

Rancho Mirage Medical Center

 MEDICAL SUITE FOR SUBLEASE



Lic # 02161402

Bryan McKenney
(949) 478-0087

Casey Immel
(949) 278-5376

Stacey Hall
(949) 331-0845

72780 Country Club Drive | Rancho Mirage, CA



72780 COUNTRY CLUB DRIVE

Rancho Mirage Medical Center is a 40,027-square-foot premier medical office building located in the heart of Rancho Mirage's prestigious healthcare corridor. Just minutes from Eisenhower Health, one of the region's top-rated hospitals, this state-of-the-art facility offers a prime opportunity for medical providers seeking a highly visible and accessible location in the Coachella Valley.

This well-appointed medical office building features modern suites designed for a variety of specialties, including primary care, dermatology, and outpatient procedures. With ample on-site parking, patient-friendly access, and proximity to high-end residential communities, the property is ideal for established practices and growing healthcare groups. Strategically positioned along Country Club Drive, this location benefits from strong referral networks, high patient demand, and convenient access to major highways. Don't miss this rare leasing opportunity in one of the most desirable medical office markets in the Greater Palm Springs area.

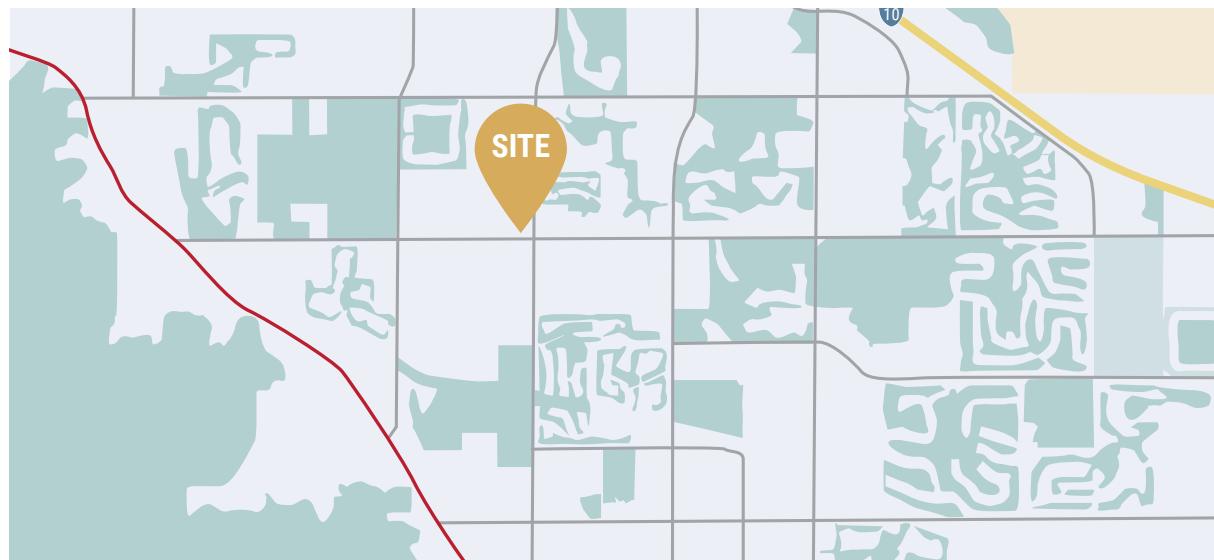
PROPERTY FEATURES



+

PROMINENT LOCATION & ACCESSIBILITY

- Minutes from Hwy 111 and I-10
- Adjacent to Eisenhower Health Main Campus
- Strong visibility from Country Club Dr.



+

IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - ~171,000 patients within a 15-minute drive time
 - A strong patient demographic with a desirable payor mix



