

La Quinta Medical Center

✚ MEDICAL SUITES FOR LEASE



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**47647 Caleo Bay
La Quinta, CA**



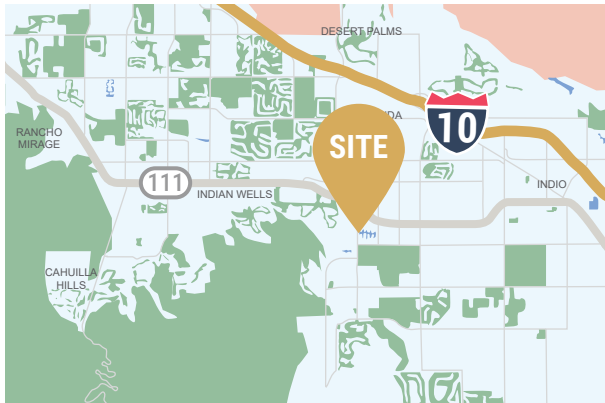
LA QUINTA MEDICAL CENTER

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.



PROMINENT LOCATION & ACCESSIBILITY

- Washington Street frontage with approximately 21,000 vehicles per day
- Proximity to Hwy 111 and major area thoroughfares
- Minutes from JFK Memorial Hospital, with Eisenhower Medical Center and Desert Regional Medical Center within a 35-minute drive



IDEAL MARKET & SITE LOCATION

- Conveniently serves 226,858 residents within a 15-minute drive
- Strong patient demographic with a desirable payor mix
- Established Coachella Valley submarket positioned for sustained healthcare demand



BUILDING HIGHLIGHTS

- Two-story, 41,600 SF medical office building
- Surface parking with covered stalls (5.74/1,000 SF parking ratio)
- Institutional ownership and professional management
- Monument signage available

