

# La Quinta Medical Center

➤ MEDICAL SUITES FOR LEASE



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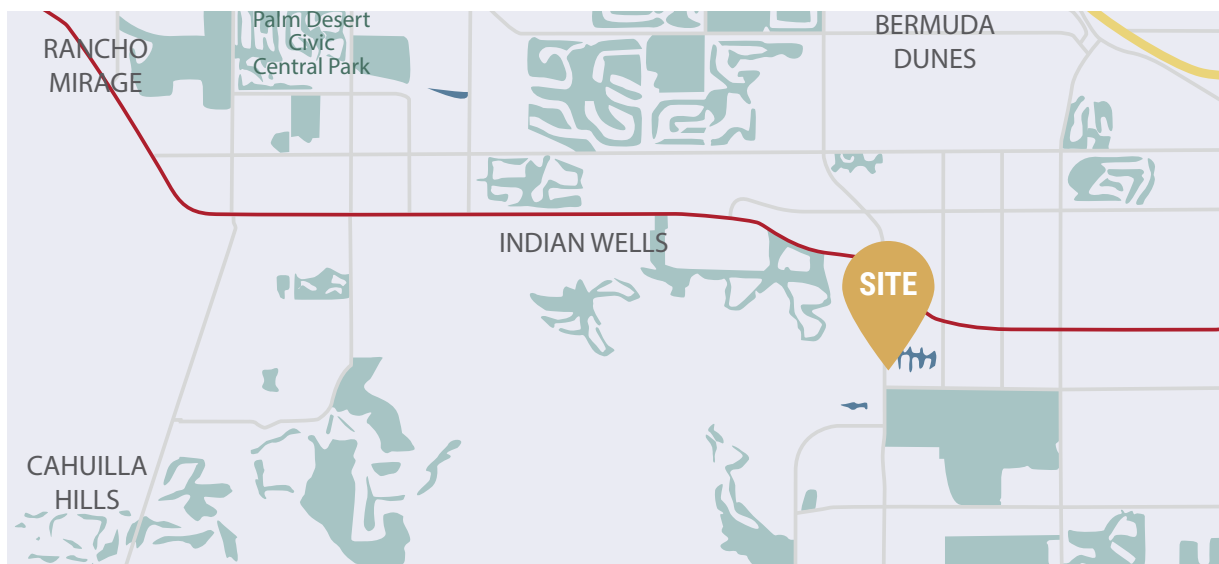
47647 Caleo Bay | La Quinta, CA



# 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.

## PROPERTY FEATURES



- WASHINGTON STREET FRONTAGE
- PROXIMITY TO HWY 111
- NEIGHBORING RETAIL AMENITIES
- CONVENIENTLY ABLE TO SERVE OVER 226,800 PATIENTS WITHIN A 15 MINUTE DRIVE TIME
- SURFACE PARKING WITH COVERED STALLS
- 5.74/1000 PARKING RATIO
- INSTITUTIONAL OWNERSHIP
- PROFESSIONAL MANAGEMENT
- GENEROUS TI ALLOWANCES
- MONUMENT SIGNAGE AVAILABLE