+

BUILDING HIGHLIGHTS

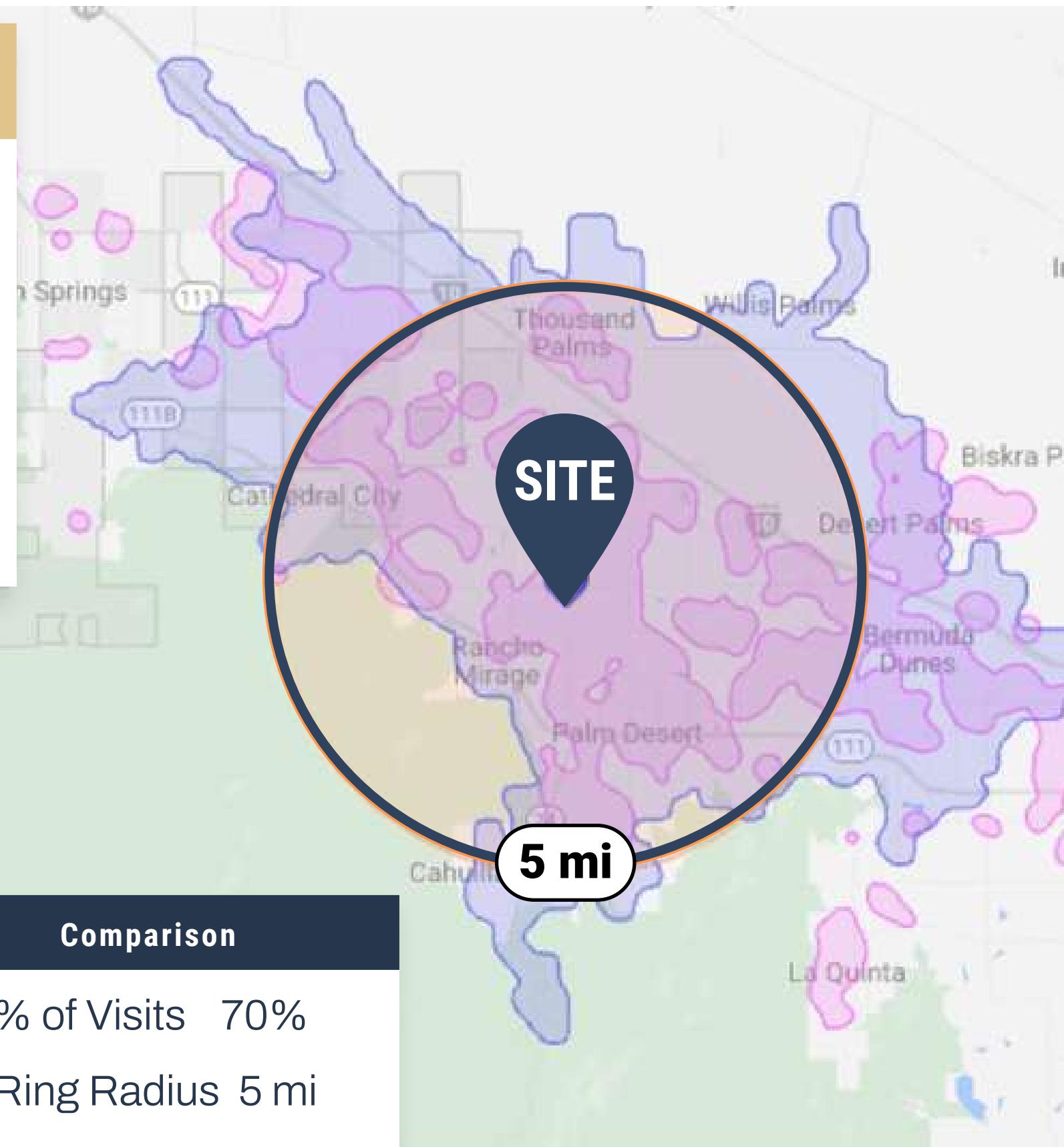
- 40,027 single story medical outpatient building
- Strong tenant mix of employed and independent providers
- Convenient surface parking
- Ease of access and navigation from main roads
- Exterior tenant signage for visibility
- Professional property management

Estimate 15 Min Drive**POPULATION ESTIMATES****171,155****AVERAGE HOUSEHOLD INCOME****\$104,083.25**

