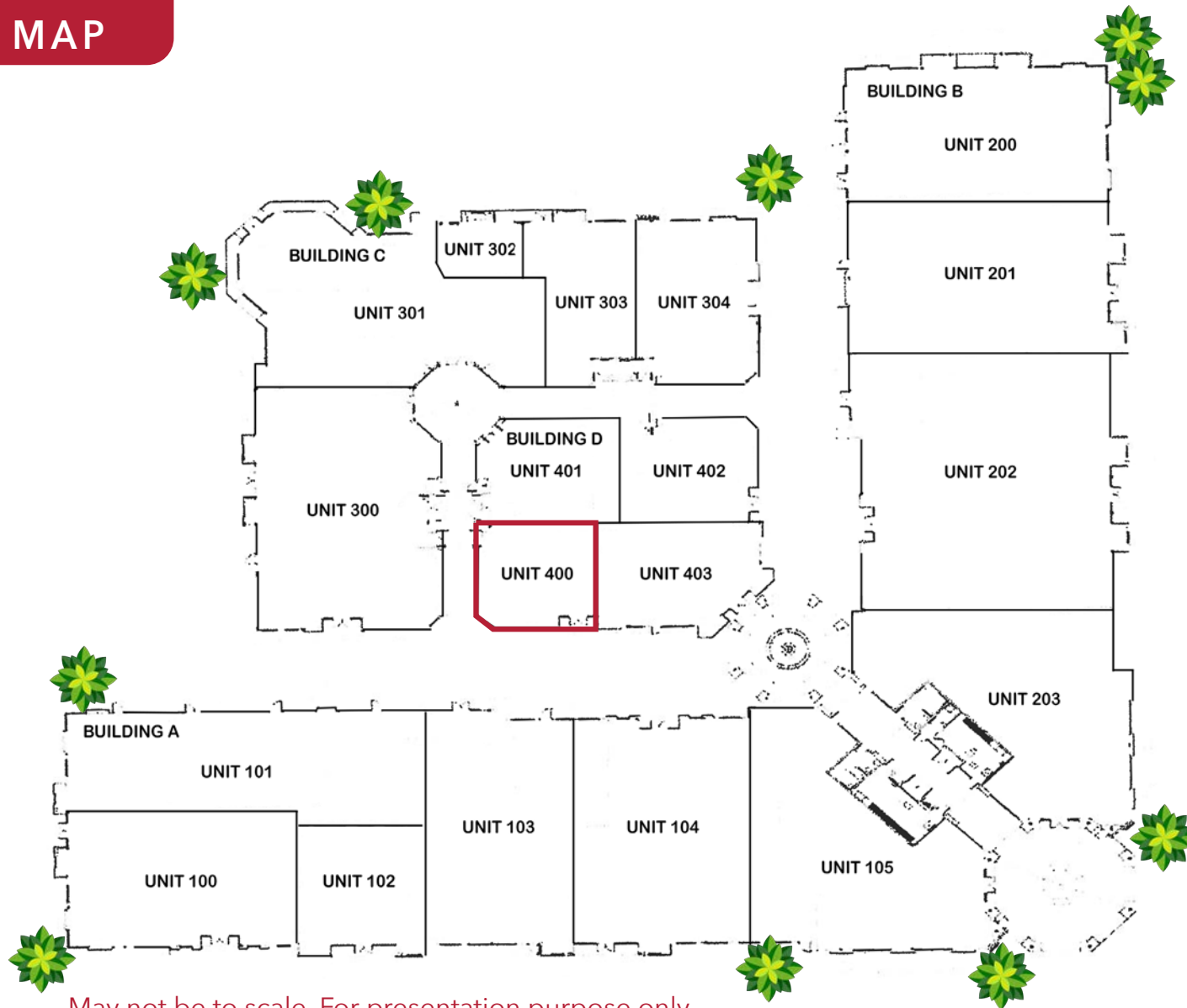
Address	Type	Name	Rentable SF	% of Total	Monthly Rent/ SF	Monthly Base Rent	Annual Base Rent	Lease Expiration	Comments
72780 Country Club #400	Medical	PREDL Systems	1,460	100%	\$2.81	\$4,100.00	\$49,200.00	5/31/2027	No Extension Options

Total Base Rent	\$49,200.00
Total NNN Income	\$17,727.56
Total Income	\$66,927.56