**Estimate 15 Min Drive**

POPULATION ESTIMATES

**226,858**

>17 42,236

18-44 71,484

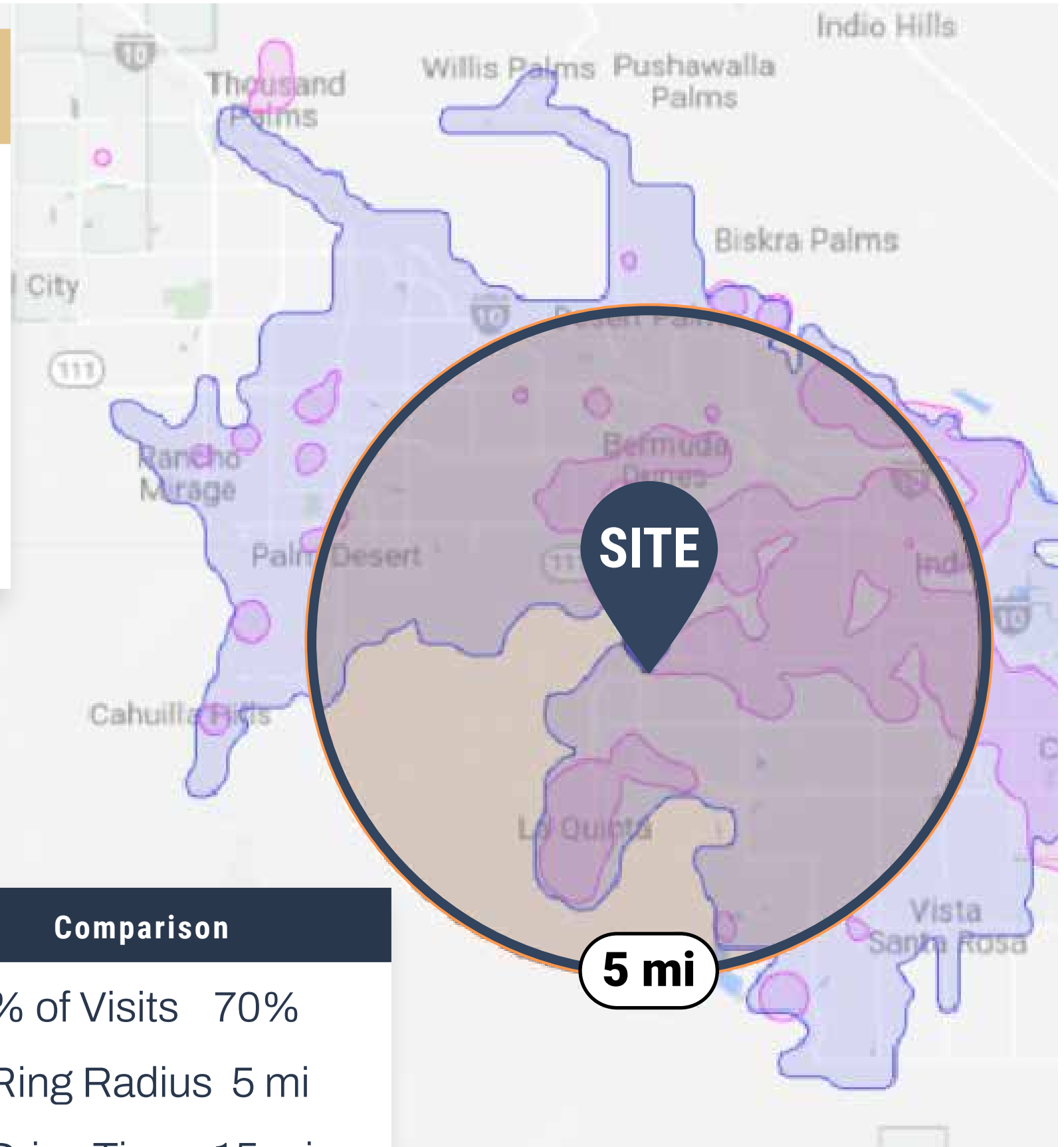
45-64 154,924

AVERAGE HOUSEHOLD INCOME

**\$91,000.00**

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