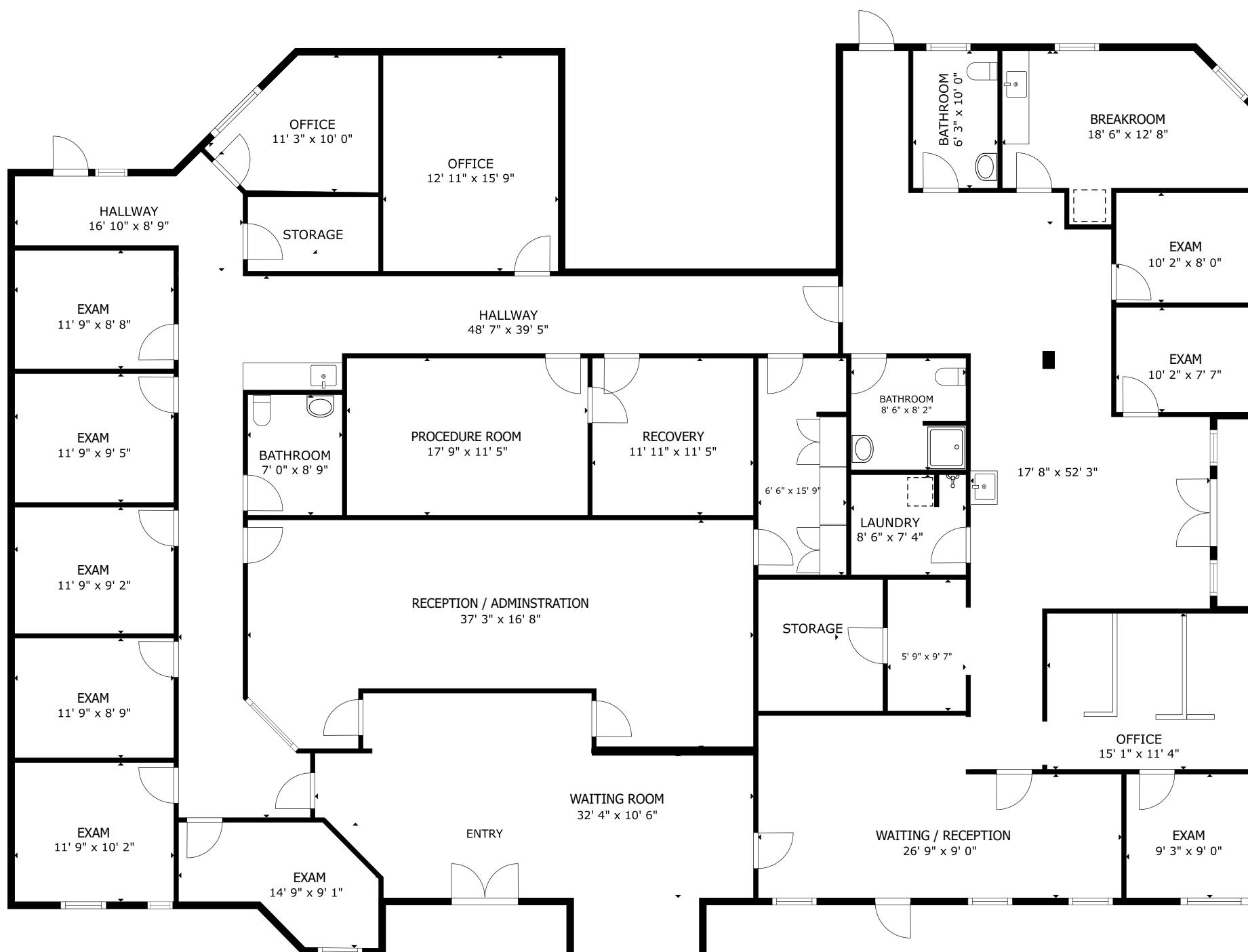
>17	29,233
18-44	44,243
45-64	43,642
65+	54,037

Data Source:  Placer.ai**PAYOR MIX Within 5 Mile Radius**

COMMERCIAL	15.56%
EMPLOYER BASED	35.85%
GOVERNMENT	33.82%
MULTIPLE	8.24%
SELF PAY	6.54%

Data Source:  Placer.ai

FLOOR PLAN - FIRST FLOOR



SUITE

Suite 300 - 5,371 SF
(Divisible to 2,258 SF)

SUITE DESCRIPTION

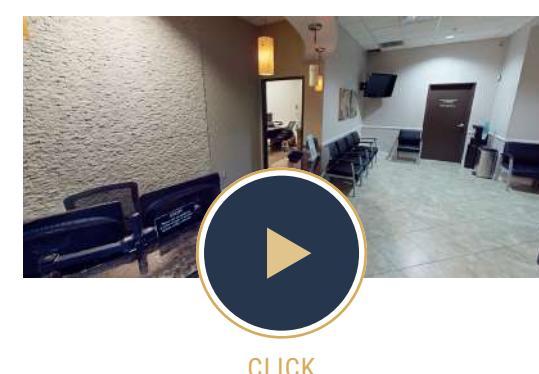
2 Reception and Waiting Rooms, Admin, 9 Exam Rooms, Procedure Room, Recovery Room, Laundry, 3 In-Suite Restrooms, 2 Doctor's Offices, Breakroom, and 2 Storage Rooms