Annual Expenses Budgeted 2025	Expenses	
Owner's Association	\$5,666.04	
Property Taxes Current	\$7,665.52	
Insurance	\$796.00	
Accounting	\$3,600.00	
Total Expenses	\$17,727.56	(\$17,727.56)

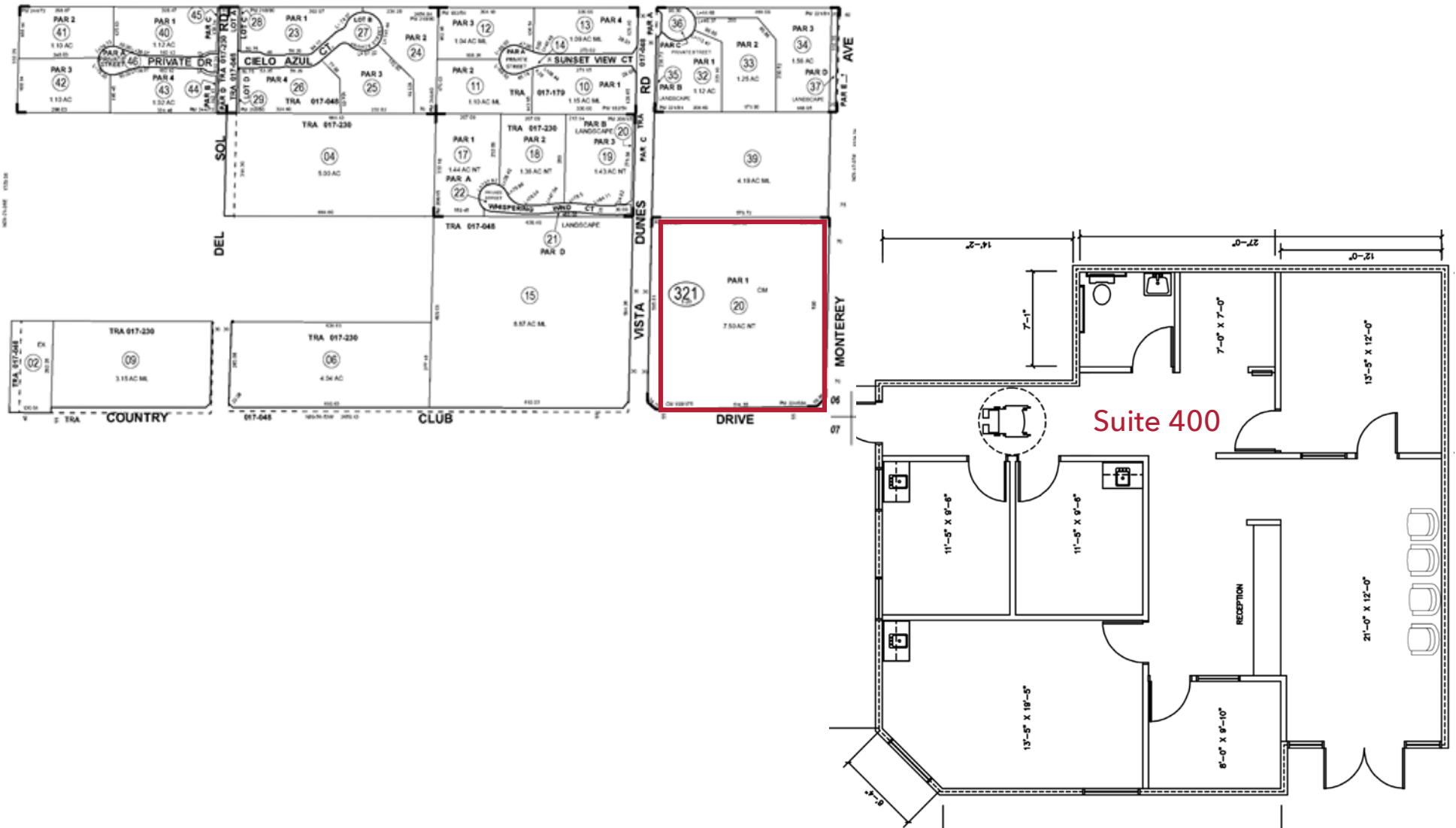
Net Operating Income	\$49,200.00
Cap Rate	6.6%
Price/SF	\$507.00

