

UNIVERSITY MEDICAL OFFICE PARK

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Lease. Practice. Own.

SWC OF GERALD FORD DR
& TECHNOLOGY DR
PALM DESERT, CA 92211
94,700 SF AVAILABLE



Built on Care, Rooted in Community



City Overview

Palm Desert, California—a thriving desert city where scenic surroundings, economic stability, and a high quality of life come together. Located in the heart of the Coachella Valley and framed by the Santa Rosa and San Jacinto Mountains, Palm Desert offers a unique blend of resort-style living, affluent and growing demographics, and a well-established healthcare presence. Its accessibility, year-round population, and strong local amenities make the city an attractive setting for medical services and healthcare-focused real estate development.

Palm Desert's healthcare sector continues to expand in response to steady population growth, a significant retiree and seasonal resident base, and rising demand for outpatient and specialty care. Supported by nearby regional medical centers, a stable economy, and a business-friendly development climate, the city presents a compelling opportunity for healthcare providers seeking long-term growth in Southern California.



About This Property

Property Details

The Mid-Valley Ambulatory Campus is a planned three-story, **94,700 SF** medical office building strategically located in Palm Desert's high-growth mid-valley corridor near Interstate 10. Each floor will offer **approximately 30,000 SF** of divisible space, designed to accommodate imaging and radiation oncology, multispecialty clinics, private physician offices, lab, pharmacy, and urgent care uses. With full entitlements approved and a medical zoning overlay in place, the property is positioned to meet growing regional demand driven by surrounding residential, academic, and entertainment development.



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Property Details

94,700 SF AVAILABLE FOR LEASE

Parcel Size	10.47 Acres
Building Size	94,700 SF
SF Available	94,700 SF Available
# of Stories	3
Parking	474 Onsite Parking Spaces
Building Class	A
Type of Business	Medical Office Building
Lease Rate	\$40.00/SF/YR
Lease Type	NNN
Lease Term	10 Years
Annual Increase	3%
Operating Expenses	Forthcoming
TI Allowance	\$70.00/USF