Estimate 15 Min Drive

POPULATION ESTIMATES

226,858

>17 42,236

18-44 71,484

AVERAGE HOUSEHOLD
INCOME

\$91,000.00

45-64 154,924

65+ 58,214

Data Source:  **Placer.ai**

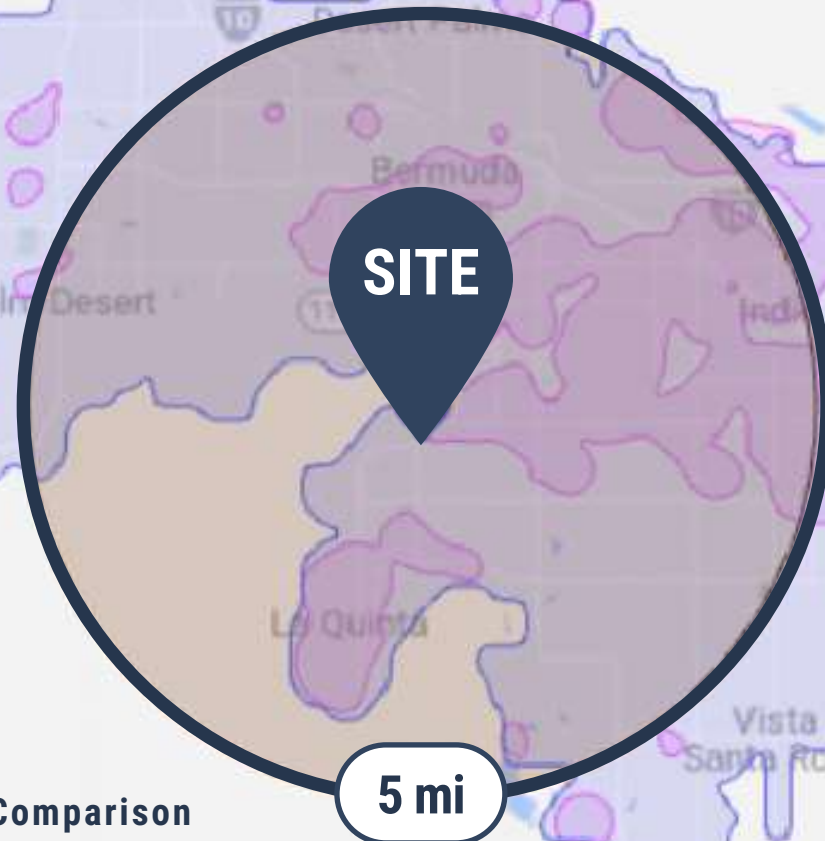
PAYOR MIX Within 15 Mile Radius

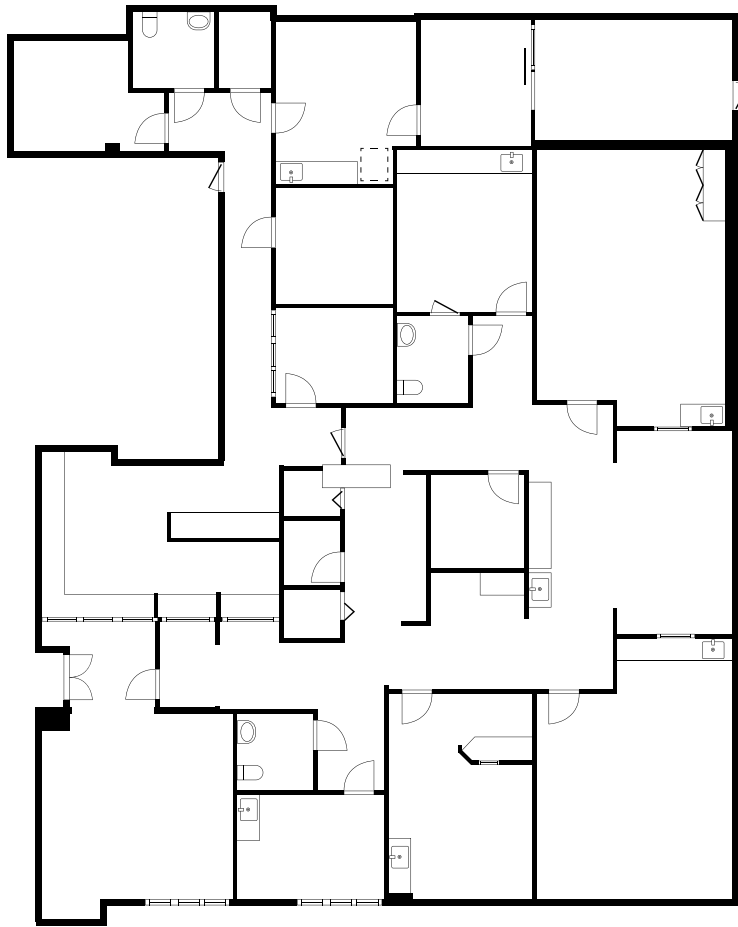
COMMERCIAL 7.7%
EMPLOYER BASED 31.9%
GOVERNMENT 36.3%
MULTIPLE 24.1%

Data Source:  **revista med**

Comparison

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



**AVAILABLE SUITE**

Suite 100 - 5,085 RSF

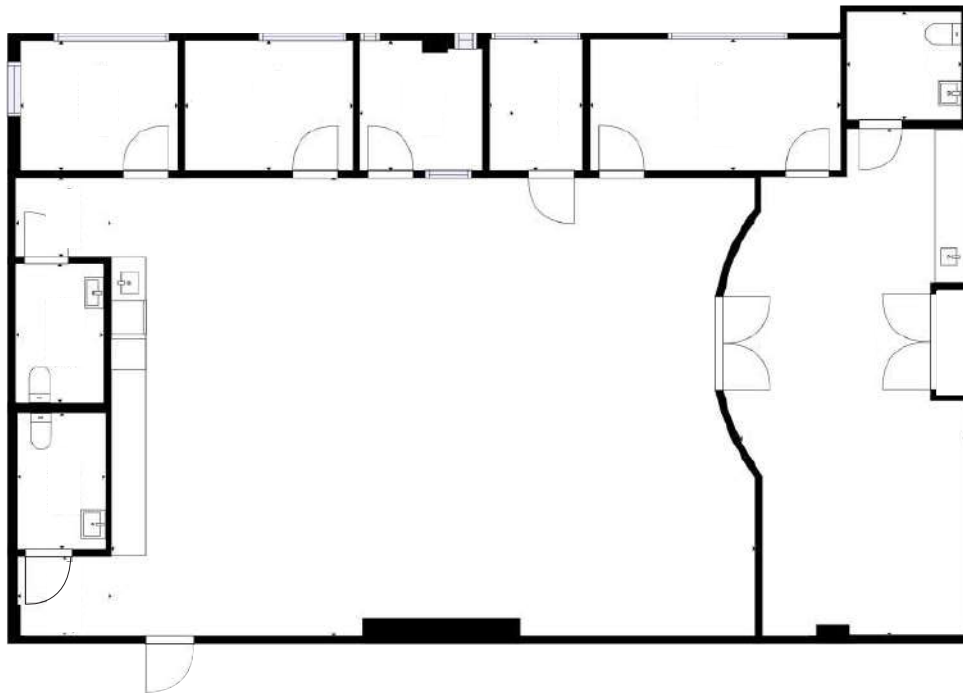
SUITE DESCRIPTION

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

Virtual Floor Plan

CLICK OR SCAN





AVAILABLE SUITE

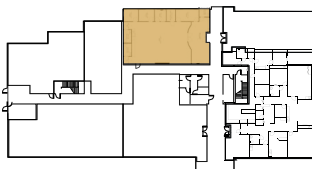
Suite 150 - 2,729 RSF

SUITE DESCRIPTION

3 Offices, Exam Room,
3 In-suite Restrooms,
Reception

Virtual Floor Plan

CLICK OR SCAN



(Hypothetical Floor Plan A)

