

## MEDICAL OFFICE BUILDING

**2100 E. Tahquitz Canyon  
Palm Springs, CA**



- ◆ Sales Price \$3,200,000
- ◆ 6.1% Proforma Cap Rate
- ◆ Remodeled in 2022
- ◆ Spectacular High end finishes
- ◆
- ◆ 7970 SF in two buildings
- ◆ .91 Ac lot APN# 502-075-013
- ◆ Excellent mid-town location
- ◆ Bldg A approx. 2509 sf
- ◆ 11 rooms Currently used for a dermatology & skin center
- ◆ Bldg B approx. 5461 sf
- ◆ 21 rooms currently vacant
- ◆ Large parking area 20 covered and 17 open spaces
- ◆ Zoned C-1

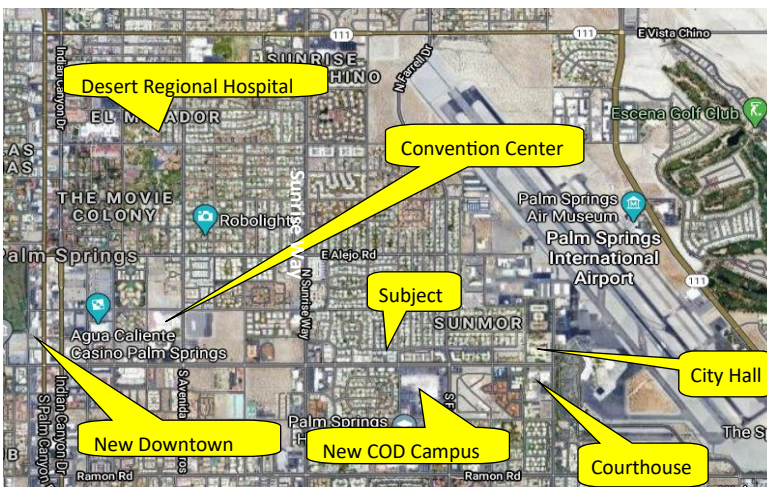
### Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
E Tahquitz Canyon ...	N Saturnino Dr E	9,500	2022	0.17 mi
E Tahquitz Canyon ...	S Farrell Dr E	10,169	2022	0.22 mi
N Sunrise Way	S Sunrise Way S	14,511	2022	0.28 mi
S Sunrise Way	E Arenas Rd S	15,260	2022	0.29 mi
N Farrell Dr	E Andreas Rd S	10,623	2022	0.32 mi
S Farrell Dr	E Tahquitz Canyon ...	9,748	2022	0.33 mi
E Baristo Rd	Goleta St E	6,344	2022	0.35 mi
E Baristo Rd	S Farrell Dr E	7,222	2022	0.36 mi
E Tahquitz Canyon ...	S Hermosa Dr W	11,515	2022	0.41 mi
E Tahquitz Canyon ...	Louella Rd E	10,655	2022	0.42 mi

Made with TrafficMetrix® Products

### Demographics >>

	1 mile	3 miles
Population	8,316	50,004
Households	4,322	23,887
Median Age	54.10	52.80
Median HH Income	\$58,191	\$61,429
Daytime Employees	7,265	31,594



**BADDOUR & ASSOCIATES COMMERCIAL REALTORS**  
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**2100 E. Tahquitz Canyon**



Building A



Remodeled Lobby Bldg B



Covered Parking structure



Remodeled Lobby Bldg B



Breezeway

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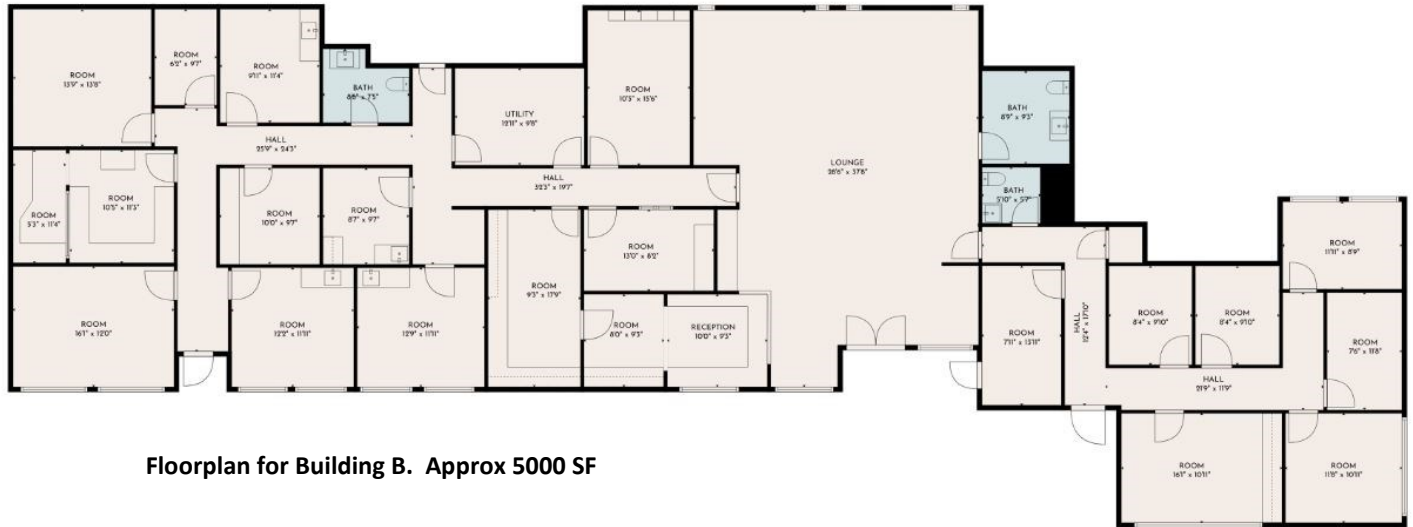
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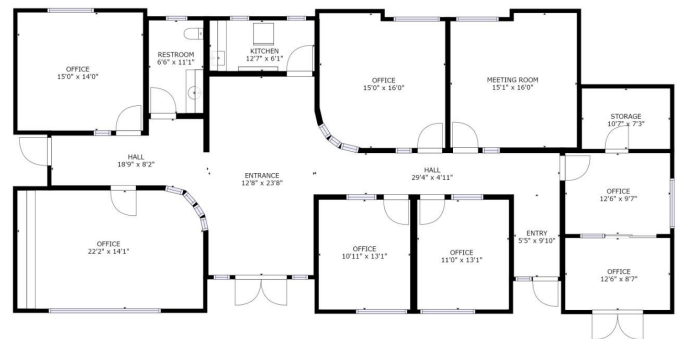
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**Floorplan for Building B. Approx 5000 SF**



**Floorplan for Building A approx. 3144 sf**



\* Riverside County Tax assessor square footage is 8144 sf total for both spaces. The square footages used are approximate in this flyer for each space and should be confirmed.

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