

**FOR LEASE**

74785 Highway 111, Indian Wells, CA 92210



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# Property Overview

**FOR LEASE**

**74785 Highway 111, Indian Wells, CA 92210**



Positioned along Highway 111 corridor in Indian Wells, the Wall Street West Professional Building offers well-appointed office and medical space within one of the Coachella Valley's most prestigious business districts. The property is designed for tenant convenience and long-term occupancy, offering elevator access, generous parking with both covered and surface spaces, and prominent monument signage along Highway 111. With excellent visibility and walkability within the Indian Wells commercial corridor, the building benefits from steady traffic counts exceeding, supporting both tenant exposure and future leasing demand.

Surrounded by established retail, dining, and residential communities, this prime location continues to attract high-quality professional users. Strong historical tenancy, stable occupancy, and proximity to major arterials further position Wall Street West as a premier office/medical destination within the Coachella Valley.

Address	74785 Highway 111, Indian Wells, CA 92210	Site Area	2.7 Acres (117,612 square feet)
SF RBA	40,750 square feet	Type	Office / Warehouse
Stories	2	1st Floor Availability	Suite 100, 103/104, and 105
Year Built/ Renovated	1996/2019	2nd Floor Availability	Suite 208 and 209

# Tenants



## Charles Schwab

Tenant for 20+ years | Financial services branch that offers investment guidance, wealth management, and brokerage services to local clients.



## HALO Diagnostics

Tenant for 25+ years | Largest medical imaging facility in the Coachella Valley.

