

FOR SALE
MEDICAL/OFFICE BUILDING (Approximately 10,657 SF)
81863 DOCTOR CARREON BLVD. | INDIO, CA 92201



INDIO CENTER MEDICAL/OFFICE BUILDING FOR SALE - \$3,400,000

* Contiguous to JFK Memorial Hospital



- 100% leased to JFK Memorial Hospital - Tenant since the 1980s, with current owner for over 18 years.
- Part of a HOA campus of four medical/office buildings next to JFK Memorial Hospital.
- Free standing building fully leased consisting of five Medical/Office condos.
- JFK planning to spend \$50-\$60 million on renovation and expansion of main entrance, emergency room, power plant, new street entrance and parking.
- **Price: \$3,400,000.00**
- **Price Per SF: \$319.00**
- **Rental Rate Per Month: \$20,248.00 (\$1.90 per SF)**
- **Approximate Annual Income: \$242,979.00**
- **7.15% cap rate**
- 5-year lease with an increase in rent of .05/SF each year. NNN lease with landlord only responsible for roof and exterior walls. (New Roof - 2024).

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