

MEDICAL OFFICE SUITE FOR LEASE

81719 DOCTOR CARREON BOULEVARD, INDIO, CA 92201

WILSON MEADE
COMMERCIAL REAL ESTATE



CAMERON RAWLINGS

Partner
DRE# 02102158
crawlings@wilson-meade.com
(760) 534-2584

MICHAEL MEADE

Broker | Co-Founder
DRE# 01480973
mmeade@wilson-meade.com
(760) 409-6474

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92284
wilson-meade.com | DRE#02051182



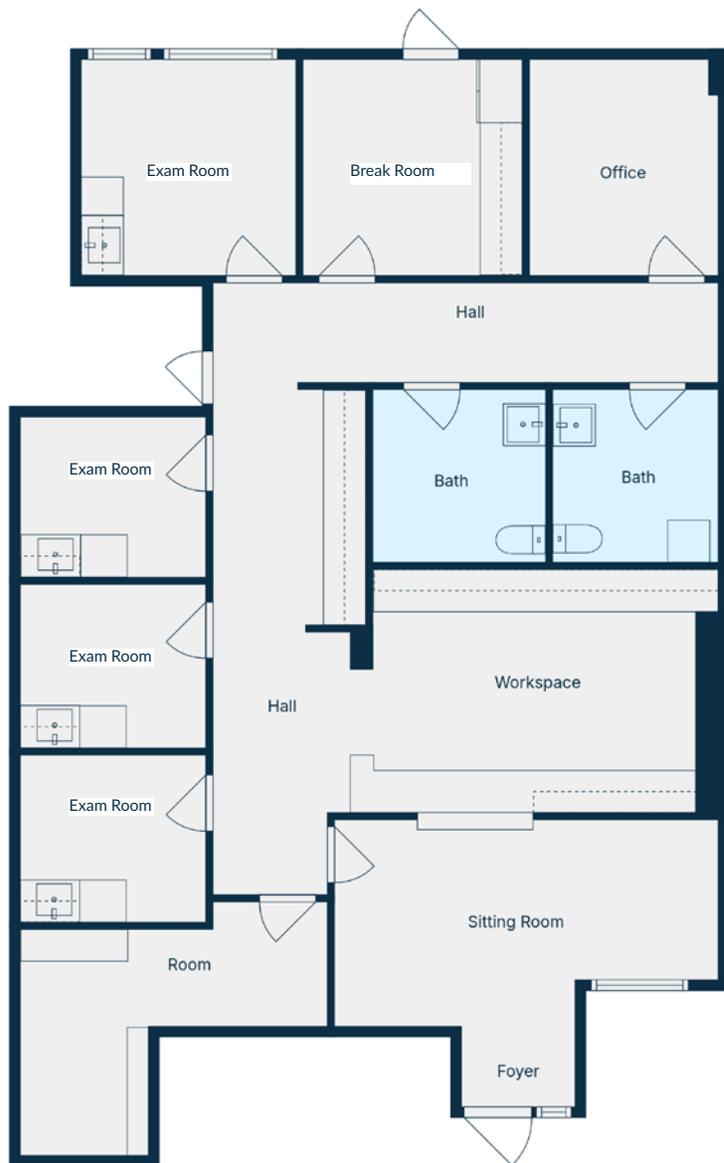
PROPERTY SUMMARY

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 E | ±1,525 sq. ft. | \$2.00/SF + NNN |

- Lease rate does not include utilities, property expenses or building services
- Fully Built-Out as a Medical Office
- 4 Exam Rooms
- 1 Office
- Reception Area
- Space is in Excellent Condition
- Central Air Conditioning
- Private Restrooms
- Natural Light
- Zoning - Mixed Use Neighborhood - MUN



| Suite Information | |
|-------------------|-----------------------------|
| Suite | E |
| Size | ±1,525 SF |
| Term | Negotiable |
| Rental Rate | \$2.00/SF + NNN (\$0.65/SF) |
| Space Use | Office |
| Condition | Full Build Out |

Suite E is a well-configured medical office suite located within Indio’s established medical corridor at 81719 Dr. Carreon Blvd.

The space features four exam rooms and one office, making it ideal for medical, dental, therapy, or other healthcare-related users seeking a functional, move-in-ready layout.

