

IMMEDIATELY ADJACENT TO 437-BED EISENHOWER MEDICAL CENTER

# MIRAGE CENTER

39-935 Vista Del Sol  
Rancho Mirage, CA  
92270

**FOR LEASE**

APPROXIMATELY 8,342 SF SUITE  
2-OR AMBULATORY SURGERY CENTER



**FOR SALE**

APPROXIMATELY 21,015 SF BUILDING  
ASC W/POTENTIAL FOR EXPANSION & DEVELOPMENT

# PROPERTY OVERVIEW

Rare and highly desirable turn-key Southern California ASC opportunity, undergoing a \$1.2M+ refurbishment to re-establish its operation as a AAAHC accredited multi-specialty facility.



**ERE Healthcare Real Estate Advisors ("ERE Advisors") has been retained as the exclusive advisor to lease the 8,342 SF ambulatory surgery center or sell the approximately 21,015 SF medical office building 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.

## PROPERTY HIGHLIGHTS

Address	39-935 Vista Del Sol, Rancho Mirage, CA 92270
Available Suite(s)	101
Size	Approximately 8,342 SF
Use	AAAHC Accredited Ambulatory Surgery Center
Specialty Features	2 Operating Rooms (Approximately 400 SF each), 2 Procedure Rooms
Building Size	Approximately 21,015 SF
Parcel Size	3.15 acres
Year Built	1994 with continuous upgrades
Parking	97 Stalls (36 solar covered and 61 surface): 4.62 per 1,000 SF
Solar PV System	333 panels installed in 2022 at a cost of \$585,000+
Co-Tenants	Oral & Maxillofacial Surgery, Allergy/Immunology, Urology, Regenerative Medicine

**Lease Rate / Sale Price Contact Broker for Information**

# PROPERTY HIGHLIGHTS

Strategically positioned ambulatory surgery center and medical office building, offering immediate occupancy, rental cash flow, and future growth potential to create long-term value.



## AMBULATORY SURGERY CENTER

The ~8,342 SF facility is undergoing a **\$1.2M+ refurbishment** to re-establish a **multi-specialty ASC**. The layout includes 2 operating rooms, 2 procedure rooms, staging areas, new sterilization system, recovery bays, private recovery and overnight room, along with updated staff areas, offices and storage. AAAHC accreditation is in process, with the **opportunity to acquire ASC licensing**.



## MEDICAL OFFICE

The remaining ~12,673 SF is **leased to eight predominantly medical tenants**, including Oral & Maxillofacial Surgery, Allergy/Immunology, Urology and Regenerative Medicine. Lease terms vary, providing flexibility for an owner-user to expand over time. An adjacent **3,661 SF of clinical space** connected to the surgery center can be **made available from June 2026**.



