



OFFERING MEMORANDUM

81880 Dr Carreon Blvd

INDIO, CA 92201

Office , Medical



BRANDY NELSON

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81880
DR
CARRERO
BLVD



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THE PROPERTY





81880 Dr Carreon Blvd

SITE SUMMARY

SITE OFFERING

Address	81880 Dr Carreon Blvd
Property Type	Office, Medica

SITE DESCRIPTION

Rental Rate	\$24.00 /SF/YR
Space Available	7,413 SF
Max. Contiguous	3,015.00 SF
Building Class	B
Rentable Building Area	34,890 SF
Year Built	1982
Walk Score	69
Rental Rate Mo	\$2.00 /SF/MO

2 FLOORS



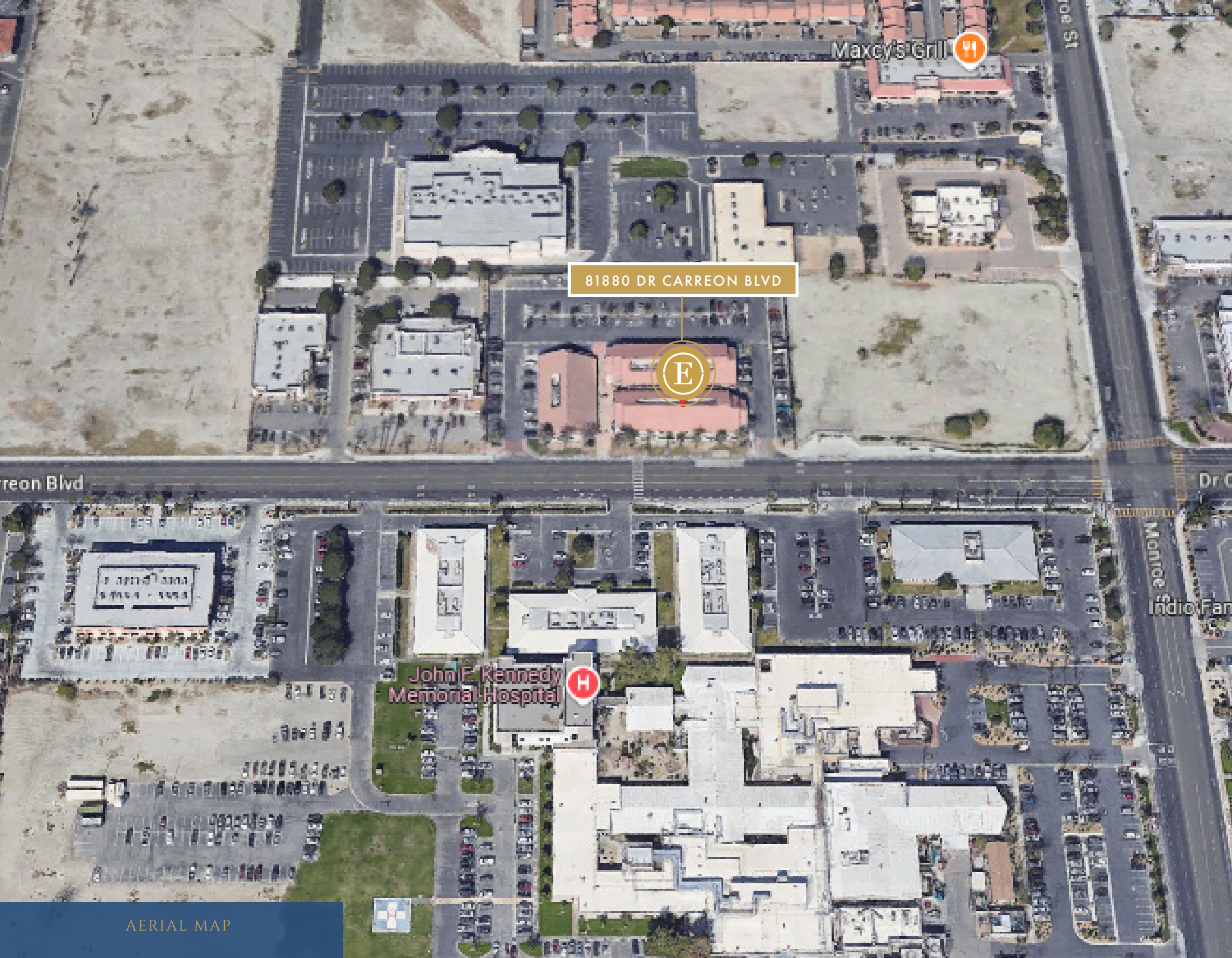
DESCRIPTION

Fantastic medical building that is located on Dr. Carreon across from JFK medical center and close to Monroe Street. The buildings are connected by a short cross-walk which provides easy access to the hospital. Great location and modified gross. Available space on 1st floor and 2nd floor. This location is the medical hub serving the East end of Coachella Valley

SPECIAL FEATURES

HEAVY TRAFFIC
DOCTOR'S LOUNGE FOR MEETINGS
ACROSS FROM JFK MEDICAL CENTER
MEDICAL HUB
LANDLORD'S STAFF ONSITE
FULL SECURITY





