

# MIRAGE CENTER

39-935 Vista Del Sol  
Rancho Mirage, CA  
92270



## FOR LEASE

APPROXIMATELY 8,556 SF | 2-OR AMBULATORY SURGERY CENTER



# PROPERTY OVERVIEW

39-935 Vista Del Sol, Rancho Mirage, CA 92270



**TURNKEY AMBULATORY  
SURGERY CENTER  
READY FOR OCCUPANCY**

**ERE Healthcare Real Estate Advisors ("ERE Advisors") has been retained as the exclusive advisor to lease the 8,556 SF Ambulatory Surgery Center located at Mirage Center, 39-935 Vista Del Sol, Rancho Mirage, CA 92270.**

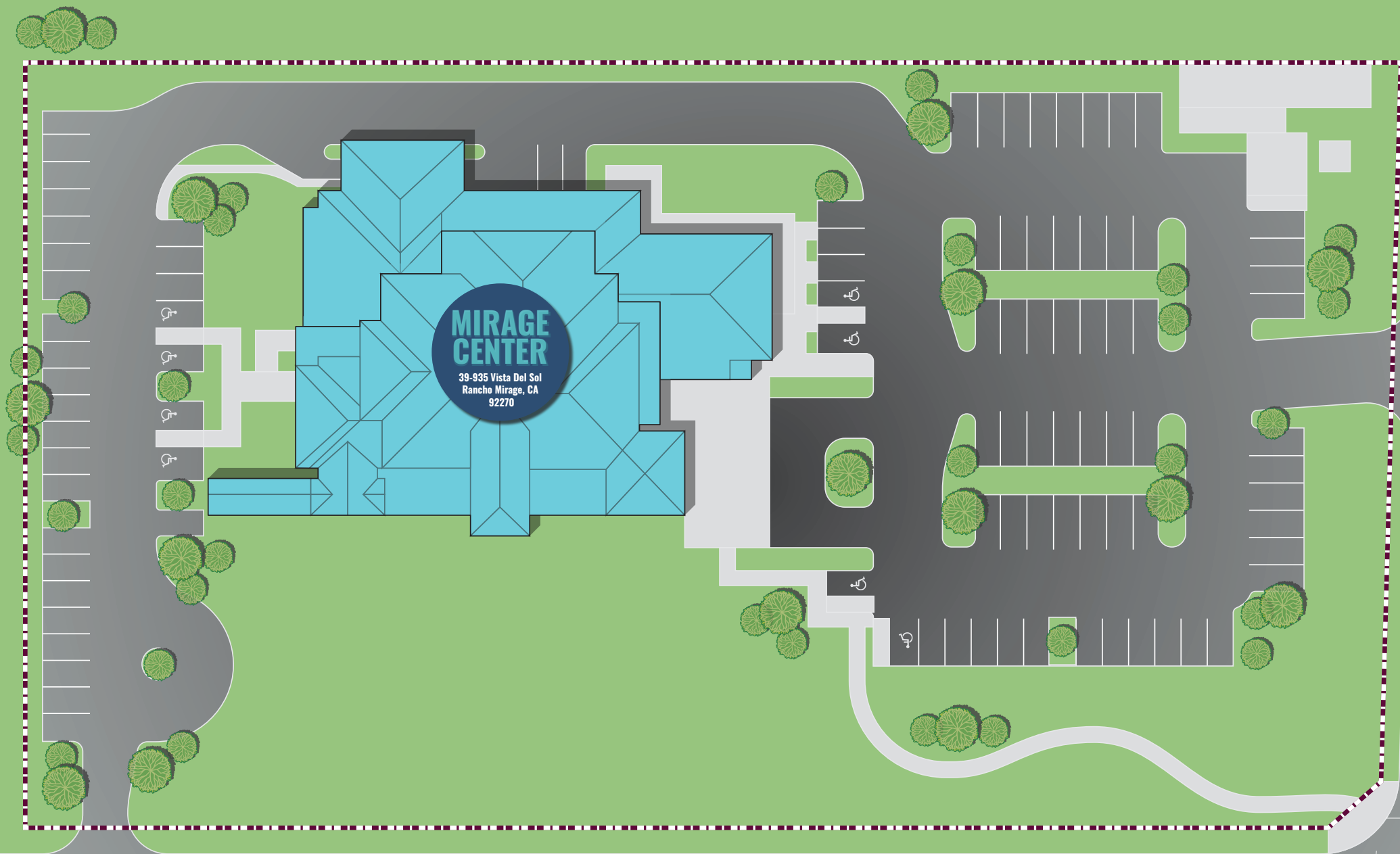
Rancho Mirage is located in the center of Southern California's rapidly growing Coachella Valley, strategically situated in Riverside County, one of the fastest growing counties in the country, 110 miles east of Los Angeles and 110 miles northeast of San Diego. Rancho Mirage has easy access to the entire Southern California market via major freeways, rail corridors and the Palm Springs International Airport, which offers services to all major metropolitan areas. Positioned between Palm Springs and Palm Desert, Rancho Mirage is well known for its affluent demographics as well as world-class resorts, golf clubs and thriving tourism industry.