For Illustrative Purposes Only



AVAILABLE SUITE

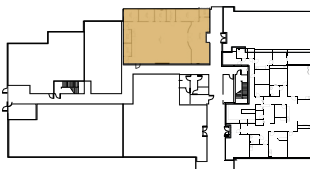
Suite 150 - 2,729 RSF

SUITE DESCRIPTION

Reception/Admin, 5 Exam Rooms, 3 Doctor's Offices, 2 In-Suites Restrooms, Nurses' Station, 3 Storage Closets, Lab, Breakroom

Virtual Floor Plan

CLICK OR SCAN



(Hypothetical Floor Plan A&B)
For Illustrative Purposes Only



Suite 150B
1,205 RSF

Suite 150A
1,524 RSF

AVAILABLE SUITE

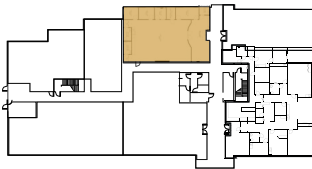
Suite 150 - 2,729 RSF

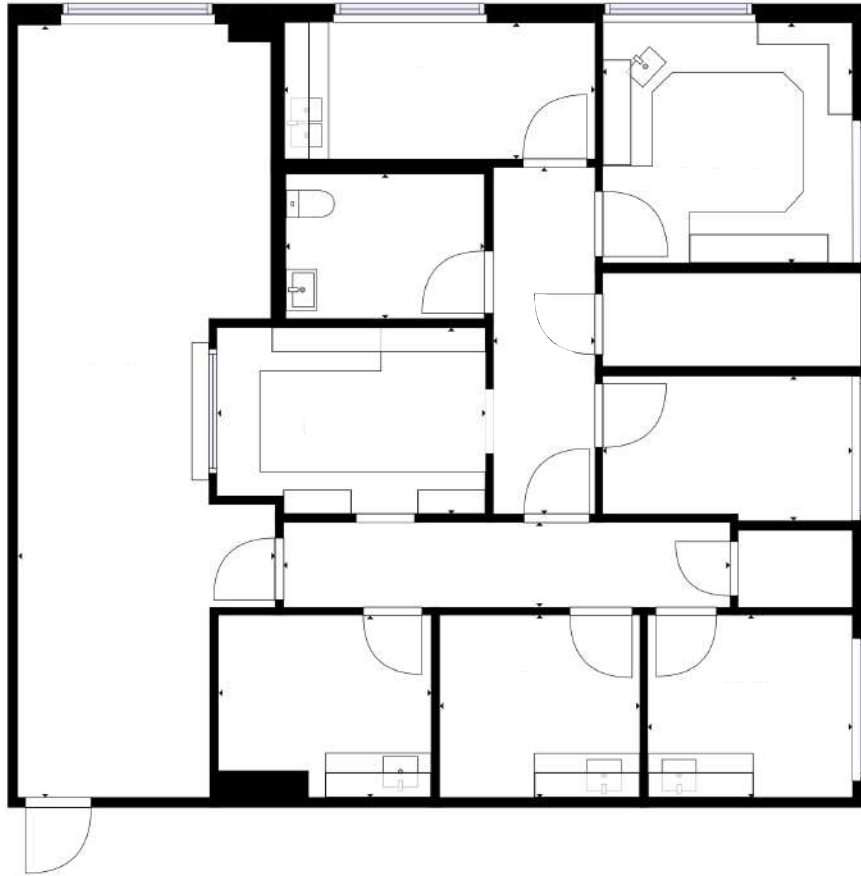
SUITE DESCRIPTION

150 A:
Waiting Room/Admin,
3 Exam Rooms, Doctor's
Office, In-Suite Restroom,
Nurses' Station, Lab, Storage

150 B:
Waiting Room/Admin,
3 Exam Rooms, Doctor's
Office, In-Suite Restroom,
Nurses' Station

Virtual Floor Plan
CLICK OR SCAN



**AVAILABLE SUITE**

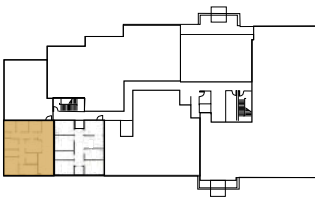
Suite 230 - 1,768 RSF

SUITE DESCRIPTION

4 Exam Rooms, Private Office
In-Suite Restroom, Waiting
Room, Reception/Admin,
Breakroom, 2 Storage Rooms

Virtual Floor Plan

CLICK OR SCAN





LOCAL HOSPITAL DISTANCE MAP

11



① Medical

Walgreens
Caleo Bay Orthodontics
Desert Dental Care

② Retail

Lowe's
Target
Planet Fitness
Washington Park Shopping Center
Trader Joe's

③ Retail

Kohl's
Hobby Lobby
Starbucks
La Casita Restaurant
Panera Bread
McDonald's
Taco Bell