Maxcy's Grill



81880 DR CARREON BLVD



reon Blvd

Dr C

Monroe

Indio Fan

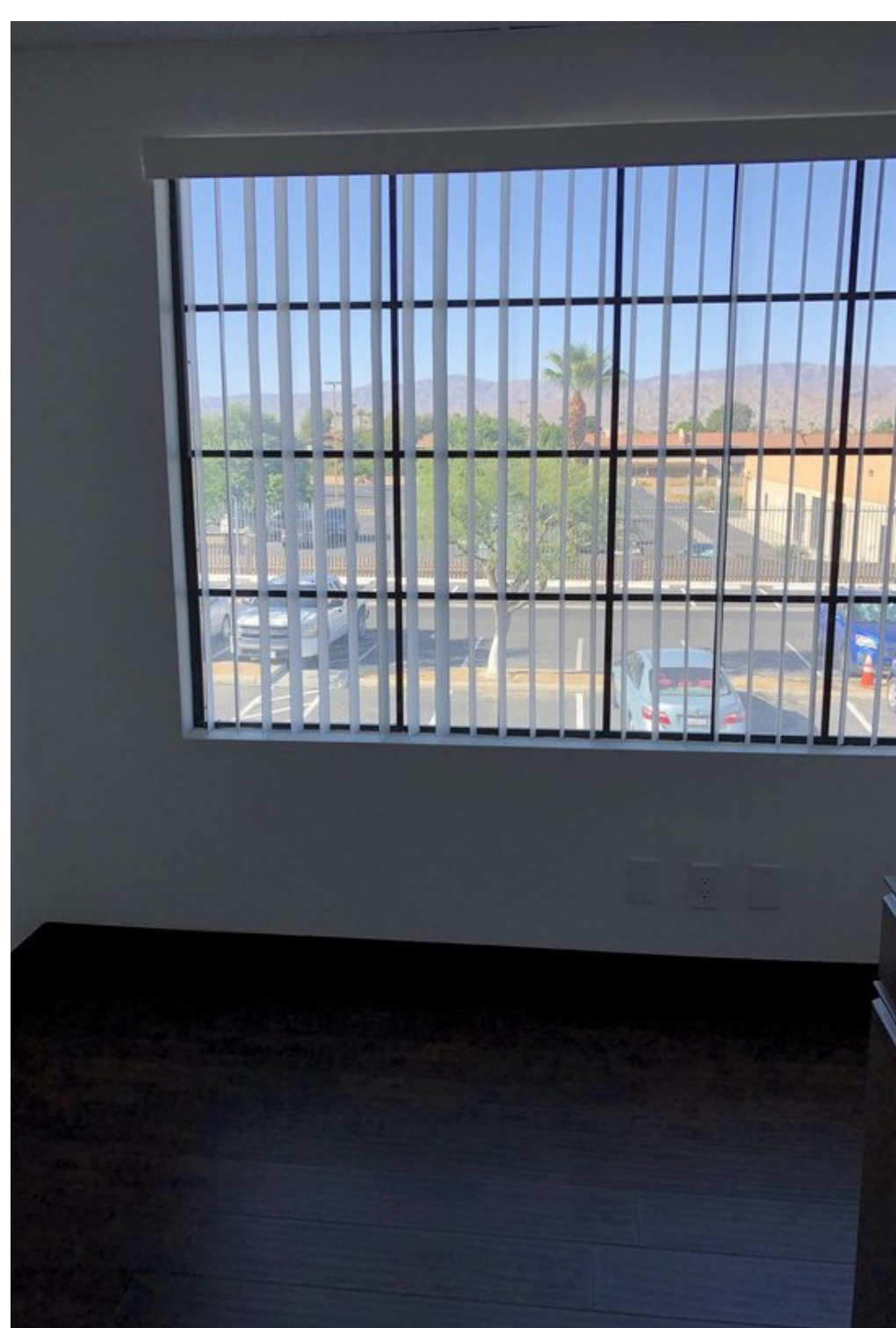
John F. Kennedy
Memorial Hospital



AERIAL MAP



INTERIOR



INTERIOR



INTERIOR



INTERIOR



INTERIOR

THE FINANCIALS

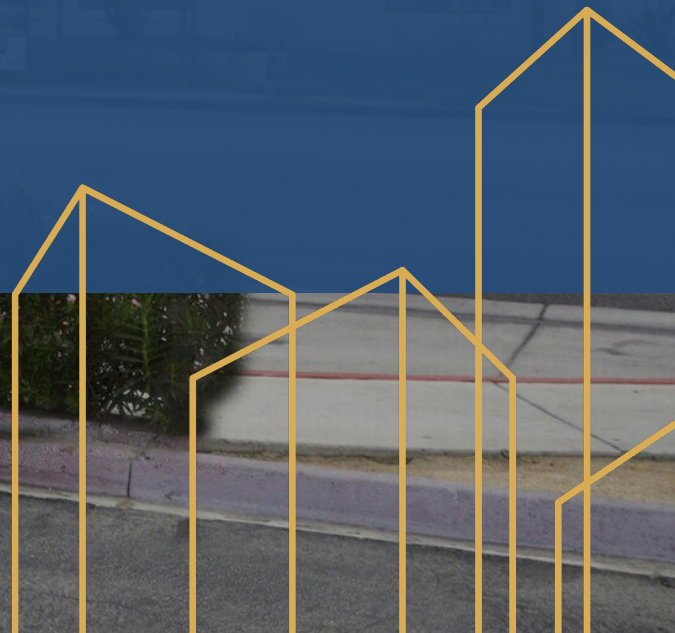




FLOORS

1st Floor Ste A104		2nd Floor Ste B201		2nd Floor Ste B205	
Space Available	2,512 SF	Space Available	1,886 SF	Space Available	3,015 SF
Rental Rate	\$24.00 /SF/YR	Rental Rate	\$24.00 /SF/YR	Rental Rate	Upon Request
Date Available	Now	Date Available	Now	Contiguous Area	3,015 SF
Service Type	Modified Gross	Service Type	TBD	Date Available	Now
Space Type	Relet	Built Out As	Standard Office	Service Type	TBD
Space Use	Office/Medical	Space Type	Relet	Built Out As	Standard Office
Lease Term	Negotiable	Space Use	Office	Space Type	Relet
		Lease Term	Negotiable	Space Use	Office/Medical
				Lease Term	Negotiable

MARKET OVERVIEW





SHELL
SUPER 8 INDIO
KFC
BURGER KING
O'REILLY AUTO PARTS
H&R BLOCK
LIBERTY TAX
ROUND TABLE PIZZA
EL SUPER





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