

LA QUINTA MEDICAL CENTER MEDICAL OFFICE FOR LEASE



**MED
WEST**
REALTY

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47647 Caleo Bay, La Quinta, CA 92253



LA QUINTA MEDICAL CENTER

La Quinta Medical Center, is a 41,600-square-foot, two-story medical office building, ideally located in the heart of La Quinta. The site offers proximity to Hwy 111 and many of the area's major retailers.

This high image medical facility has two suites available, including a plug and play imaging center with monument signage. The building is dedicated to medical professionals, with a strong tenant mix, and serves a sizable patient base from La Quinta, Indio, and Coachella.

PROPERTY FEATURES

PROMINENT LOCATION & ACCESSIBILITY

- Washington Street Frontage
- Proximity to Hwy 111
- Neighboring Retail Amenities

IDEAL MARKET AND SITE LOCATION

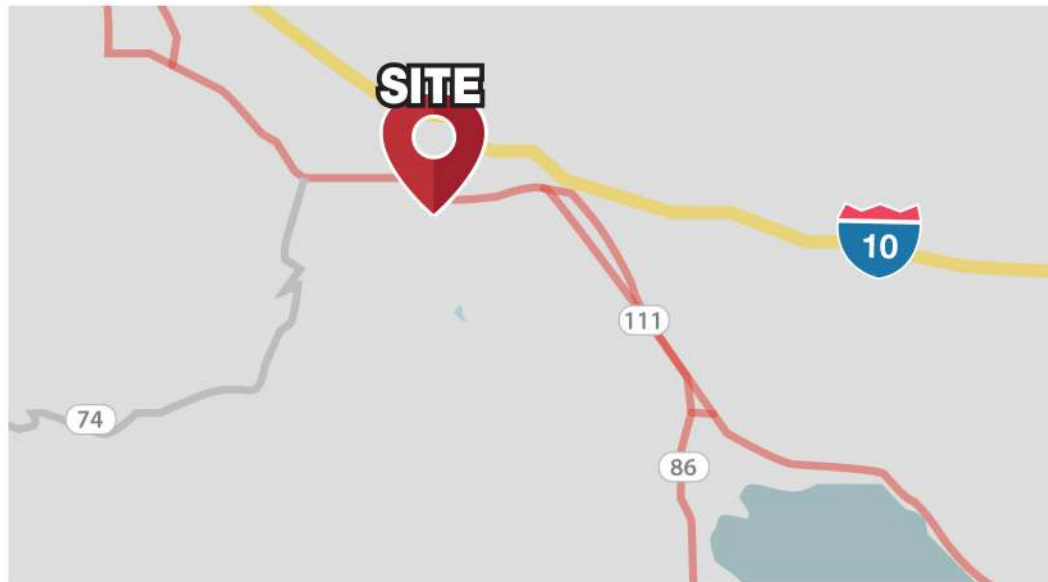
- Conveniently Able to Serve Over 226,800 Patients Within a 15 Minute Drive Time

ABUNDANT PARKING

- Surface Parking with Covered Stalls
- 5.74/1000 Parking Ratio

HIGHLIGHTS

- Institutional Ownership
- Professional Management
- Generous TI Allowances
- Monument Signage Available