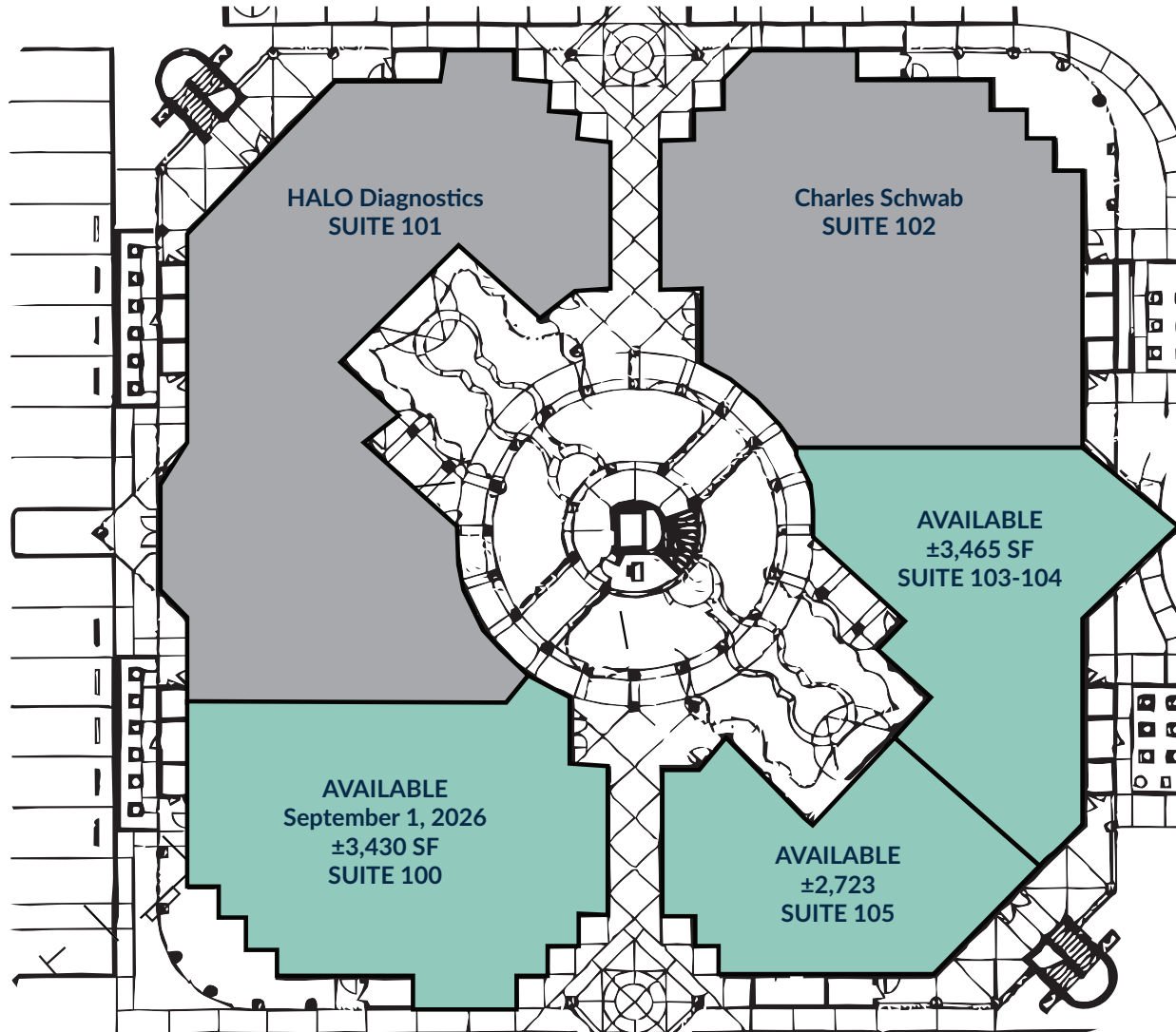


## Executive Urgent Care

Tenant for 10 year | Long-term successful urgent care.



## FIRST FLOOR



# Floor Plan | Suite 100

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<b>SUITE:</b>	100
<b>SIZE:</b>	±3,430 SF
<b>RATE:</b>	\$2.65/SF
<b>TYPE:</b>	NNN
<b>AVAILABLE:</b>	September 1, 2026

Rare Built-out medical office Indian Wells! Coming Available September 1, 2026. space has reception, waiting area, seven (7) exam rooms, x-ray room, nurses station, two (2) private offices, breakroom and multiple entrances. Reach out to Broker for an exclusive showing. Please do not disturb tenants.

- Fully Built-Out as Standard Medical Space
- Seven (7) Exam Rooms
- Two (2) Private Offices
- Reception Area
- Corner Space
- Laboratory
- X-Ray Room
- Nurses Station
- Breakroom
- Multiple Entrances
- Central Air Conditioning
- Drop Ceilings
- Lease rate does not include utilities, property expenses or building services





# Suite 105

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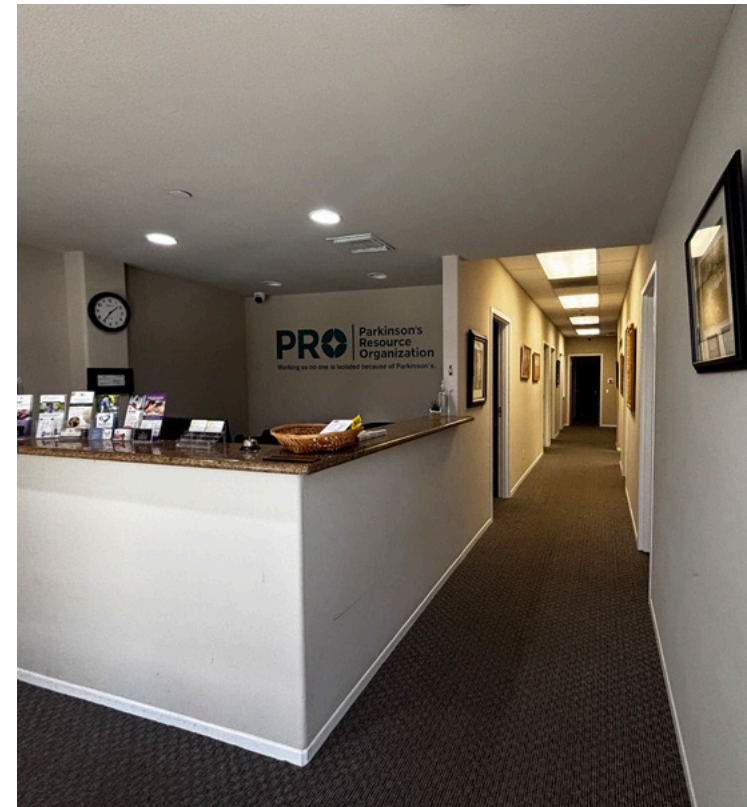