## FLOOR PLAN - FIRST 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, 2 Doctor's Office, Reading Room

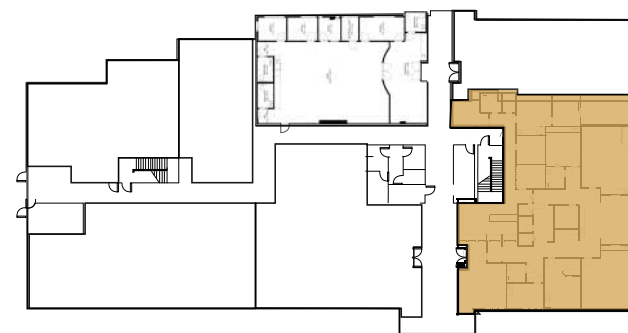
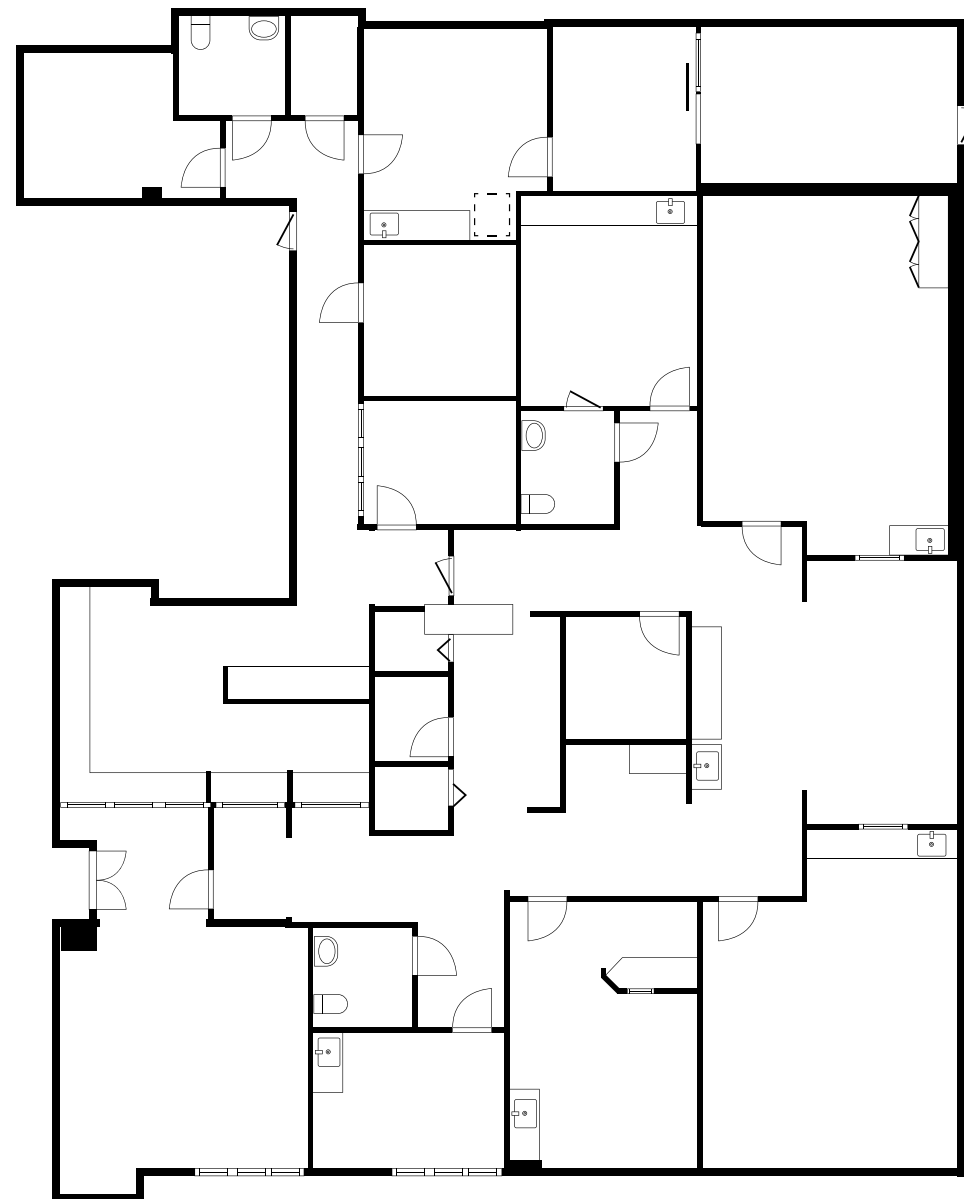
### LEASE RATE

