

MEDICAL OFFICE SUITES FOR LEASE

81719 DOCTOR CARREON BOULEVARD, INDIO, CA 92201



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PROPERTY INFORMATION

MEDICAL OFFICE FOR LEASE
81719 Doctor Carreon Blvd., Indio, CA 92201



PROPERTY SUMMARY

This two story professional office building was designed by local award winning Patel architecture and located in close proximity to John F. Kennedy Memorial Hospital, Kaiser, HALO Diagnostics, and a block from Highway 111. The property is an ideal location for many uses from medical to professional users.

AVAILABLE SPACE

1ST FLOOR	SIZE	RATE
Suite C1	±4,184 sq. ft.	\$1.75/SF + NNN

- Turnkey medical suite available July 1, 2026
- Office intensive layout
- Private restrooms
- Fully Built-Out as Standard Medical Space
- Space is in excellent condition
- Central Air Conditioning
- Zoning - Mixed Use Neighborhood - MUN

Lease rate does not include utilities, property expenses or building services

AVAILABLE SPACE

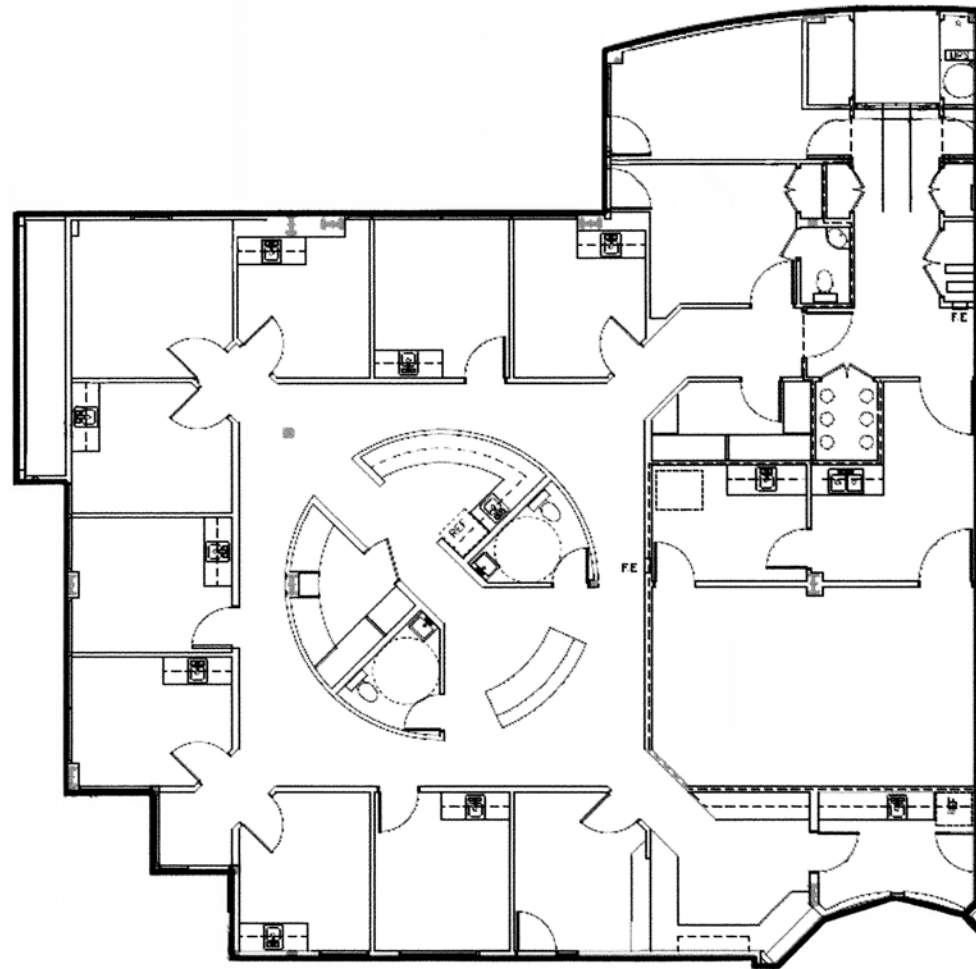
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Suite Information	
Suite	C1
Size	±4,184 SF
Term	3-5 years
Rental Rate	\$1.75/SF + NNN (\$0.65/SF)
Space Use	Medical
Condition	Full Build Out
Available	Now

This ±4,184 SF turnkey office suite, offers a well-designed layout ideal for professional users seeking a functional and polished workspace.

