

FOR LEASE

74785 Highway 111, Indian Wells, CA 92210



Cameron Rawlings

Partner

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Property Overview

FOR LEASE

74785 Highway 111, Indian Wells, CA 92210



Wall Street West is a premier professional office and medical building located along the highly traveled Highway 111 corridor in the City of Indian Wells. Offering a prestigious business address, the property combines exceptional visibility, convenient accessibility, and a professional business environment ideal for medical, financial, legal, and executive office users. Beautifully maintained common areas, ample covered and surface parking, monument signage opportunities, and flexible suite configurations provide tenants with both functionality and a polished professional presence.

Situated in the heart of the Coachella Valley, the property offers immediate access to Highway 111 and is just minutes from Interstate 10. Its central location places businesses within close proximity to upscale resorts, championship golf courses, the Indian Wells Tennis Garden, El Paseo Shopping District, and a wide variety of restaurants, retail, banking, and other professional services, making it convenient for both employees and clients.

Whether establishing a new practice, expanding an existing business, or relocating to a more prestigious location, Wall Street West delivers an exceptional opportunity in one of the Valley's most desirable business corridors. The combination of a recognizable location, quality office environment, and surrounding amenities creates an ideal setting for businesses seeking long-term success in Indian Wells.

Address	74785 Highway 111, Indian Wells, CA 92210	Site Area	2.7 Acres (117,612 square feet)
SF RBA	40,750 square feet	Type	Office / Medical
Stories	2	Zoning	OP (Office Professional)
Year Built/ Renovated	1996/2019		

Tenants



Charles Schwab

Tenant for 20+ years | Financial services branch that offers investment guidance, wealth management, and brokerage services to local clients.



HALO Diagnostics

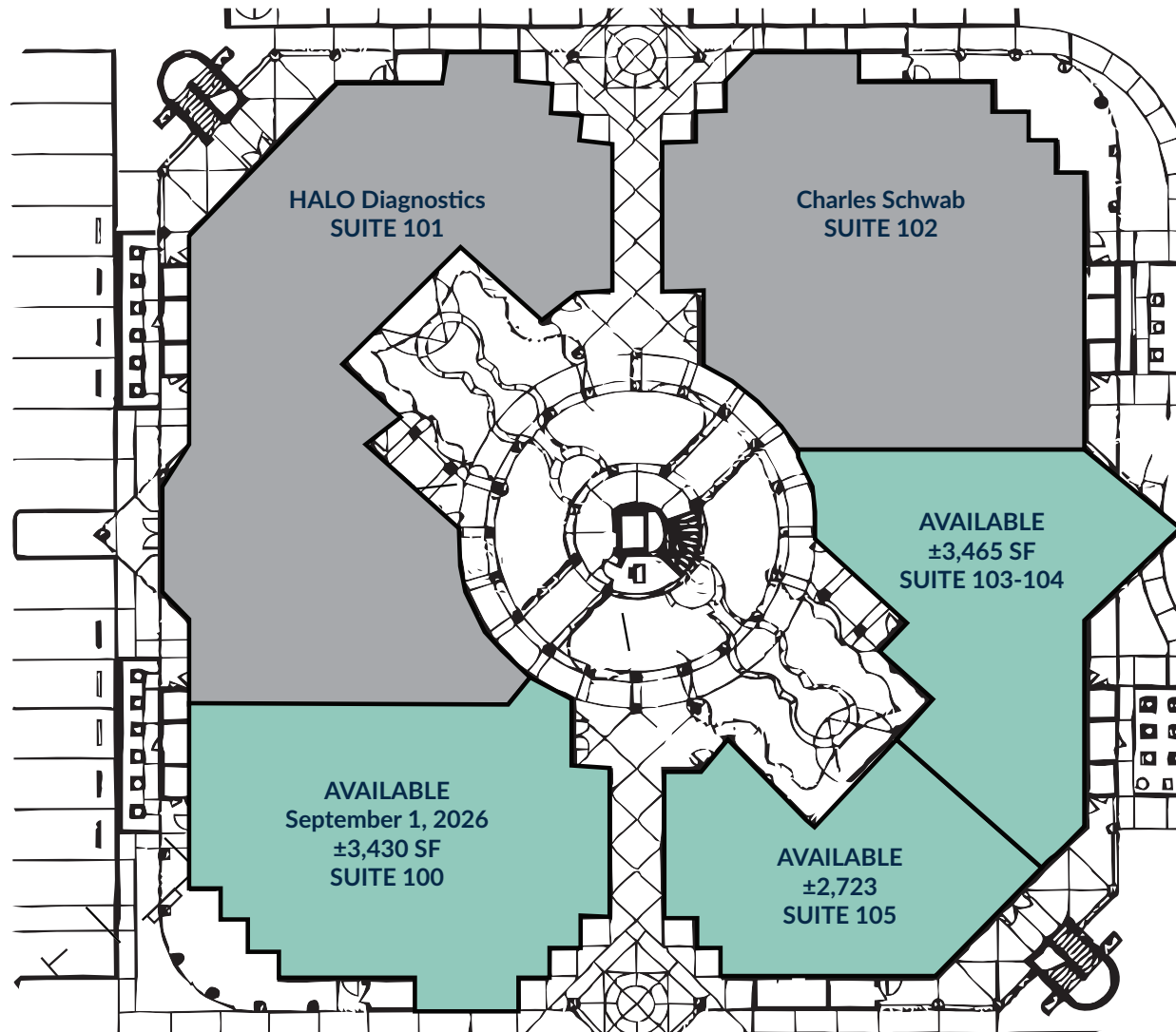
Tenant for 25+ years | Largest medical imaging facility in the Coachella Valley.