\$2.50 MG

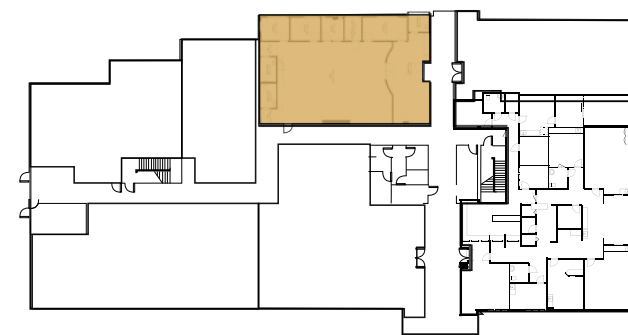
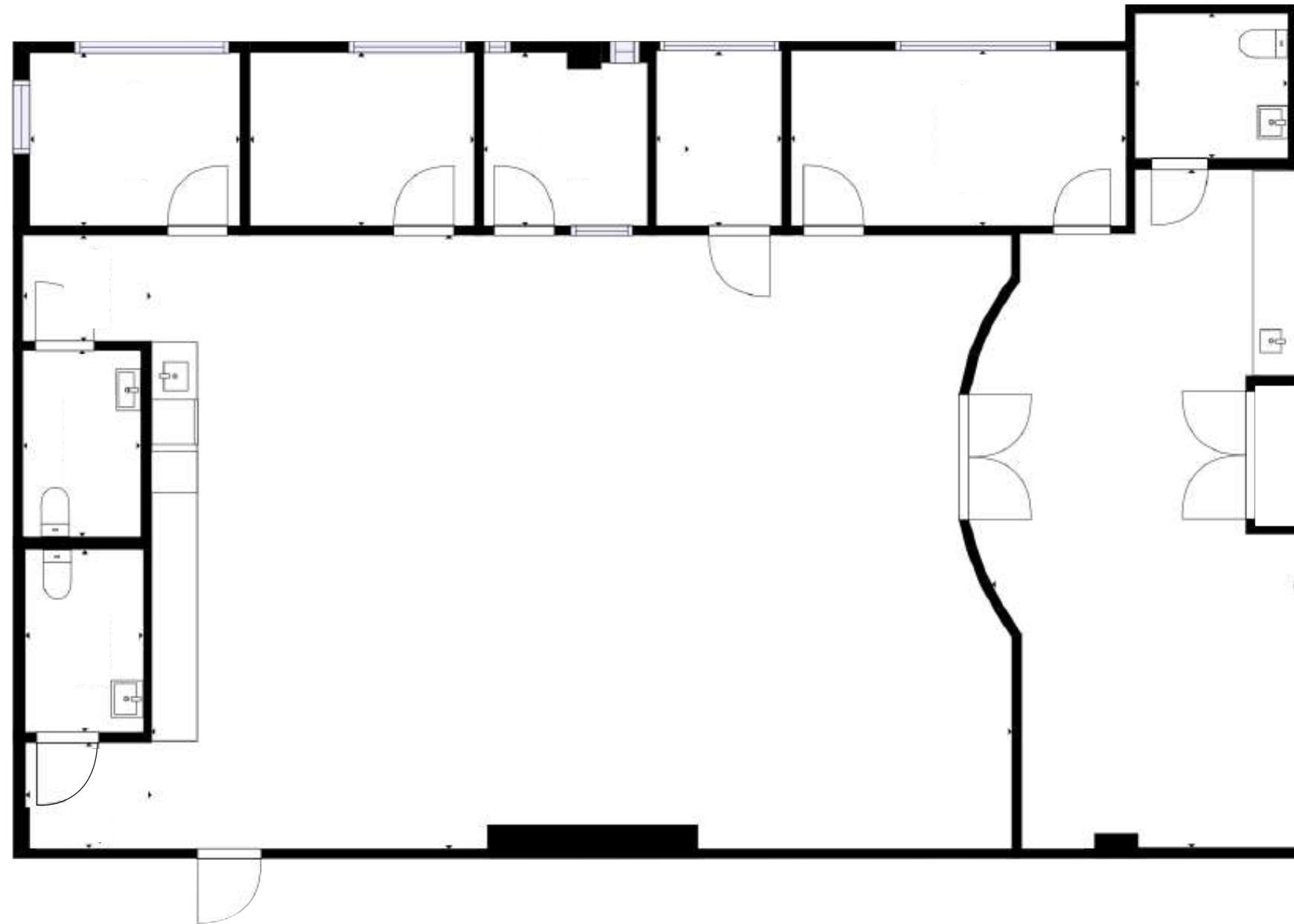
### Explore Space