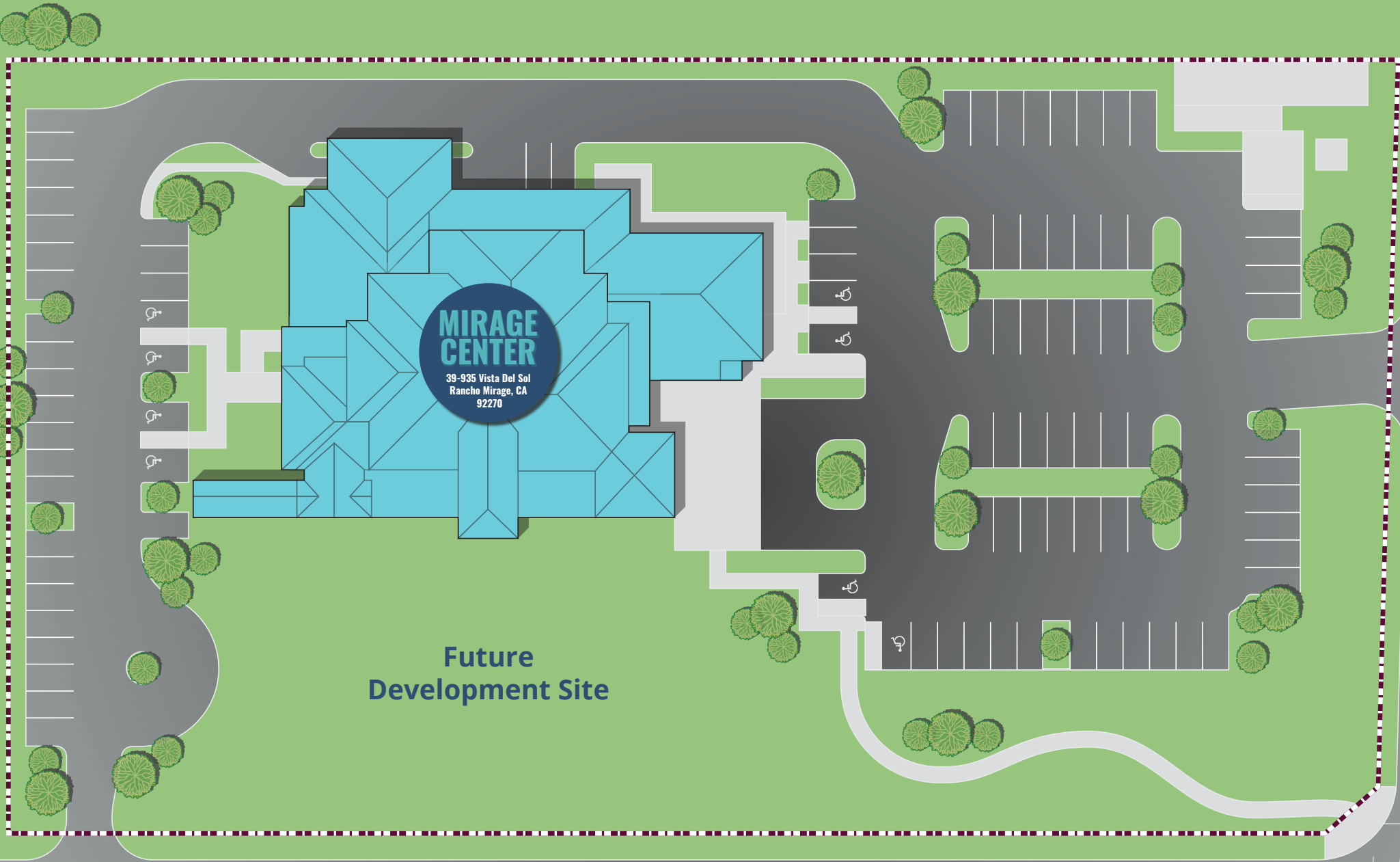
## OWNER-USER OPPORTUNITY

Combined, the surgery center and adjacent clinical space total approximately 12,003 SF, representing **57% of the building**. This meets SBA owner-occupancy requirements and allows for **favorable financing options**.