Floor Plan

FOR LEASE
74785 Highway 111, Indian Wells, CA 92210

FIRST FLOOR



Floor Plan | Suite 100

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74785 Highway 111, Indian Wells, CA 92210



SUITE:	100
SIZE:	±3,430 SF
RATE:	\$2.65/SF
TYPE:	NNN
AVAILABLE:	September 1, 2026

This exceptional medical office presents a rare opportunity to lease a fully built-out medical suite in prestigious Indian Wells. Designed for efficiency and patient comfort, the suite features a welcoming reception and waiting area, seven (7) exam rooms, an x-ray room, laboratory, nurses station, two (2) private offices, breakroom, and multiple private entrances. Move-in ready with an efficient layout, this space is well suited for a variety of medical, dental, or healthcare practices. Contact the listing broker today to schedule a private tour.

- Fully Built-Out as Standard Medical Space
- Seven (7) Exam Rooms
- Two (2) Private Offices
- Reception Area
- Corner Space
- Laboratory
- X-Ray Room
- Nurses Station
- Breakroom
- Multiple Entrances
- Central Air Conditioning
- Drop Ceilings

Photos | Suite 100

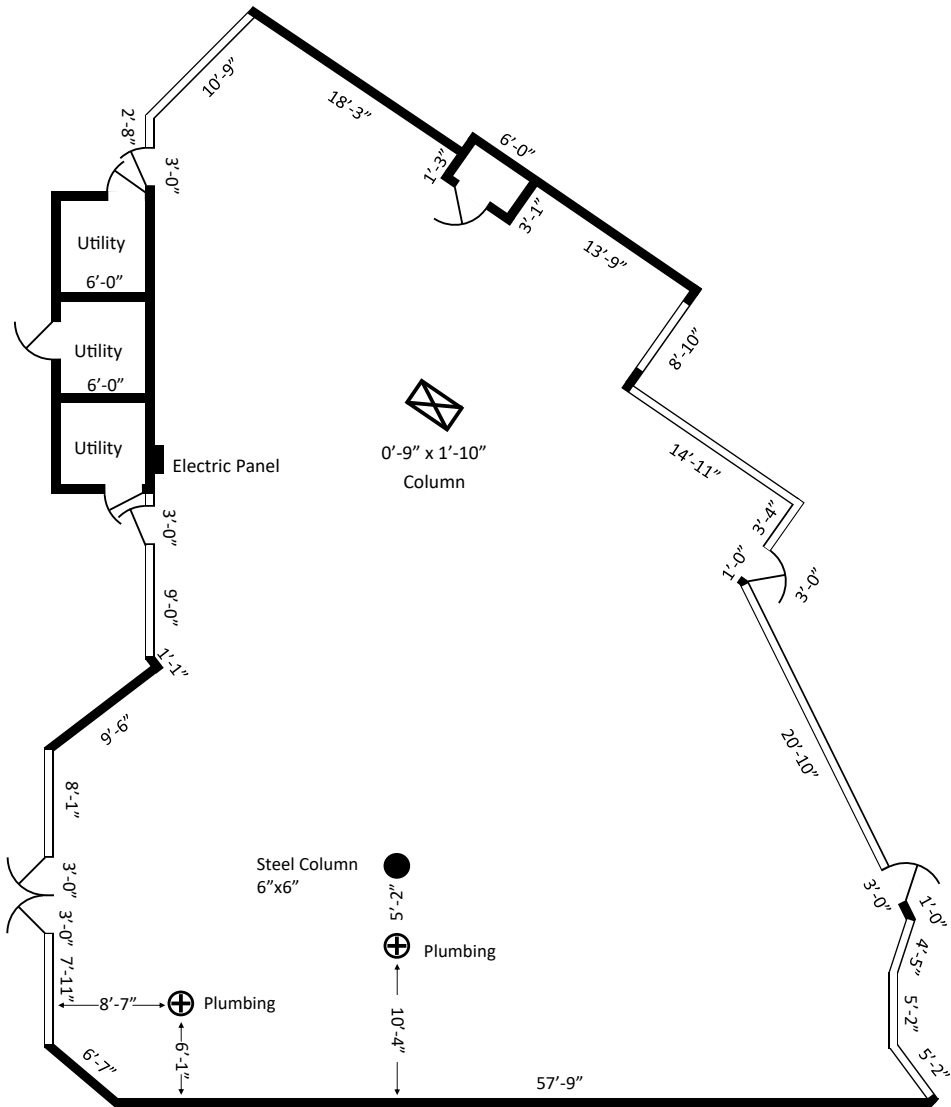
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Floor Plan | Suite 103-104

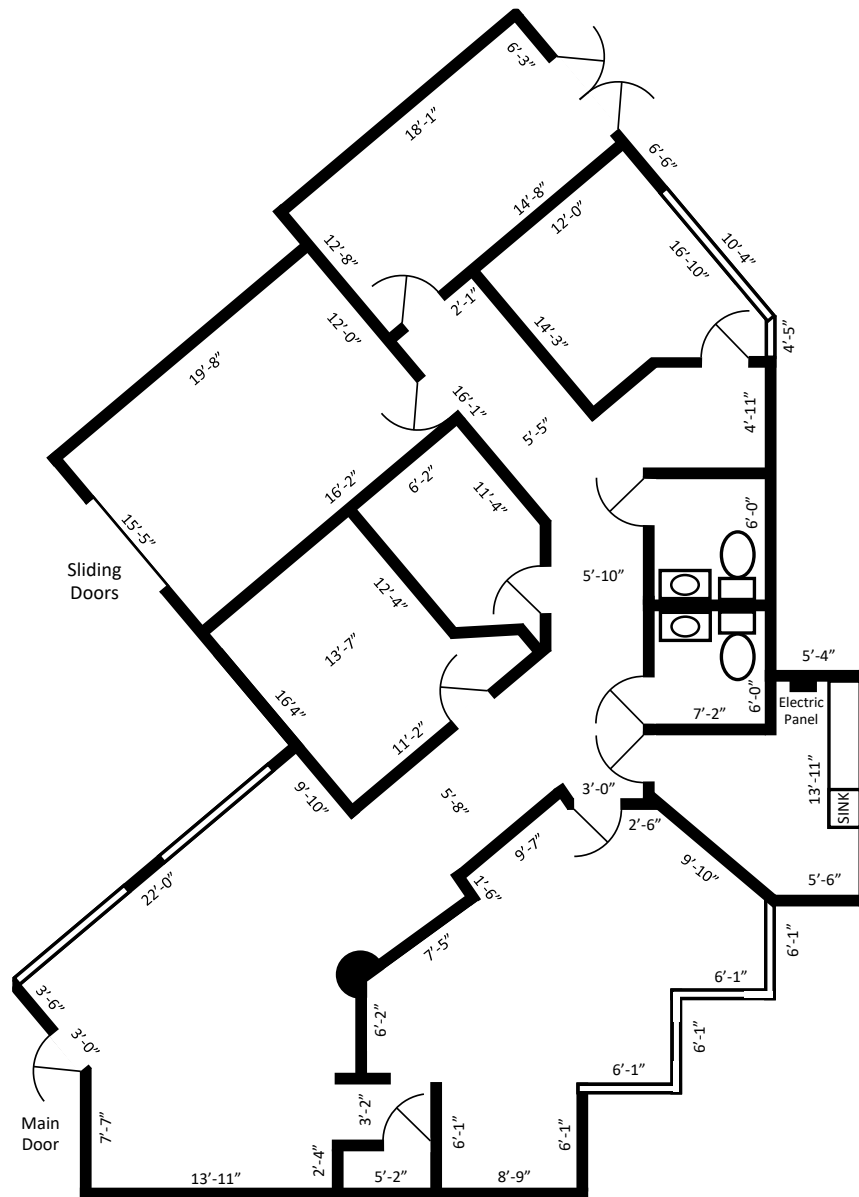
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74785 Highway 111, Indian Wells, CA 92210