④ Retail/Business/Medical

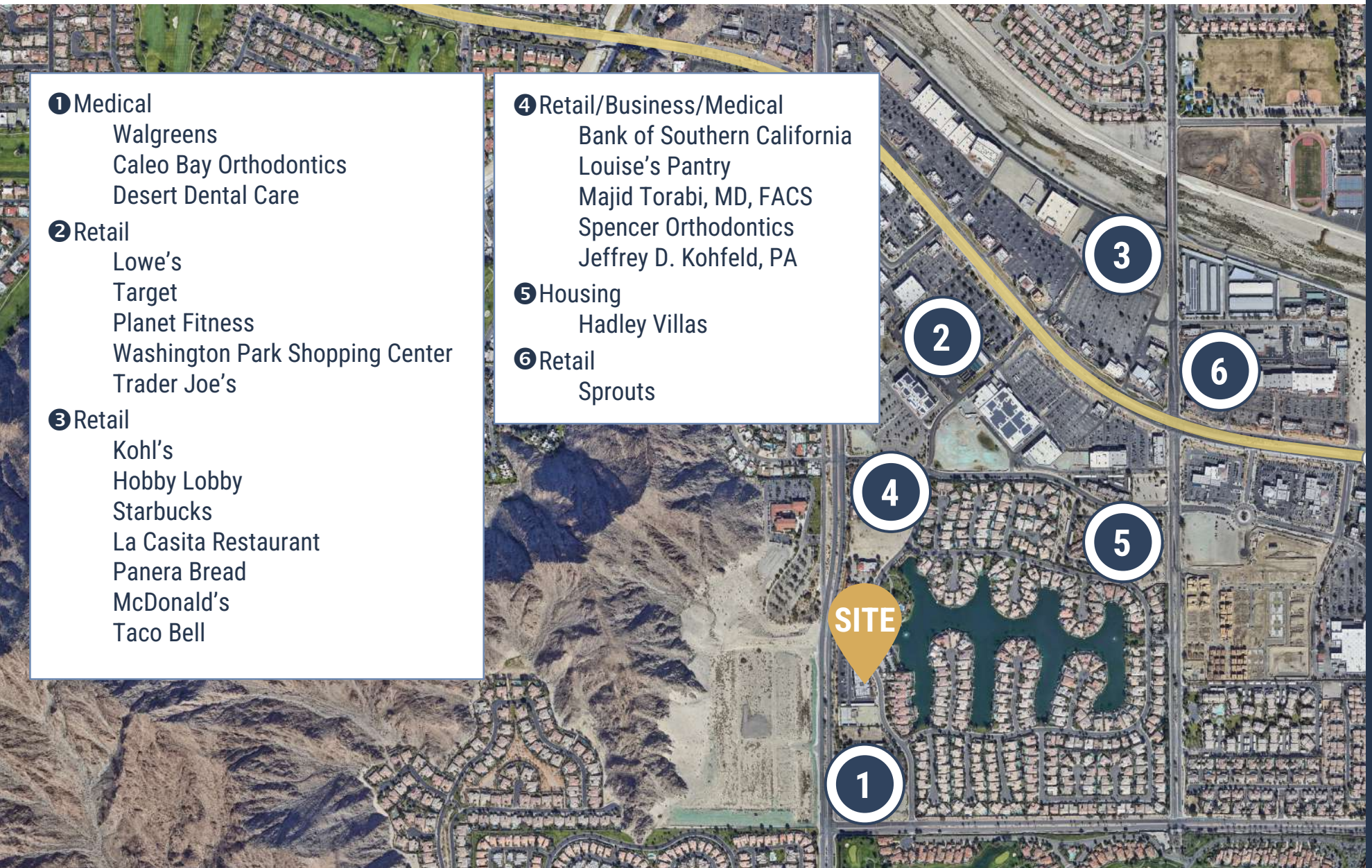
Bank of Southern California
Louise's Pantry
Majid Torabi, MD, FACS
Spencer Orthodontics
Jeffrey D. Kohfeld, PA

⑤ Housing

Hadley Villas

⑥ Retail

Sprouts





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**Well
tower**