

For Sale



In Cooperation with Spear Realty Group of eXp of Southern CA

2-Building Medical Office Portfolio | 20,733 SF | Indio, CA



Sedona Medical Plaza Portfolio

81800 & 81812 Doctor Carreon Blvd., Indio, CA, 92201

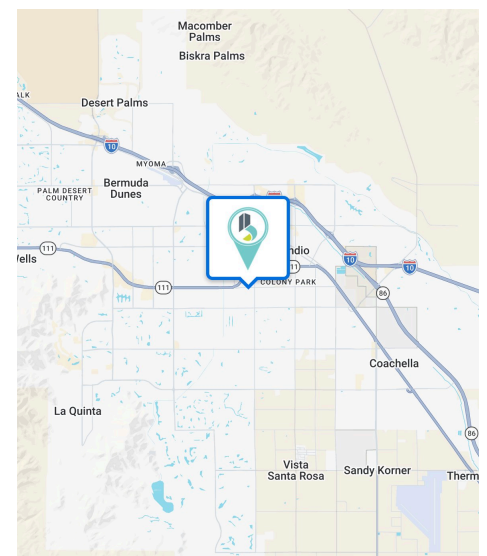
Bradley Company is pleased to present this 20,733 SF two-building NNN medical office portfolio, located at 81800 & 81812 Doctor Carreon Boulevard in Indio, CA. Sedona Medical Plaza is ideally situated directly across from the 145-bed JFK Memorial Hospital, which serves the eastern Coachella Valley.

The subject property is 100% occupied and fully leased by medical tenants. It features single-story medical office spaces with strong visibility, convenient patient access, and a diverse tenant mix that includes credit tenant RadNet, an imaging center, and an ambulatory surgical center (ASC). The property benefits from excellent regional accessibility via Doctor Carreon Boulevard and nearby Highway 111, one of the Coachella Valley's primary commercial corridors.

This listing offers an investor an attractive yield with desirable anchor tenants on long-term leases. Sedona Medical Plaza is well positioned to benefit from sustained demand and is a stable, healthcare-focused portfolio in a growing regional medical hub.

Sale Price \$11,500,000

Size 20,733 SF



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Highlights

81800 & 81812 Doctor Carreon Blvd., Indio, CA 92201



- **100% Occupancy**
- **NNN with 3% Annual Escalation**
- **Full Medical Tenancy**
- **Ample Parking - 83 spaces, 7 handicap**
- **Directly across from JFK Memorial Hospital**
- **Portfolio Anchored by Imaging & Surgery Centers**
- **Located in Indio Medical Corridor**



Offered by Bradley Company in cooperation with Spear Real Estate Group of eXp of Southern California

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Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only.

Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.

Photos

81800 & 81812 Doctor Carreon Blvd., Indio, CA 92201



Aerial Map

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