MEDICAL/OFFICE SPACES FOR LEASE

CARREON PROFESSIONAL PLAZA
ACROSS FROM JFK MEMORIAL HOSPITAL, INDIO

81880 DOCTOR CARREON BLVD, INDIO

FEATURES

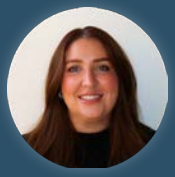
- Prominent location on Doctor Carreon Boulevard, the east Coachella Valley's major medical corridor, with easy access to Highway 111
- Located directly across from the JFK Memorial Hospital Campus and connected via a short crosswalk, providing convenient hospital access
- Five medical/office suites available, from 567 SF and up to 5,762 SF of contiguous space
- Tenants enjoy concierge landlord service, with landlord's staff on-site for assistance and maintenance, full-time certified tradesmen (including HVAC) available for repairs, and enhanced security
- Landlord has security licensing and contracts with third party licensed security personnel to offer an enhanced deterrence security model: visible random security presence and 24/7 1-800 number to call for assistance
- Impressive traffic counts of 41,464 average cars per day
- Excellent signage and visibility
- Join Radnet, Bergey Spine Institute, Desert Oasis Health Care, and more

LEASE RATE: $2.00/SF/MO MOD. GROSS

COACHELLA VALLEY

VICINITY MAP

Desert Pacific PROPERTIES, INC. COMMERCIAL REAL ESTATE



EMILY HARVEY
DRE #02229612
emily@dppllc.com
Cell: 760.636.3500

SUSAN HARVEY
DRE #00957590
susan@dppllc.com
Cell: 760.250.8992

DesertPacificProperties.com 760.360.8200

MEDICAL/OFFICE SPACE FOR LEASE

SITE AERIAL & AMENITIES

81880 DOCTOR CARREON BLVD, INDIO

Desert Pacific PROPERTIES, INC. COMMERCIAL REAL ESTATE

SITE AMENITIES

- **Location:** The property is located at 81880 Doctor Carreon Boulevard in Indio, CA.
- **APN:** 616-120-025
- **Zoning:** MUN (Mixed-Use Neighborhood)
- **Year Built:** 1984
- **Parking:** 190
- **Comments:** Located in the heart of one of the region's most established and densely populated medical corridors, the property sits directly across from a major hospital campus. There is a convenient crosswalk and flashing pedestrian light, which connects the building to the JFK Memorial Hospital campus. Tenants of Carreon Professional Plaza enjoy concierge landlord services, enhanced security, and a doctor's lounge available for conferences and meetings. With five spaces available ranging from 567 square feet up to 3,015 square feet, and up to 5,762 square feet of contiguous space, Carreon Professional Plaza has a wide range of spaces available to fit your needs.

760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

OFFICE SPACE FOR LEASE

AVAILABLE SPACES

81880 DOCTOR CARREON BLVD, INDIO

Desert Pacific PROPERTIES, INC. COMMERCIAL REAL ESTATE

AVAILABLE SUITES

Suite	Size (SF)	Base Rate/ Mo	Date Available	Comments
B101	567 SF	$1,134	6/1/26	
B107	1,206 SF	$2,412	6/1/26	
B201	1,886 SF	$3,772	Now	Space is vacant and move-in ready. 4 exam rooms, 1 office, reception area, 2 restrooms.
B205	3,015 SF	$6,030	TBD	Shell condition; buildout/tenant improvements required.
B206	861 SF	$1,722	Now	Space is vacant and move-in ready.

CROSSWALK TO JFK MEMORIAL HOSPITAL

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MEDICAL/OFFICE SPACE FOR LEASE

PROPERTY PHOTOS

81880 DOCTOR CARREON BLVD, INDIO

Desert Pacific PROPERTIES, INC. COMMERCIAL REAL ESTATE

SUITE B201 PHOTOS

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