CONDO MAP

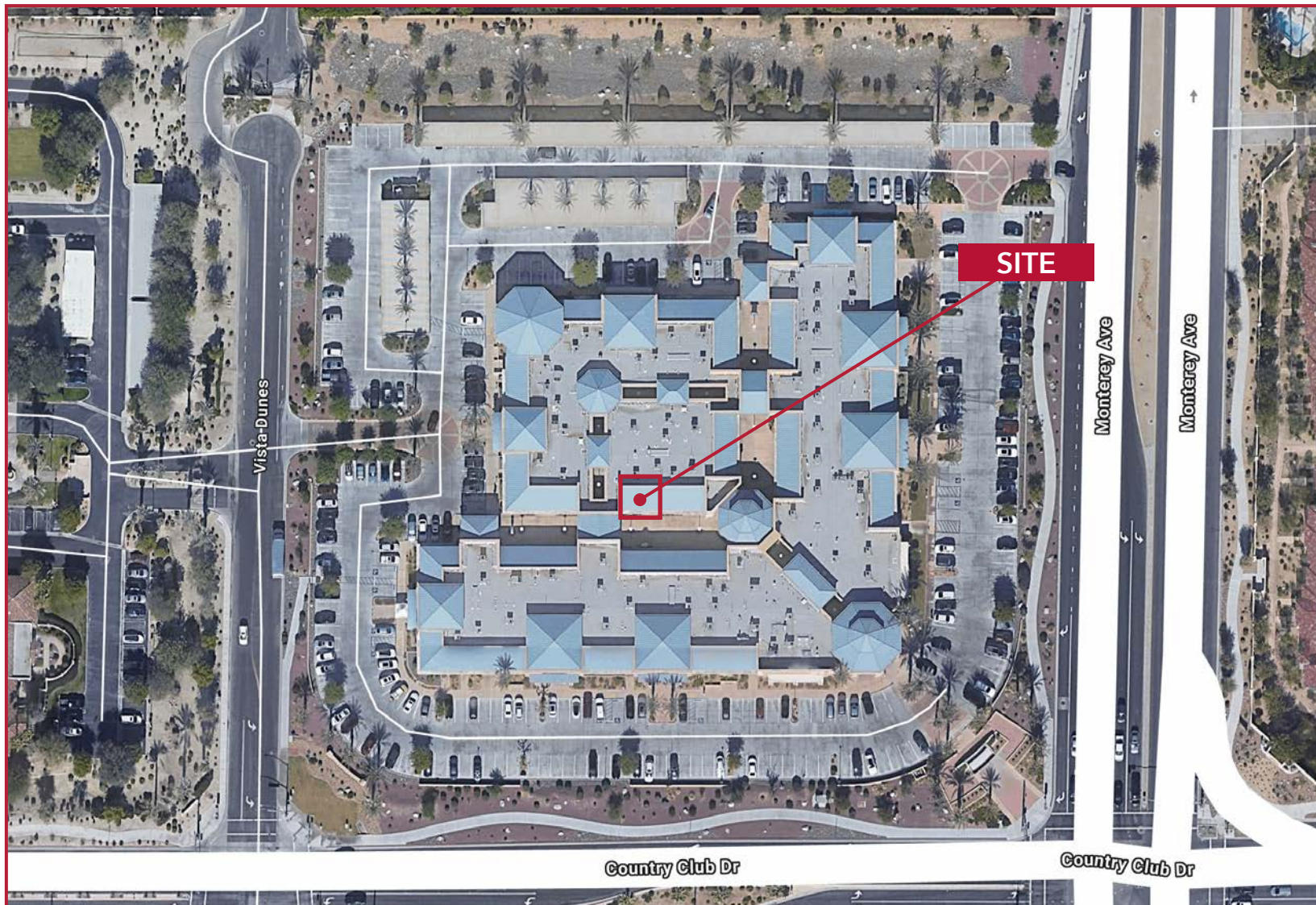


May not be to scale. For presentation purpose only.