SUITE:	103-104
SIZE:	±3,465 SF
RATE:	\$1.50/SF
TYPE:	NNN

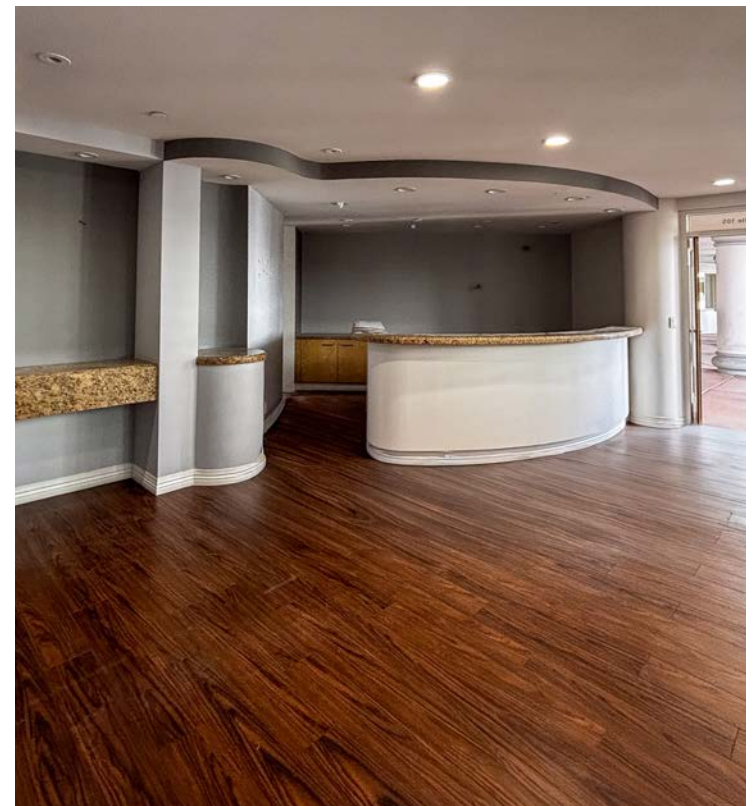


Floor Plan | Suite 105

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SUITE:	105
SIZE:	±2,723 SF
RATE:	\$1.50/SF
TYPE:	NNN