The subject property is located off Country Club Drive, a prominent thoroughfare, connecting Highway 111 and Interstate 10, known for its upscale residential properties and several prestigious country clubs. The property is situated just to the east of the Eisenhower Health's award-winning hospital campus, which offers state-of-art diagnostic, treatment and emergency care from Coachella Valley's best doctors, surgeons and medical staff.

The facility, currently operating as Mirage Endoscopy Center, houses an ambulatory surgery center with two operating rooms, two procedure rooms, two preoperative bays, three staging area bays, six recovery bays, along with multiple exam rooms, offices and storage rooms, in addition to two further external storage areas. The ASC is currently Medicare certified and AAAHC accredited, having been most recently surveyed in July 2023.

## PROPERTY HIGHLIGHTS

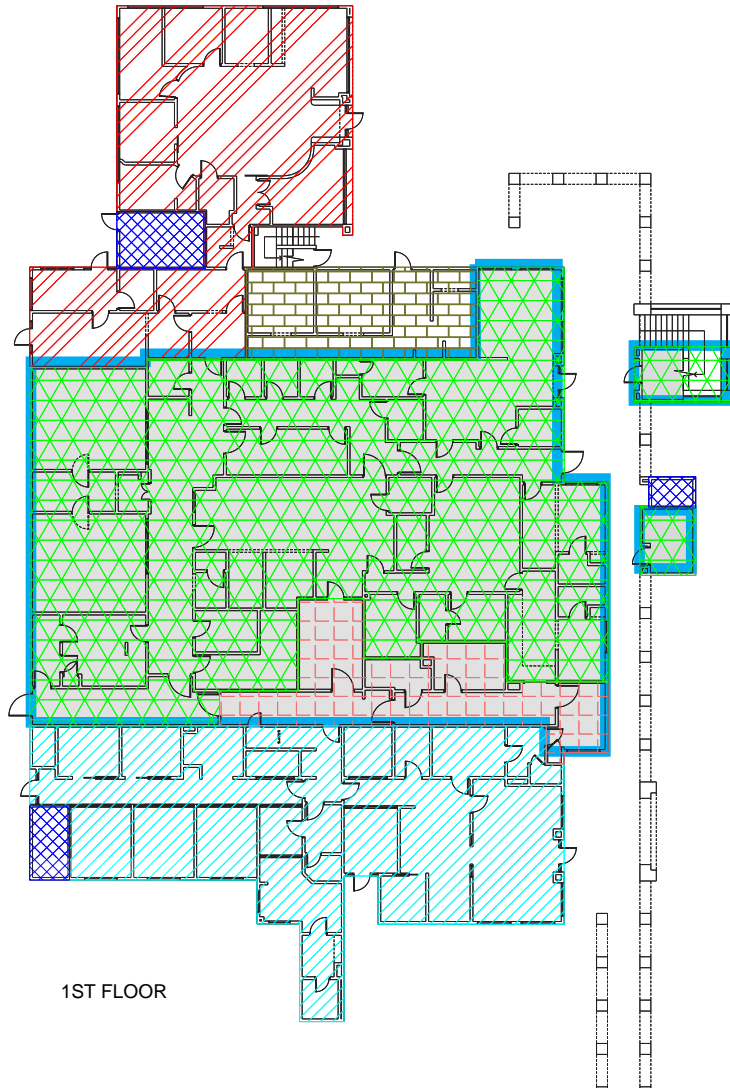
Address	39-935 Vista Del Sol, Rancho Mirage, CA 92270
Suite	101
Size	Approximately 8,556 SF
Current Use	Ambulatory Surgery Center
Year Built	1994 with Continuous Updates
Parking	96 Stalls: 4.46 per 1,000 Square Feet
Specialty Features	2 Operating Rooms, 2 Procedure Rooms
Co-Tenants	Oral & Maxillofacial Surgery, Allergy/Immunology, Urology, Regenerative Medicine
Lease Rate	Contact Broker for Information



COUNTRY CLUB DR  
29,147 VEHICLES PER DAY

# PROPERTY FLOOR PLAN

39-935 Vista Del Sol, Rancho Mirage, CA 92270



1ST FLOOR



The ASC is currently **Medicare certified** and **AAAHC accredited**, having been most recently surveyed in July 2023.