DEMOGRAPHICS & DRIVETIME

DEMOGRAPHICS

Estimate 15 Min Drive



POPULATION ESTIMATES	226,858
AVERAGE HOUSEHOLD INCOME	\$91,000.00

POPULATION

Estimate 15 Min Drive



>17	42,236
18-44	71,484
45-64	54,924
65+	58,214

Data Source: Placer.ai

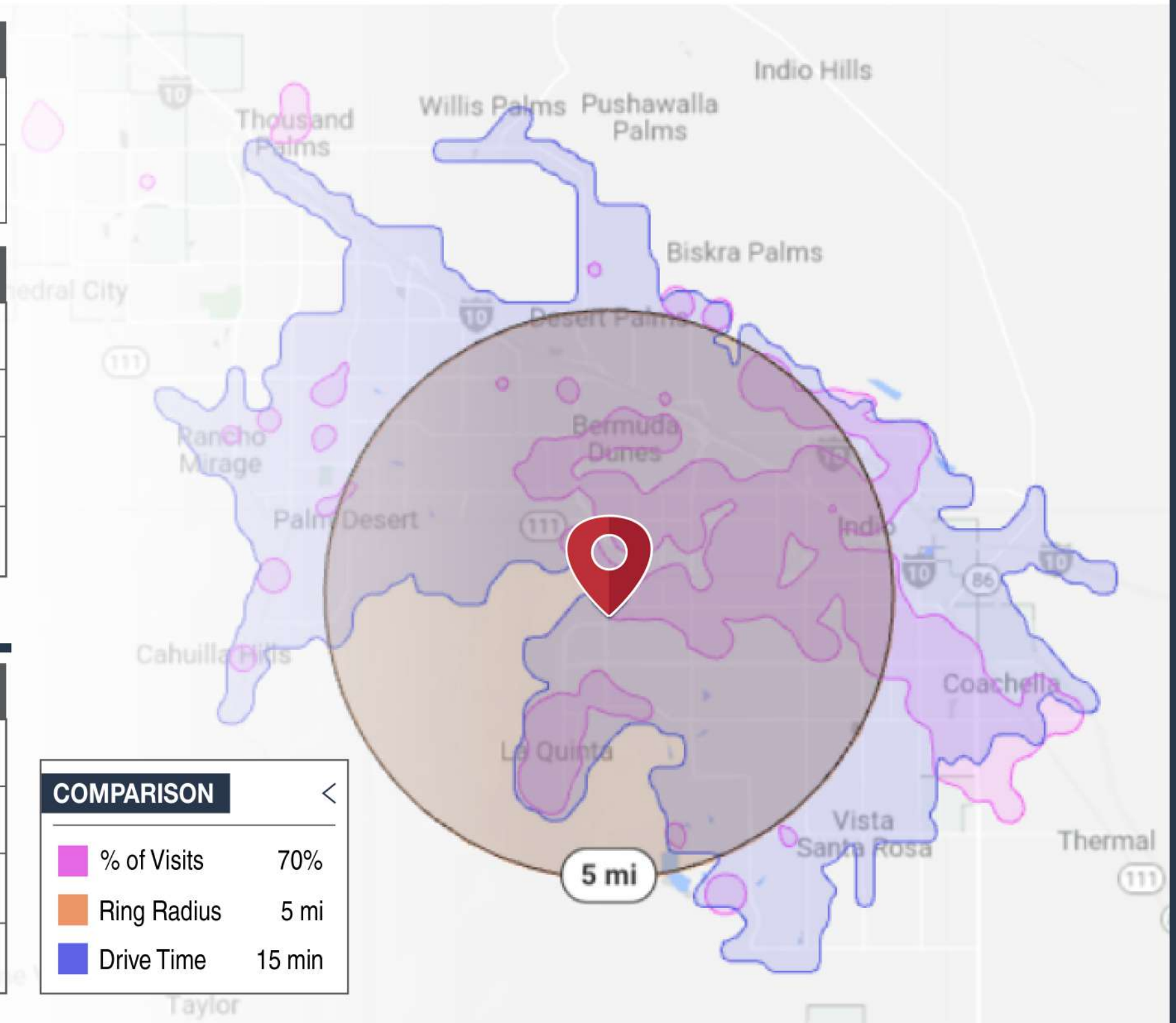
PAYOR MIX

Within 5 Mile Radius



COMMERCIAL	7.7%
EMPLOYER BASED	31.9%
GOVERNMENT	36.3%
MULTIPLE	24.1%

Data Source: revista med