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Site Aerial

WITH SURROUNDING BUSINESSES





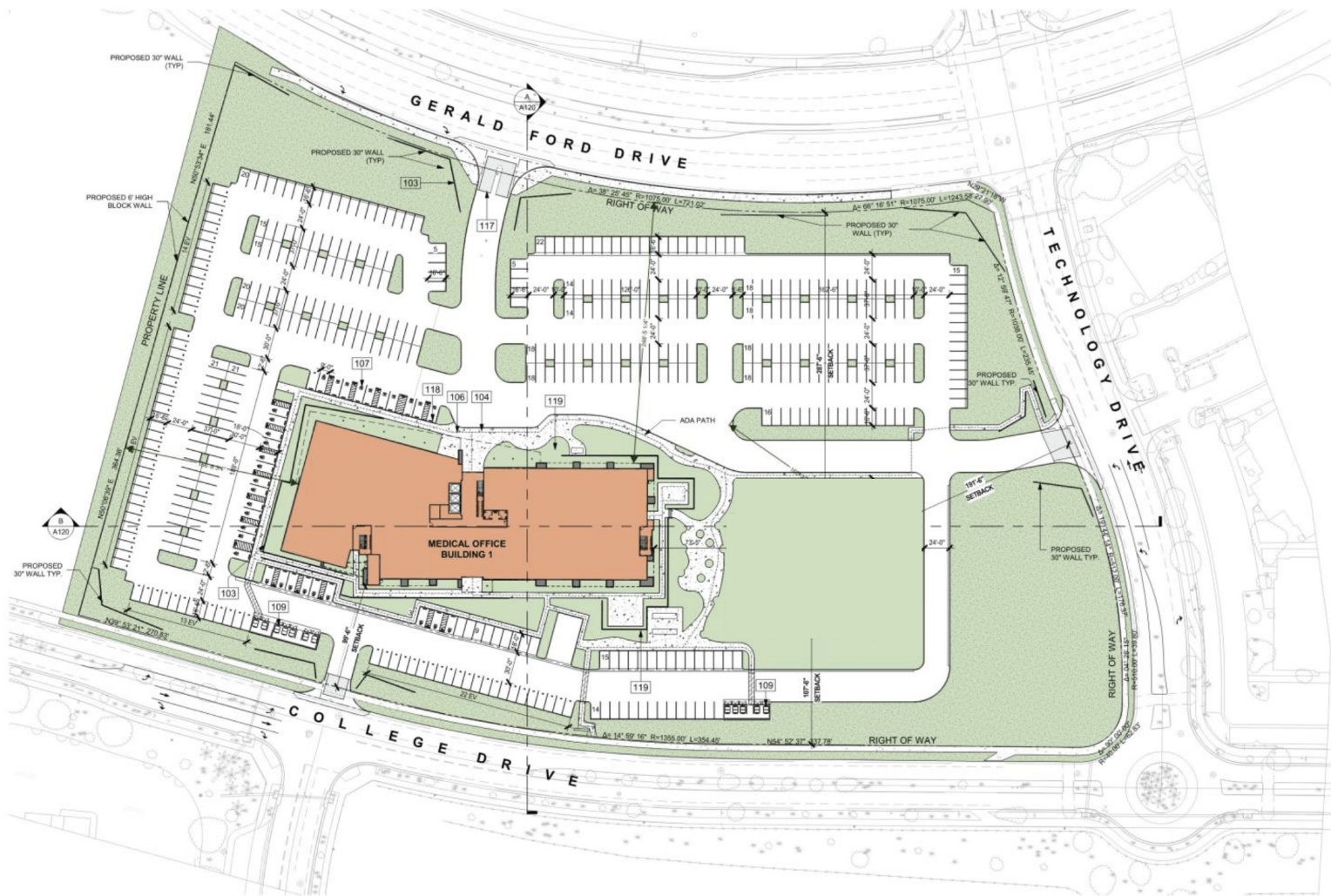
Site Aerial

WITH NEARBY HOSPITALS





Site Plan





Renderings

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Elevations

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NORTH ELEVATION

3/32" = 1'-0"



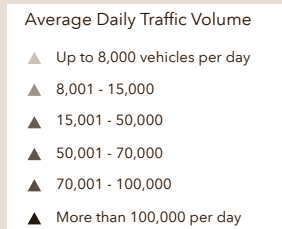
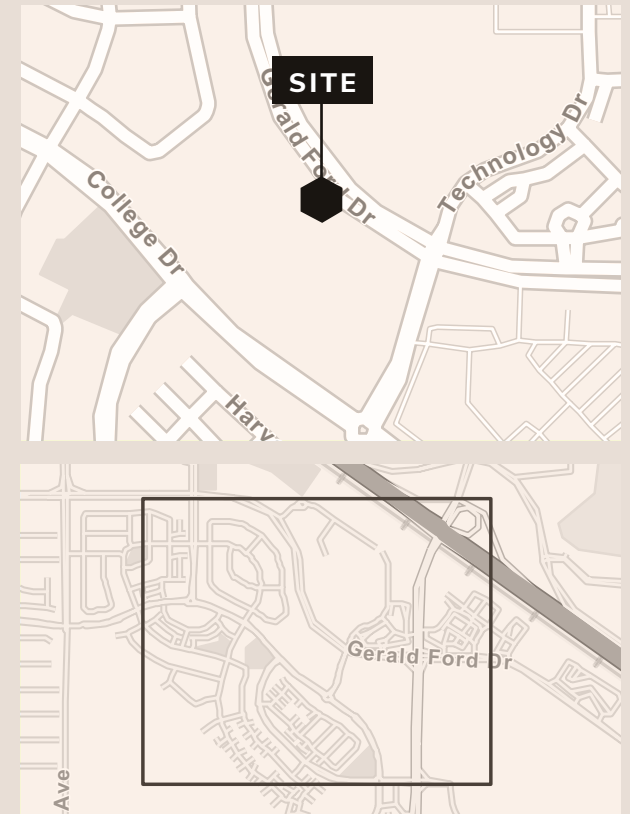
SOUTH ELEVATION

3/32" = 1'-0"



Traffic Volume

IMMEDIATE AREA





Demographics

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Population

Radius	2025	2030
1 mile	2,949	3,678
3 miles	28,340	30,380
5 miles	87,404	89,905



Households

Radius	2025	2030
1 mile	1,374	1,720
3 miles	13,886	14,924
5 miles	42,689	44,339



Median HH Income

Radius	2025	2030
1 mile	\$119,834	\$129,526
3 miles	\$95,762	\$108,157
5 miles	\$88,706	\$100,715



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