LEASE RATE

\$3.10 NNN

Sublease through 12/31/2032

Explore Space



AERIAL



LOCAL HOSPITAL DISTANCE MAP



AMENITIES AROUND THE PROPERTY

1 Retail

Albertsons

Edward Jones Financial

Country Club Cafe

5 The Shops at Palms
Desert Mall

2 Plaza De Monterey
Shopping Center

3 Eisenhower
Memorial Hospital

4 Desert Crossing
Shopping Mall

Target

Best Buy

Total Wine & More

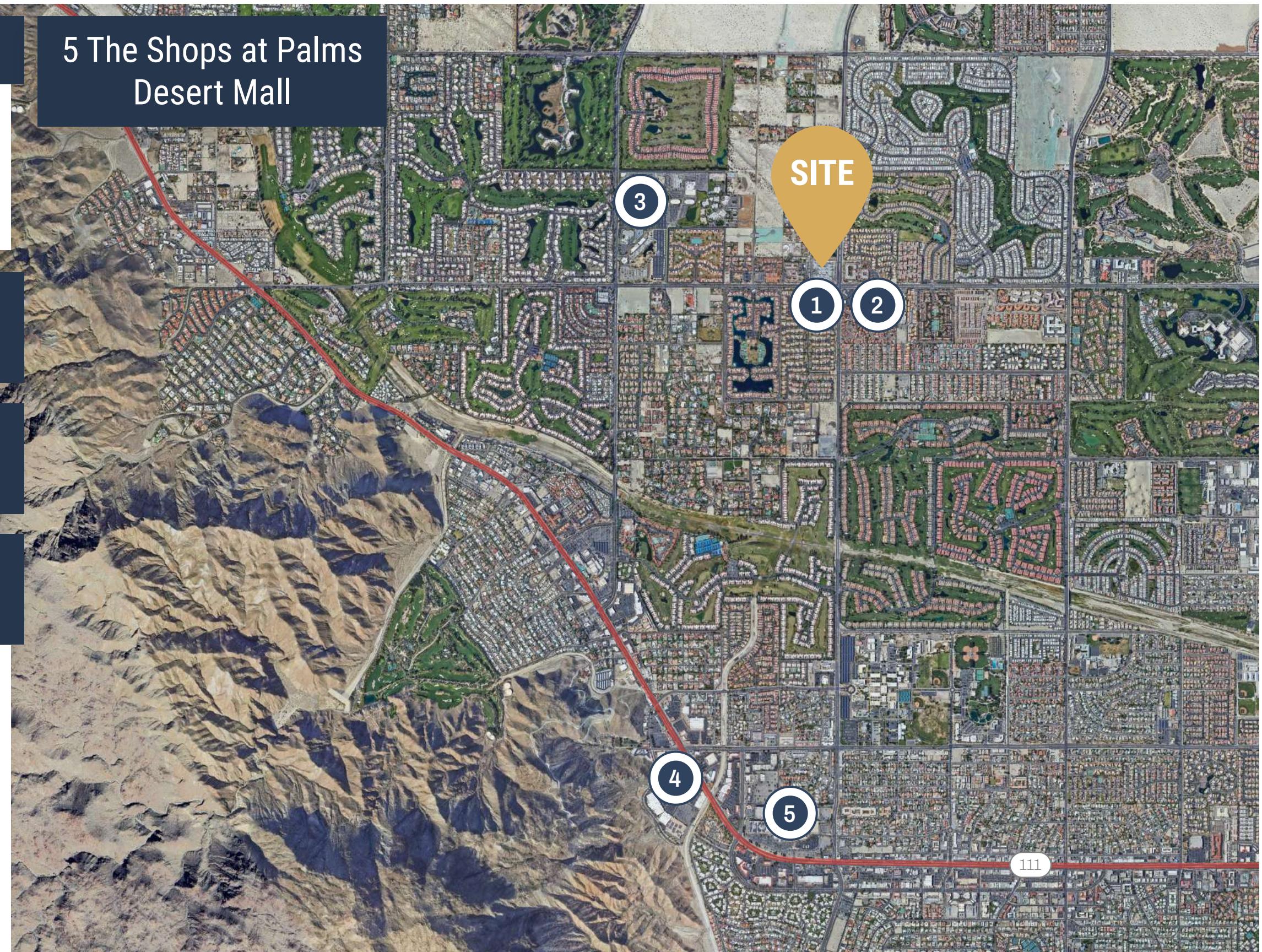
Petco

Aldi

Jersey Mike's

Chipotle

Message Envy





MedWestRealty.com

Bryan McKenney
Bryan@MedWestRealty.com
(888) 585-6880
LIC#01505792

Casey Immel
Casey@MedWestRealty.com
(949) 278-5376
LIC#01312850

Stacey Hall
Stacey@MedWestRealty.com
(949) 331-0845
LIC#01924089

OWNED &
Operated By

Welltower

Lease with Confidence, Choose MedWest