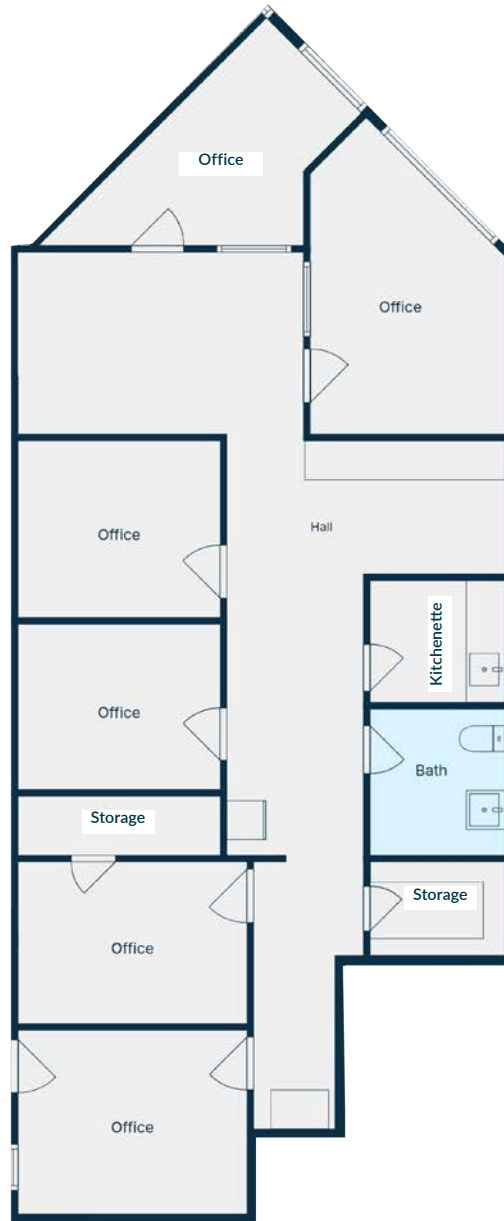
Photos | Suite 105

FOR LEASE
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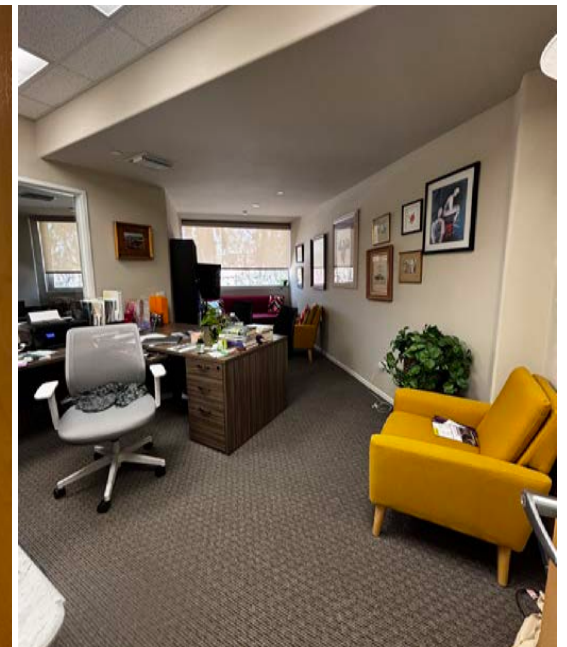


Floor Plan | Suite 208

FOR LEASE
74785 Highway 111, Indian Wells, CA 92210



SUITE:	208
SIZE:	±1,625 SF
RATE:	Upon Request
TYPE:	NNN
AVAILABLE:	September 1, 2026

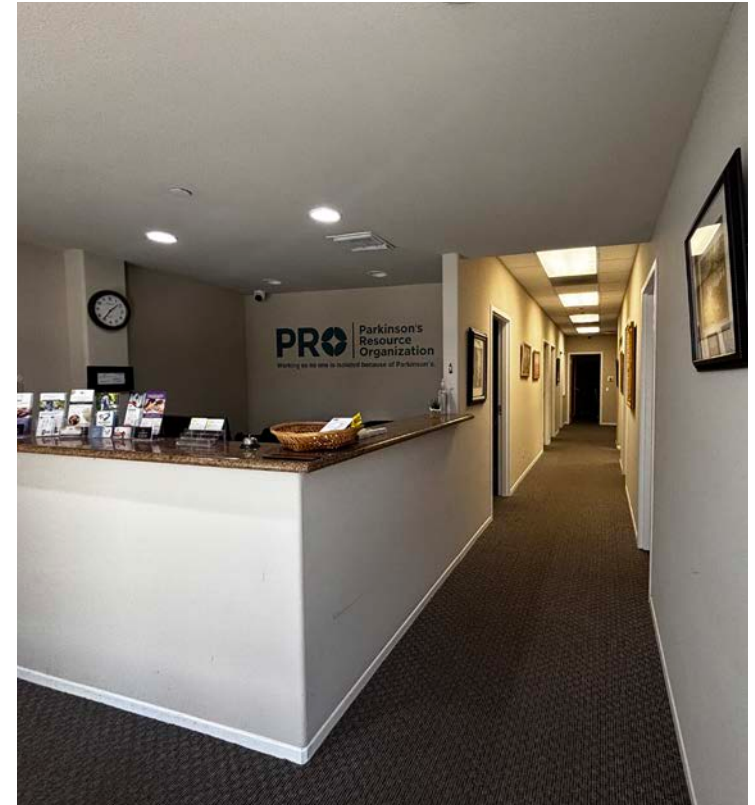


Floor Plan | Suite 209

FOR LEASE
74785 Highway 111, Indian Wells, CA 92210



SUITE:	209
SIZE:	±1,350 SF
RATE:	Upon Request
TYPE:	NNN
AVAILABLE:	August 1, 2026