2

OPERATING ROOMS

2

PROCEDURE ROOMS

2

PREOPERATIVE  
BAYS

3

STAGING AREA  
BAYS

6

RECOVERY  
BAYS

MULTIPLE EXAM ROOMS, OFFICES AND STORAGE ROOMS



# AREA OVERVIEW

39-935 Vista Del Sol, Rancho Mirage, CA 92270

**Rancho Mirage is home to world-renowned healthcare institutions including Eisenhower Health, Hazelden Betty Ford Center and the Barbara Sinatra Children's Center; all of which are located within 1-mile of the Mirage Center.**

Eisenhower Health, a non-profit hospital, has been a leader in health care for the Coachella Valley since opening its medical center in 1971. Since then, the hospital has grown to be the largest in the area with 437 beds, 93 outpatient clinics and over 400 affiliated physicians.

With primary care, urgent care centers, multi-specialty health centers, and specialized programs across the valley, Eisenhower Health offers comprehensive health care support, from education and prevention to diagnosis, treatment and rehabilitation. The hospital was ranked #1 Hospital in the Inland Empire and #19 in California in the U.S. News & World Report's 35th edition (2024-2025) of its annual Best Hospital rankings, where it was also recognized as High Performing in 17 types of care.



## DEMOGRAPHICS WITHIN A 5-MILE RADIUS OF THE SUBJECT PROPERTY



88,661

TOTAL POPULATION



128,915

DAYTIME POPULATION



\$146,224

AVERAGE HOUSEHOLD INCOME



6,230

BUSINESSES



0.67%

POPULATION GROWTH RATE



42,727

HOUSEHOLDS





Desert Island Country Club

Rancho Mirage Country Club

MIRAGE CENTER

39-935 Vista Del Sol  
Rancho Mirage, CA  
92270

WEST DERMATOLOGY

MONTEREY AVE



DESERT PROPERTIES REALTORS

WESTIN HOTELS & RESORTS

COURTYARD BY MARRIOTT Residence INN



Desert Willow Golf Resort

WILLOW SPRINGS HEALTHCARE

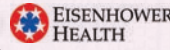
Hilton GRAND VACATIONS



Palm Desert Greens Golf Course



Suncrest Golf Course



Palm Desert Greens Country Club

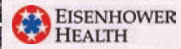
COUNTRY CLUB DR

COUNTRY CLUB DR



Rancho Mirage Radiation Oncology Center  
SHAAF EYE CENTER

Sunrise Country Club



Rancho Mirage Palm Springs ENDODONTICS

Desert Kidney Care

DESERT EAR NOSE & THROAT

Christian J. Luzar DMD

MONTEREY DENTAL

OMNI HOTELS & RESORTS

MILAUSKAS EYE INSTITUTE  
teddy.

BAYSHIRE RANCHO MIRAGE SENIOR LIVING

The River at Rancho Mirage  
CINEMARK  
MREI CO-OP  
HATS UNLIMITED

Rancho Las Palmas Country Club

HOBBY LOBBY American Cancer Society DICKY'S BARBECUE PIT  
SalonCentric CVS IN-N-OUT BURGER HAUS OF POKE

Rancho Mirage Health & Rehabilitation Center

VISTA DEL SOL

Ranch Mirage

MONTEREY AVE

Monterey Country Club

THEREGENT PALM DESERT

Bristol Farms  
Miracle-Ear  
Bristol Farms

Albertsons KASES INTERNATIONAL INC.  
Connect Hearing Country Club Cafe  
The Coachella Valley Symphony  
PXG STARBUCKS SUBWAY

Chaparral Country Club

Cypress WEALTH SERVICES

JW MARRIOTT

Desert Springs Golf Club

MARRIOTT VACATION CLUB

Portola Country Club Golf Shop

COLLEGE OF THE DESERT

111

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## FOR MORE INFORMATION PLEASE CONTACT:

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