# Floor Plan | Suite 208

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74785 Highway 111, Indian Wells, CA 92210

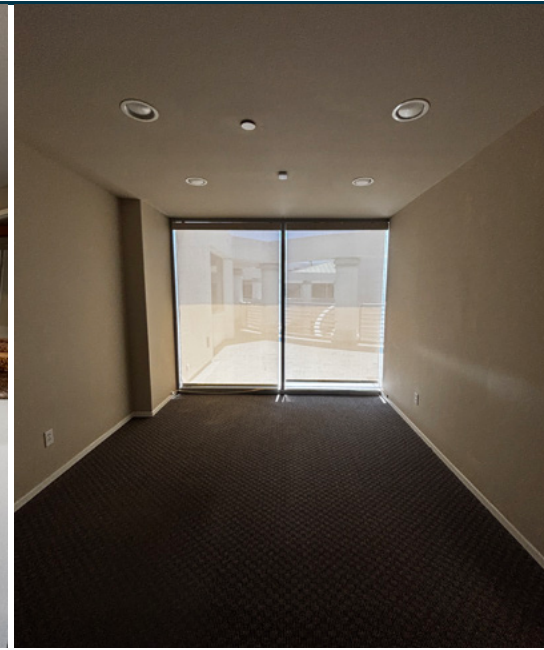


<b>SUITE:</b>	208
<b>SIZE:</b>	±1,350 SF
<b>RATE:</b>	Upon Request
<b>TYPE:</b>	NNN
<b>AVAILABLE:</b>	August 1, 2026



# Suite 208

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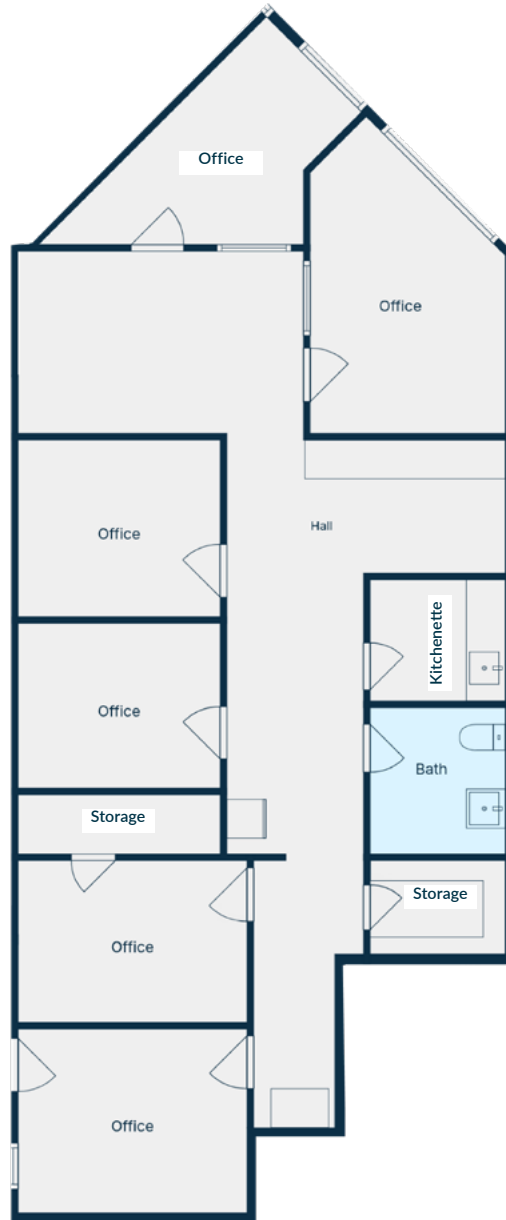
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# Floor Plan | Suite 209