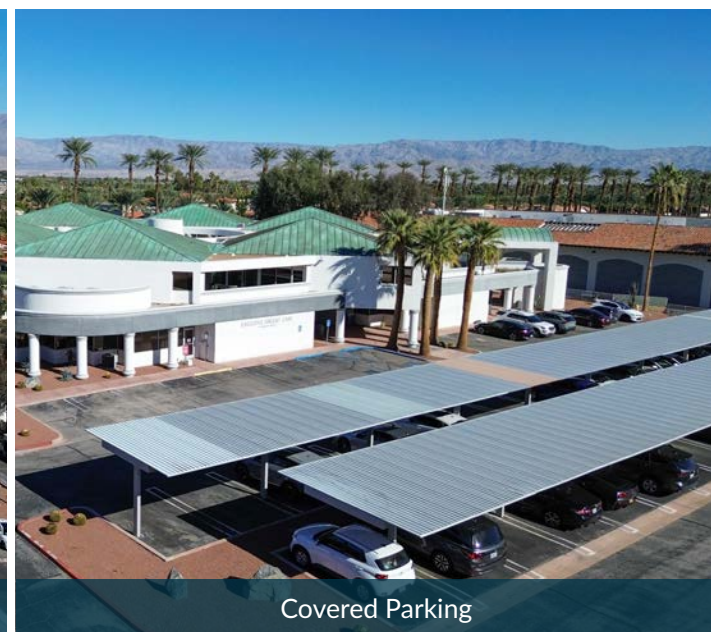
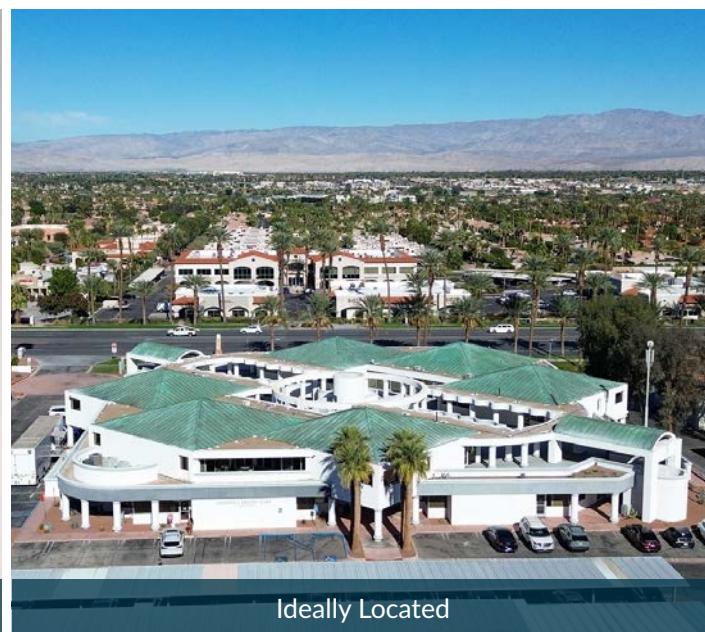
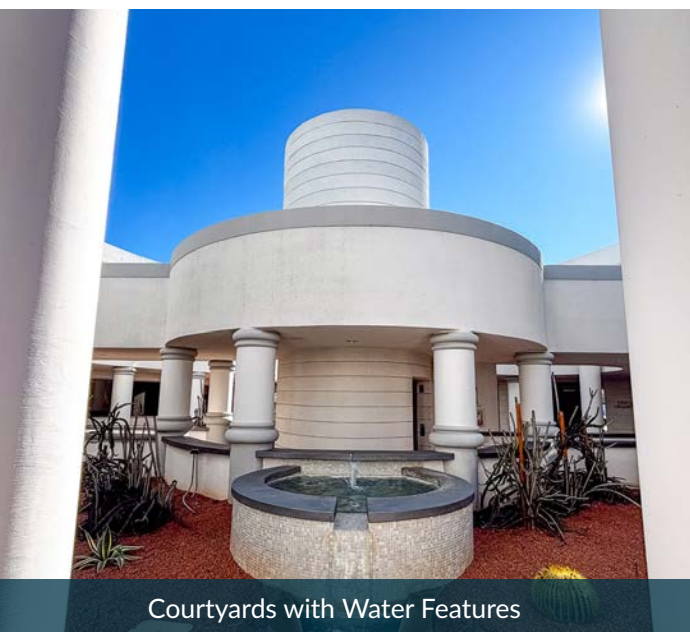
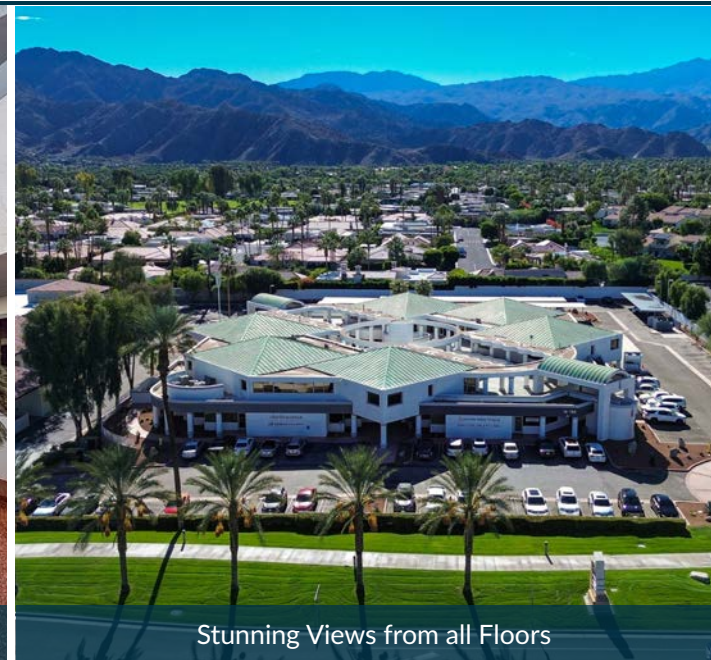
Photos | Suite 209