PARCEL MAP & SUITE 400 FLOOR PLAN

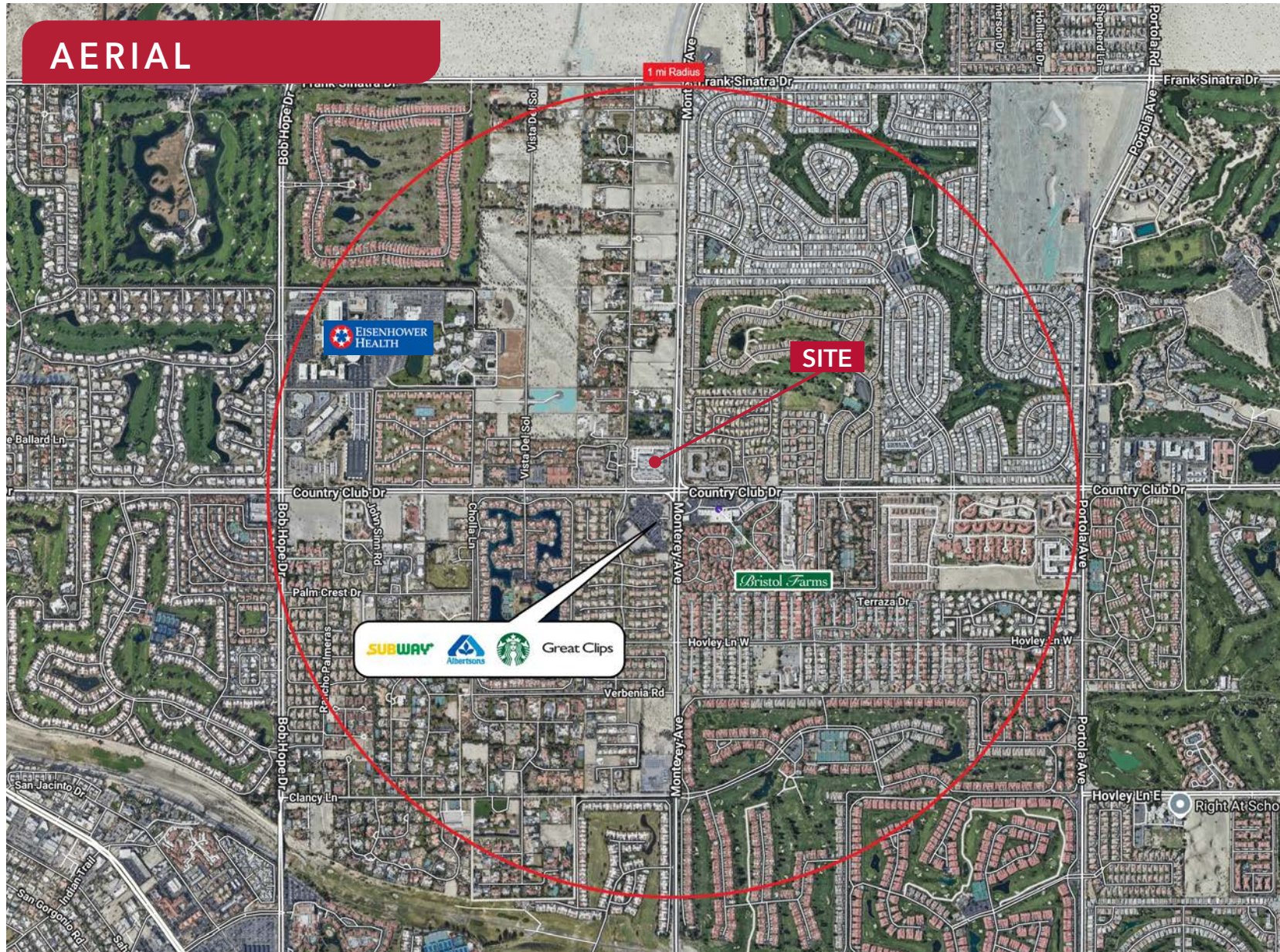


SITE AERIAL



72-780 COUNTRY CLUB, SUITE 400 | RANCHO MIRAGE, CA

AERIAL



AVERAGE DAILY
TRAFFIC

EW 17,488
NS 35,715

WASHINGTON ST.
& AVENUE 47



ESTIMATED
POPULATION

3MI
53,211



TOTAL
BUSINESSES

3MI
4,238



73000 Highway 111, Suite 200
Palm Desert, CA 92260
www.LeePalmDesert.com

Maggie Montez
mmontez@leedesert.com
760.346.2520
LIC #01070683

Dave Rapp
drapp@leedesert.com
760.346.2570
LIC #01715126

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Palm Desert. 73000 Highway 111, Suite 200, Palm Desert, CA 92260 Corporate ID# 01911964