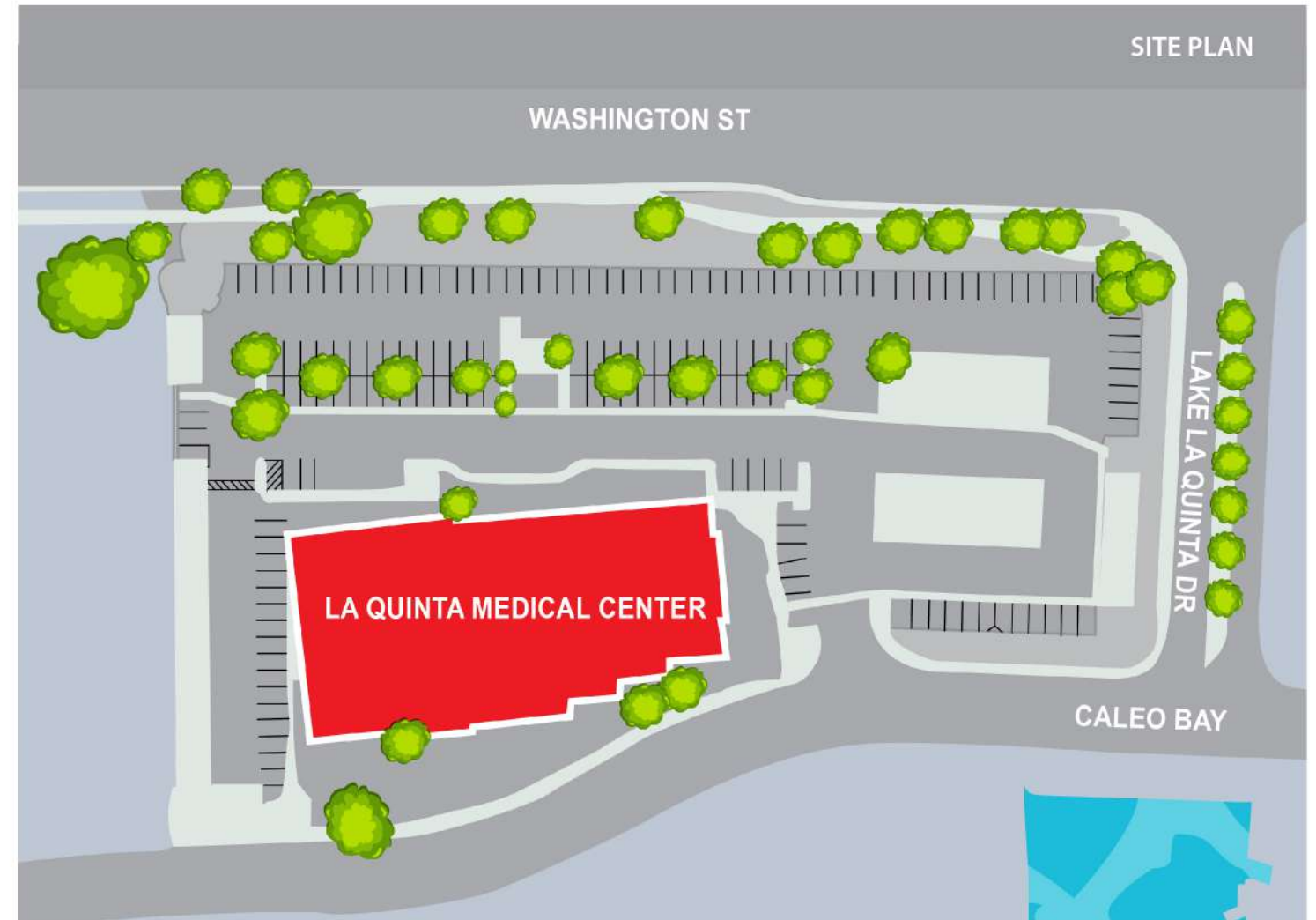


COMPARISON

	% of Visits	70%
	Ring Radius	5 mi
	Drive Time	15 min



MAJOR HIGHWAYS & SITE PLAN



LOCAL HOSPITAL DISTANCE MAP

<p>RANCHO MIRAGE</p>	 <p>EISENHOWER MEDICAL CENTER</p> <p>20 min</p>
<p>INDIO</p>	 <p>JFK MEMORIAL HOSPITAL</p> <p>8 min</p>
<p>PALM SPRINGS</p>	 <p>DESERT CARE NETWORK</p> <p>35 min</p>



FLOOR PLAN

1st Floor

AVAILABLE SUITE:

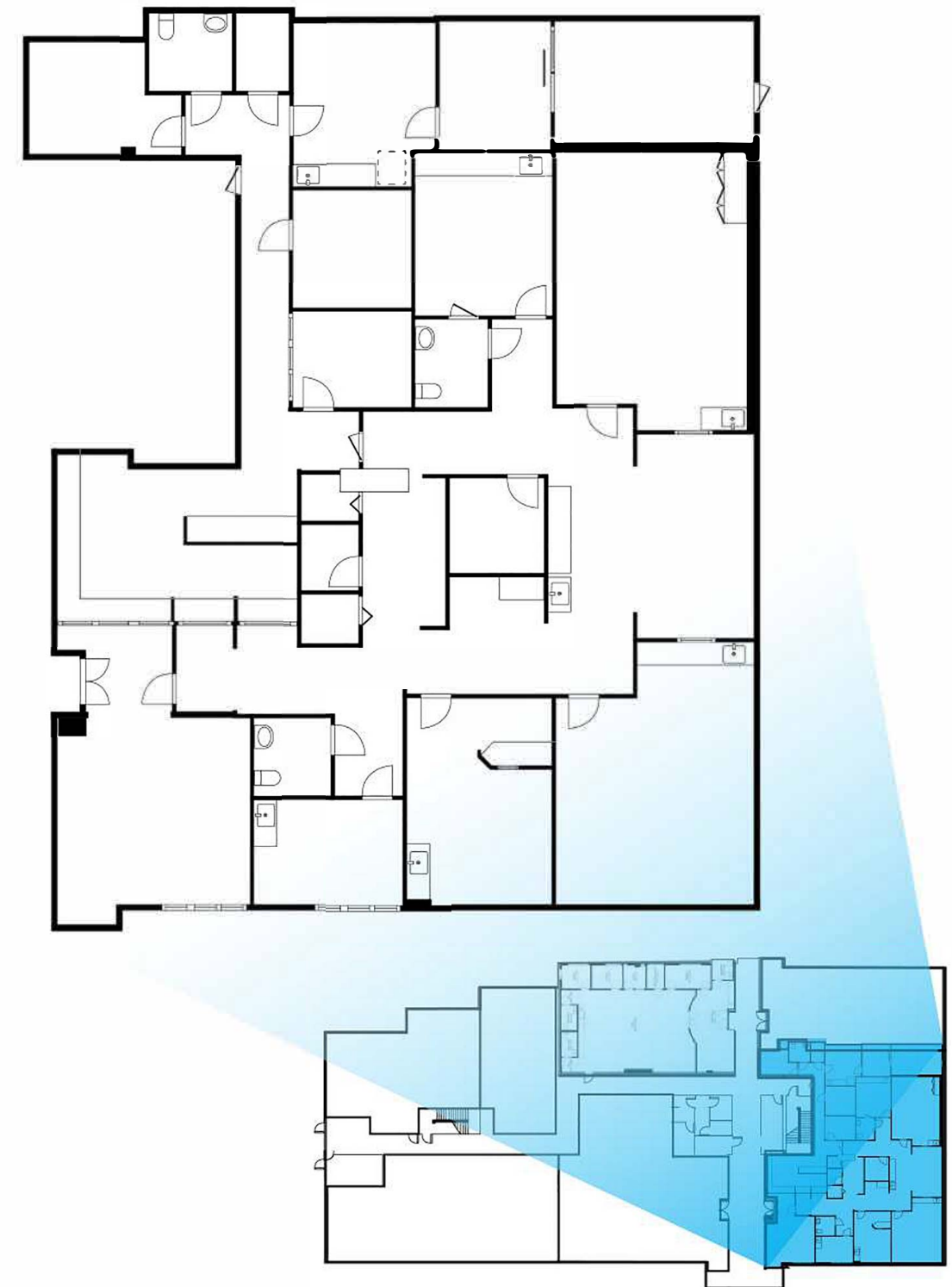
Suite 100 - 5,085 RSF

SUITE DESCRIPTION:

Previous Imaging Center: MRI, X-Ray, CT-Scan, Ultrasound/Bone Density Scan Rooms, Waiting/Reception, Breakroom, Nurses' Station, 3 In-Suite Restrooms, 3 Patient Dressing Rooms, 2 Storage Closets, IT Closet, and 2 Doctor's Office/Reading Room

LEASE RATE:

\$2.50 FSG



FLOOR PLAN

1st Floor

AVAILABLE SUITE:

Suite 150 - 2,729 RSF

SUITE DESCRIPTION:

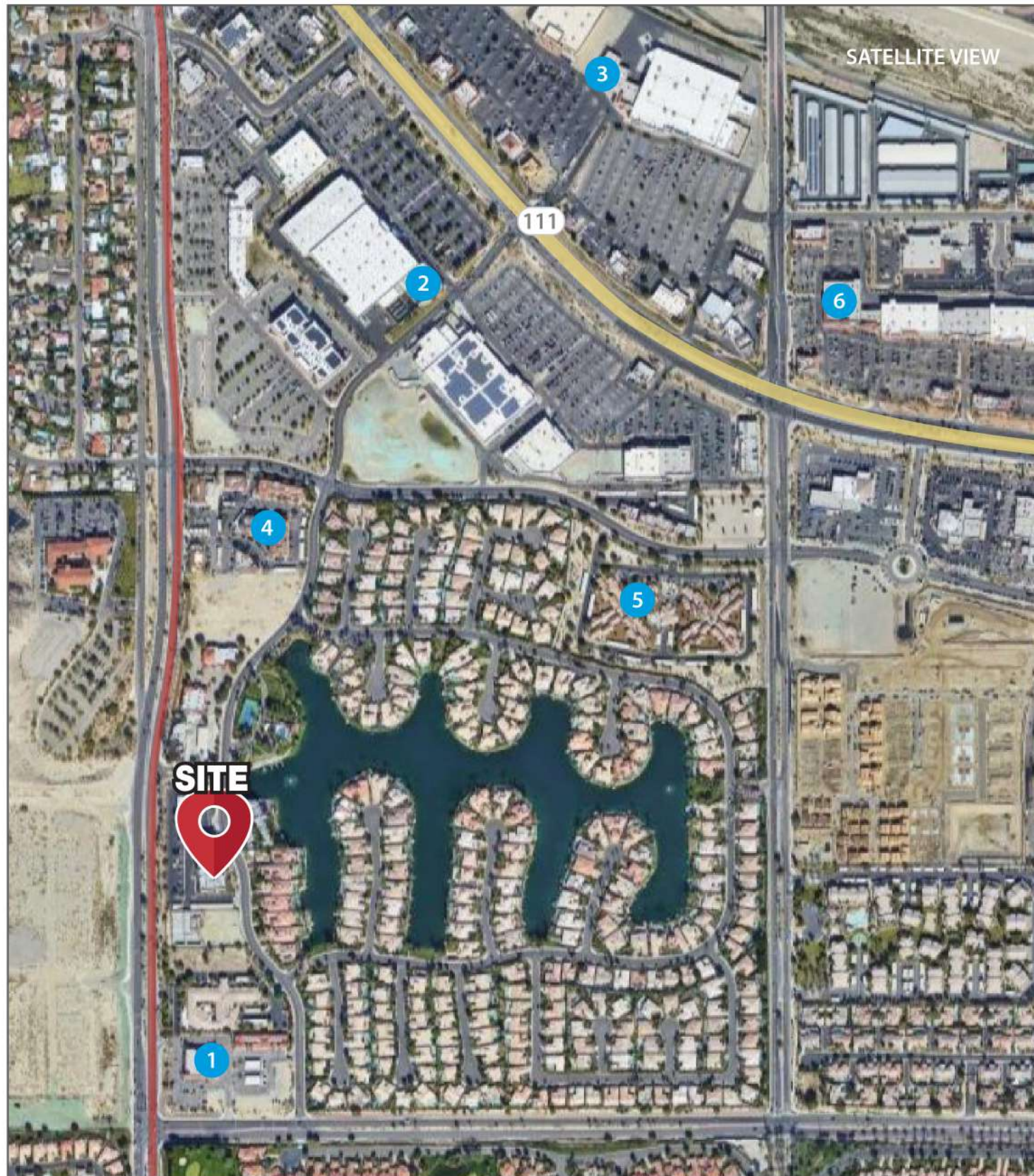
3 Offices, Exam Room, Electrical Room, 3 In-Suite Restrooms, Reception

LEASE RATE:

\$2.50 FSG



AMENITIES AROUND THE PROPERTY



LEGEND:

1	Medical	Walgreens	2	Retail	Lowe's
		Caleo Bay Orthodontics			Target
		Desert Dental Care			Planet Fitness
3	Retail	Kohl's	4	Retail / Business / Medical	Washington Park Shopping Center
		Caleo Bay Orthodontics			Trader Joe's
		Hobby Lobby			
		Starbucks			
		La Casita Restaurant			
		Panera Bread			
		McDonald's			
Taco Bell					
5	Housing	Hadley Villas	6	Retail	Sprouts



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