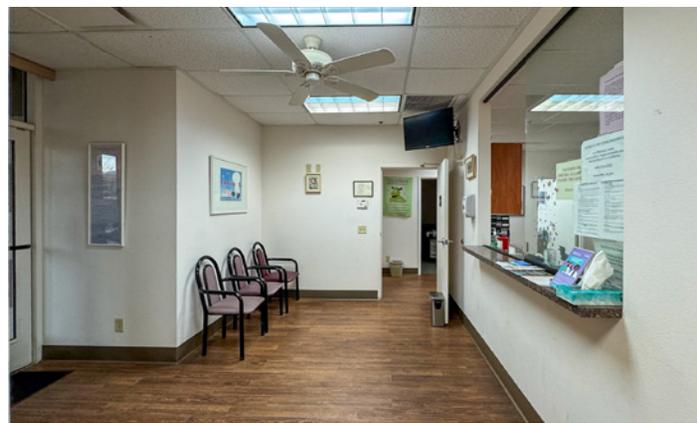
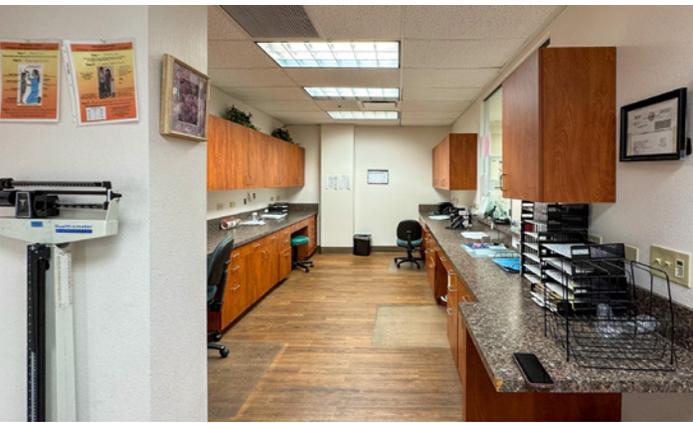
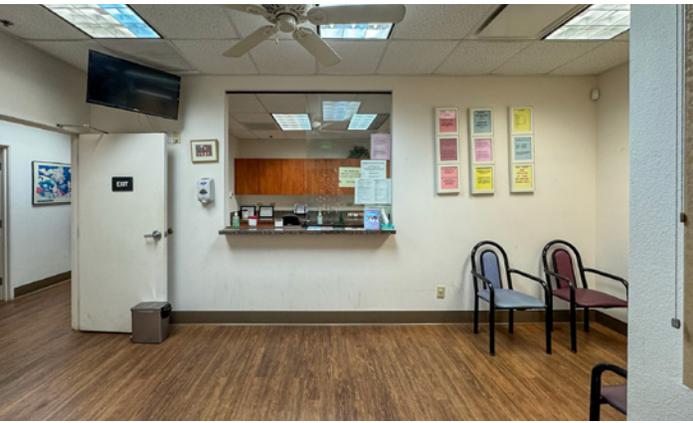
The suite offers an efficient floor plan designed to support patient flow and staff operations, with ample on-site parking and convenient access to surrounding medical facilities and major thoroughfares.

This location provides strong visibility and proximity to other medical users, making it a strategic option for practices looking to establish or expand their presence in Indio.

PHOTOS

MEDICAL OFFICE FOR LEASE

81719 Doctor Carreon Blvd., Indio, CA 92201



Cameron Rawlings
760-534-2584
crawlings@wilson-meade.com

Michael Meade
760-409-6474
mmeade@wilson-meade.com

WILSON MEADE COMMERCIAL REAL ESTATE | 2026

*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

PHOTOS

MEDICAL OFFICE FOR LEASE

81719 Doctor Carreon Blvd., Indio, CA 92201



Cameron Rawlings
760-534-2584
crawlings@wilson-meade.com

Michael Meade
760-409-6474
mmeade@wilson-meade.com

WILSON MEADE COMMERCIAL REAL ESTATE | 2026

*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

AERIAL MAP | DEMOGRAPHICS

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



| 2024 | 1-mile | 3-mile | 5-mile |
|-------------------------|--|----------|----------|
| Population | 24,029 | 106,707 | 193,915 |
| Households | 7,544 | 34,006 | 65,619 |
| Median Household Income | \$45,146 | \$63,410 | \$67,110 |
| Average Daily Traffic | Highway 111 24,889 ADT Ave 46 & Monroe 28,589 ADT | | |

Cameron Rawlings
760-534-2584
crawlings@wilson-meade.com

Michael Meade
760-409-6474
mmeade@wilson-meade.com

WILSON MEADE COMMERCIAL REAL ESTATE | 2026

*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

YOUR ADVISORS

CAMERON RAWLINGS

Partner
DRE# 02102158
crawlings@wilson-meade.com
760-534-2584



MICHAEL MEADE

Broker | Co-Founder
DRE# 01480973
mmeade@wilson-meade.com
760-409-6474

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

COPYRIGHT NOTICE

© 2026 Wilson Meade Commercial, Inc. All Rights Reserved.
Wilson Meade Commercial, INC. Broker Lic. 02051182
72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
Phone Number: 760-837-1880 | wilson-meade.com