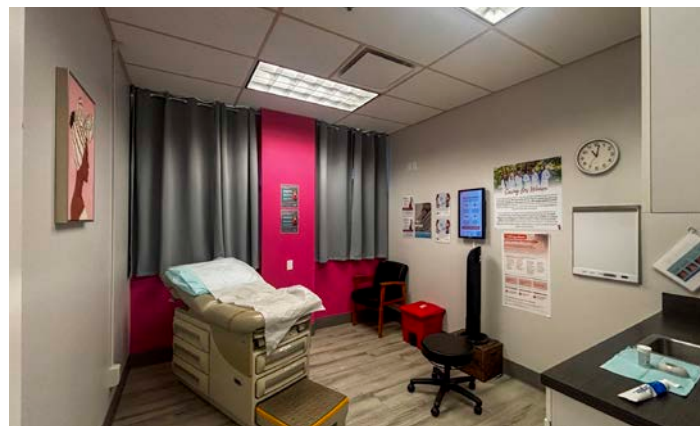
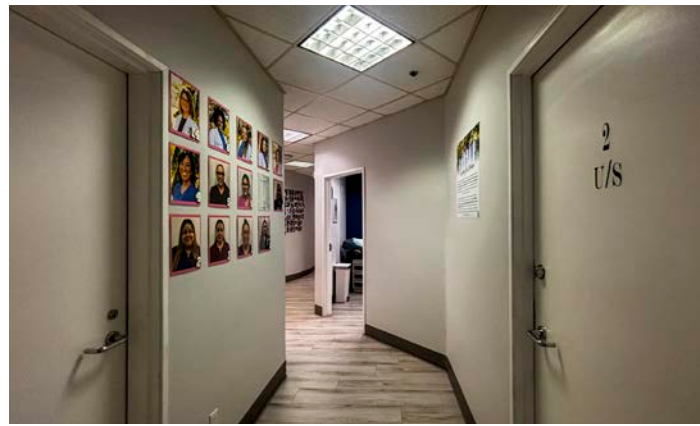
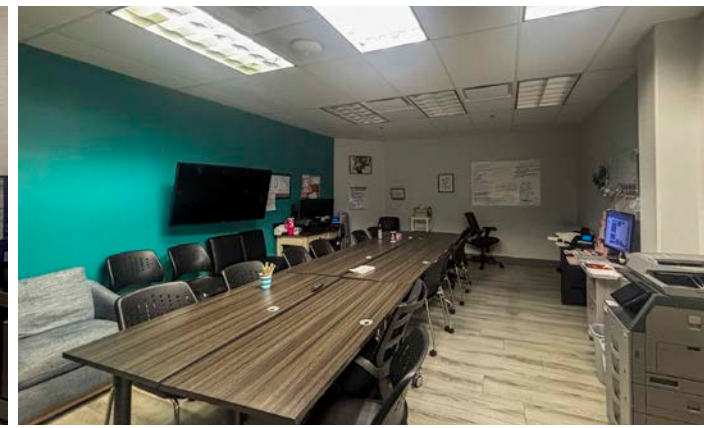
The suite features an inviting **reception area** that opens to a spacious central workspace, complemented by a dedicated **conference room**.

Multiple private offices line the perimeter, providing natural light and privacy for staff. The suite also includes a convenient **break room** for employees and **private restrooms** within the space, creating a comfortable and efficient work environment for both team members and visitors.



PHOTOS | SUITE C1

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EXTERIOR PHOTOS

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AERIAL MAP | DEMOGRAPHICS

MEDICAL OFFICE FOR LEASE
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	1-mile	5-mile	10-mile
Population	21,085	197,224	304,098
Households	6,823	66,325	115,899
Median Household Income	\$61,007	\$84,148	\$87,577
Average Daily Traffic (ADT)	Dr Carreon Blvd and Cheyenne Rd: 15,753 ADT HWY111: 25,120 ADT		

YOUR ADVISORS



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