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<b>SUITE:</b>	209
<b>SIZE:</b>	±1,625 SF
<b>RATE:</b>	Upon Request
<b>TYPE:</b>	NNN
<b>AVAILABLE:</b>	September 1, 2026



# Exterior Photos

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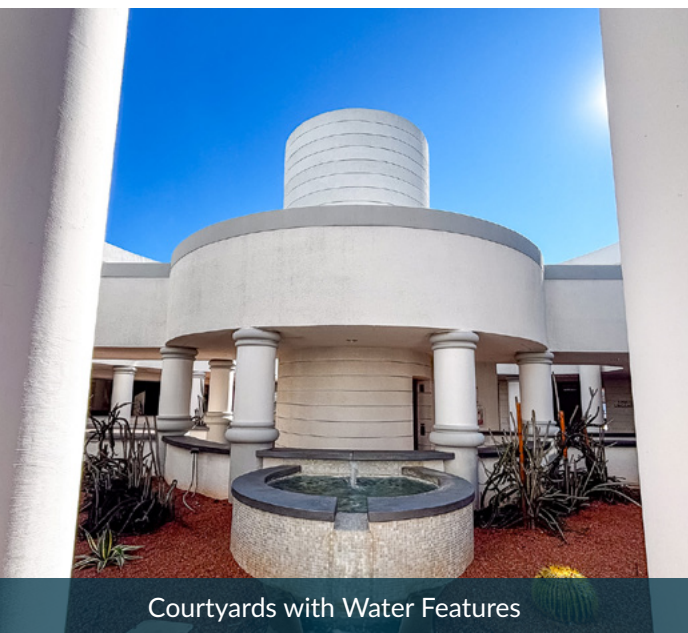
Grand Scale Street Presence



Award Winning Architecture



Stunning Views from all Floors



Courtyards with Water Features



Ideally Located



Covered Parking

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# Demographics

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	1-Mile	5-Mile	10-Mile
Population	10,556	130,170	349,332
Households	4,851	60,392	141,307
Average Household Income	\$128,249	\$125,214	\$116,872
Median Household Income	\$93,486	\$94,683	\$87,674
Traffic Volume	Highway 111 and Village Ct E: 41,302		



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## Indian Wells, California

### OVERVIEW

Indian Wells is one of the most affluent and desirable communities in the Coachella Valley, consistently ranking among the top places to live in both the Palm Springs region and Riverside County.

Indian Wells is known for its exceptionally high income levels. According to U.S. Census Bureau data, the city has one of the highest per-capita incomes in the United States, reflecting the area's strong purchasing power, luxury residential base, and high-net-worth population. *(Note: Per-capita income is an average per person and is not calculated by multiplying for a household size.)*

#1 Best Place to Live in the Palm Springs Area

#3 Best Suburb to Live in Riverside County

*These rankings highlight the city's exceptional quality of life, low crime, master-planned neighborhoods, world-class amenities, and meticulously maintained environment.*

Indian Wells is internationally recognized as the host city of the BNP Paribas Open, the second-largest professional tennis tournament in the United States and one of the most prestigious events on the global tennis calendar. The tournament is held at the Indian Wells Tennis Garden, home to the largest tennis-specific stadium in the world, drawing nearly half a million visitors each spring.

Indian Wells offers unparalleled proximity to luxury resorts, championship golf courses, fine dining, and premier retail.

It is also the only city in the Coachella Valley where an office property is located on the residential side of Highway 111, positioned directly adjacent to the area's dominant retail and lifestyle destinations—an exceptional advantage for visibility, accessibility, and walkability.

# YOUR ADVISOR



## CAMERON RAWLINGS

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## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Wilson Meade Commercial, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Meade Commercial, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Meade Commercial, Inc.

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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 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.

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