## FUTURE DEVELOPMENT POTENTIAL

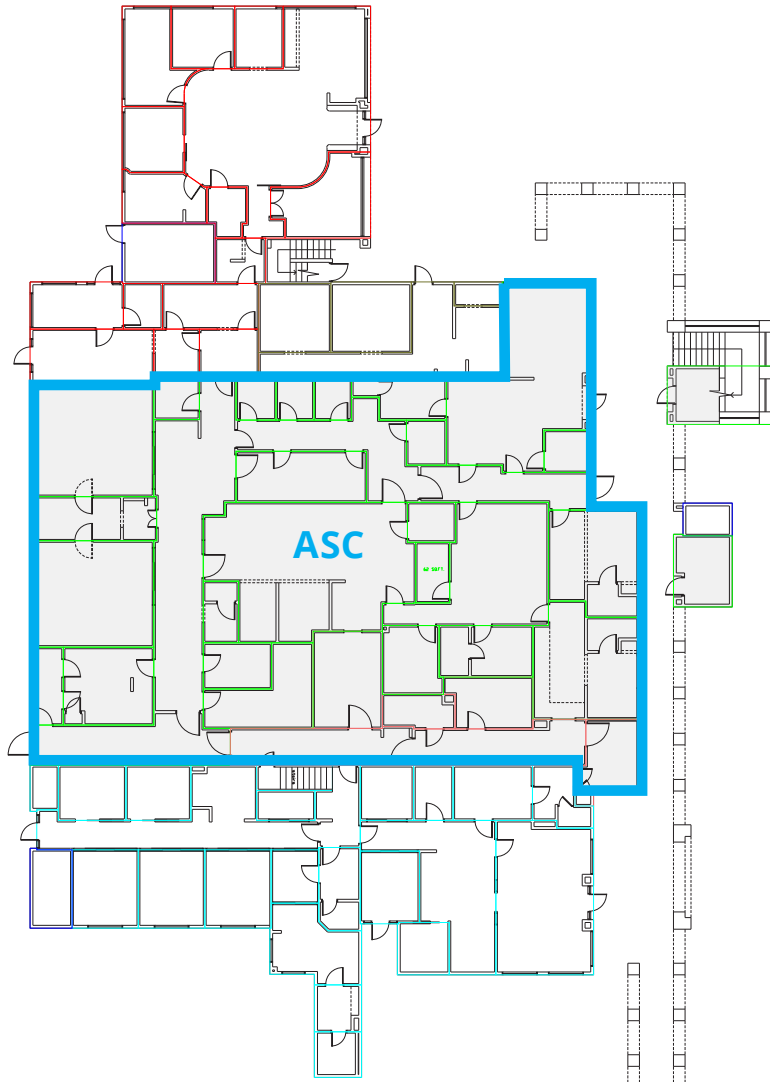
Ownership has prepared preliminary plans for an **additional ~7,544 SF single-story medical** building fronting Country Club Drive, subject to city approvals and permitting. Additional details available upon request.