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Exterior Photos

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Demographics

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	1-Mile	5-Mile	10-Mile
Population	10,556	130,170	349,332
Households	4,851	60,392	141,307
Average Household Income	\$128,249	\$125,214	\$116,872
Median Household Income	\$93,486	\$94,683	\$87,674
Traffic Volume	Highway 111 and Village Ct E: 41,302		



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Indian Wells, California

OVERVIEW

Indian Wells is one of the most affluent and desirable communities in the Coachella Valley, consistently ranking among the top places to live in both the Palm Springs region and Riverside County.

Indian Wells is known for its exceptionally high income levels. According to U.S. Census Bureau data, the city has one of the highest per-capita incomes in the United States, reflecting the area's strong purchasing power, luxury residential base, and high-net-worth population. *(Note: Per-capita income is an average per person and is not calculated by multiplying for a household size.)*

#1 Best Place to Live in the Palm Springs Area

#3 Best Suburb to Live in Riverside County

These rankings highlight the city's exceptional quality of life, low crime, master-planned neighborhoods, world-class amenities, and meticulously maintained environment.

Indian Wells is internationally recognized as the host city of the BNP Paribas Open, the second-largest professional tennis tournament in the United States and one of the most prestigious events on the global tennis calendar. The tournament is held at the Indian Wells Tennis Garden, home to the largest tennis-specific stadium in the world, drawing nearly half a million visitors each spring.

Indian Wells offers unparalleled proximity to luxury resorts, championship golf courses, fine dining, and premier retail.

It is also the only city in the Coachella Valley where an office property is located on the residential side of Highway 111, positioned directly adjacent to the area's dominant retail and lifestyle destinations—an exceptional advantage for visibility, accessibility, and walkability.

YOUR ADVISOR



CAMERON RAWLINGS

Partner

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Meade Commercial, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Meade Commercial, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Meade Commercial, Inc.

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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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