**Future  
Development Site**

**COUNTRY CLUB DR**  
**29,147 VEHICLES PER DAY**

# FLOOR PLAN 1ST FLOOR ASC



2

OPERATING ROOMS

2

PROCEDURE ROOMS

2

STAGING AREA  
BAYS

2

PREOPERATIVE  
ROOMS

4

RECOVERY  
BAYS

1

PRIVATE RECOVERY ROOM

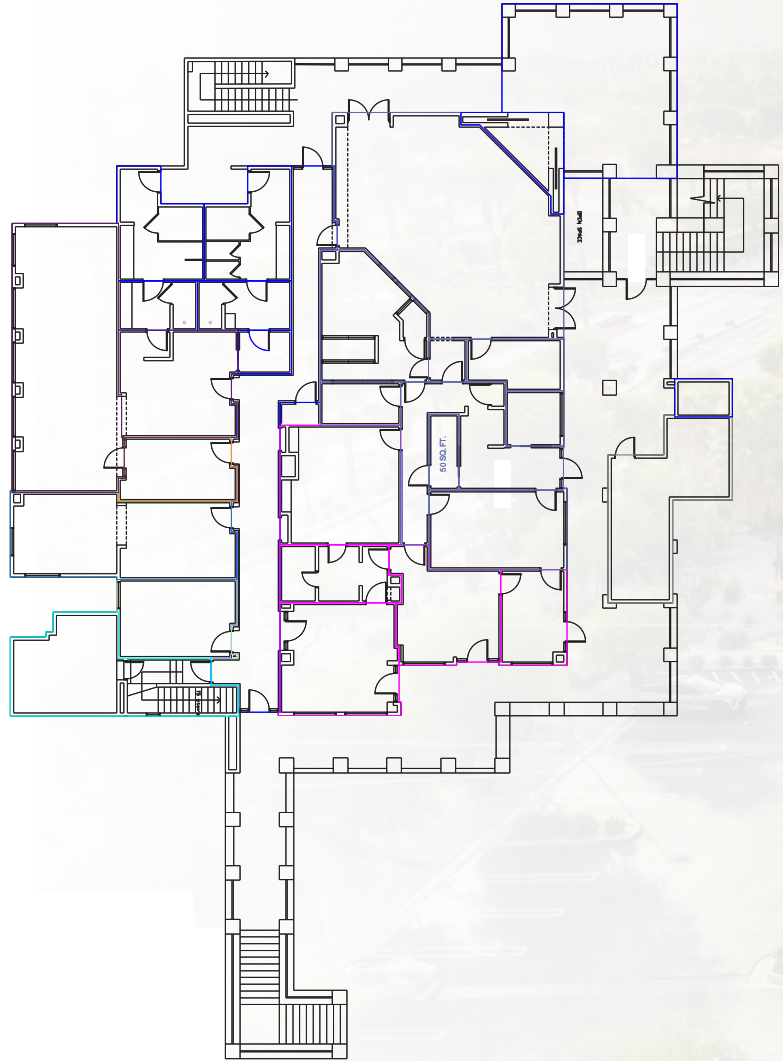
1

PRIVATE RECOVERY/OVERNIGHT ROOM

STAFF CHANGING ROOMS AND AMENITY AREA,  
ADMINISTRATIVE OFFICES AND STORAGE ROOMS

*\*For indicative purposes of suite location only. ASC layout has changed as part of the refurbishment.*

# FLOOR PLAN 2ND FLOOR



*\*For indicative purposes only. Configuration of some of the suites layout has changed.*

# AREA OVERVIEW

Coachella Valley's premier medical corridor is home to some of the country's most established providers as well as one of California's highest ranked hospitals.

**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



88,117

TOTAL POPULATION



131,198

DAYTIME POPULATION



\$143,736

AVERAGE HOUSEHOLD INCOME



6,264

BUSINESSES



0.5%

POPULATION GROWTH RATE



43,181

HOUSEHOLDS

SUNNYLANDS

COTINO  
A STORYLIVING BY Disney COMMUNITY

SHADOW RIDGE  
A Marriott Vacation Club Resort

Desert Island Country Club

WEST DERMATOLOGY

Rancho Mirage Country Club

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

OLIVE CREST  
Strong Families, Safe Kids  
DESERT PROPERTIES REALTORS  
vistana SIGNATURE EXPERIENCES  
HEALTH RIDGE Insurance Solutions  
DVA DESERT VASCULAR ASSOCIATES

WESTIN HOTELS & RESORTS

COURTYARD BY MARRIOTT  
Residence INN BY MARRIOTT

Ralphs  
redbox. RITE AID

The Springs

EISENHOWER HEALTH

Palm Desert Greens Golf Course

Desert Willow Golf Resort

WILLOW SPRINGS HEALTHCARE

Hilton GRAND VACATIONS

Reliance Hospice

INDIGO AUTO GROUP  
LAND-ROVER ERIK'S FURNITURE Ferrari

COUNTRY CLUB DR

VISTA DEL SOL

Rancho Mirage Health & Rehabilitation Center

EISENHOWER HEALTH

Suncrest Country Club

Suncrest Golf Course

Palm Desert Greens Country Club

COUNTRY CLUB DR

Rancho Mirage Radiation Oncology Center  
SHAAF EYE CENTER

Sunrise Country Club

Ranch Mirage

MILAUSKAS EYE INSTITUTE  
teddy.

THEREGENT PALM DESERT

Bristol Farms  
Miracle-Ear  
Bristol Farms

Cypress WEALTH SERVICES

JW MARRIOTT

Desert Springs Golf Club

MARRIOTT VACATION CLUB

EISENHOWER HEALTH

Rancho Mirage Palm Springs ENDOCRINOLOGISTS

BAYSHIRE RANCHO MIRAGE SENIOR LIVING

Desert Kidney Care

DESERT EAR NOSE & THROAT

Christian J. Luzar DMD  
Maxillofacial Prosthodontist

MONTEREY DENTAL

The River at Rancho Mirage  
CINEMARK

Monterey Country Club

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

Chaparral Country Club

Hilton Garden Inn

Holiday Inn Express

OMNI HOTELS & RESORTS

MREI CO-OP HATS UNLIMITED

Rancho Las Palmas Country Club

THE STREET BAR

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

COLLEGE OF THE DESERT

Portola Country Club Golf Shop

111

111

MONTEREY AVE

# FUTURE DEVELOPMENT POTENTIAL

Planned expansion land offers an owner the potential to add additional scale whilst creating long-term value in the asset.



Ownership has positioned the site for future expansion, with preliminary plans for an additional ~ 7,544 SF single-story medical building fronting Country Club Drive, subject to city approvals and permitting.

**Additional details available upon request.**





## FOR MORE INFORMATION PLEASE CONTACT:

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