CLICK



## FLOOR PLAN - FIRST FLOOR



### AVAILABLE SUITE

Suite 150 - 2,729 RSF

### SUITE DESCRIPTION

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

### LEASE RATE

\$2.50 FSG

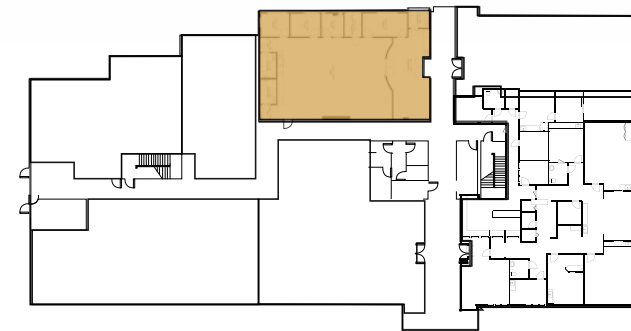
### Explore Space



CLICK

# FLOOR PLAN - FIRST FLOOR

(Hypothetical Floor Plan A)  
For Illustrative Purposes Only



## AVAILABLE SUITE

Suite 150 - 2,729 RSF

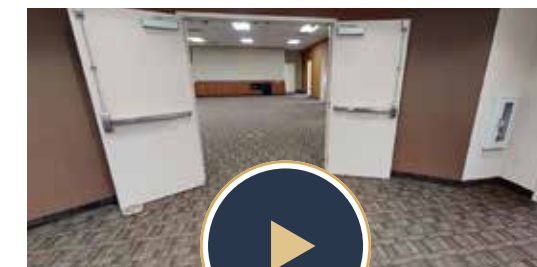
## SUITE DESCRIPTION

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

## LEASE RATE

\$2.50 FSG

## Explore Space



CLICK

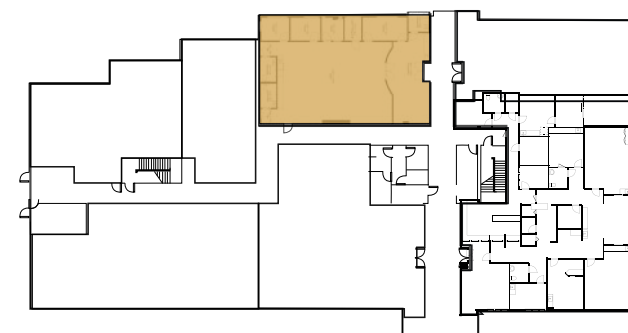
# FLOOR PLAN - FIRST FLOOR

(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

## LEASE RATE

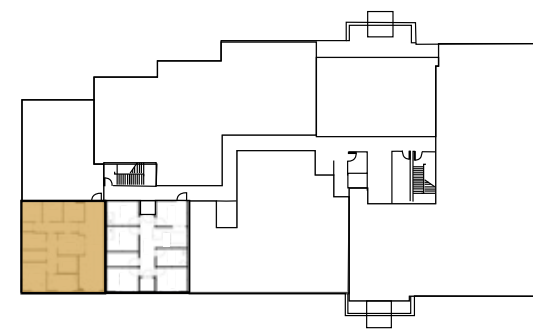
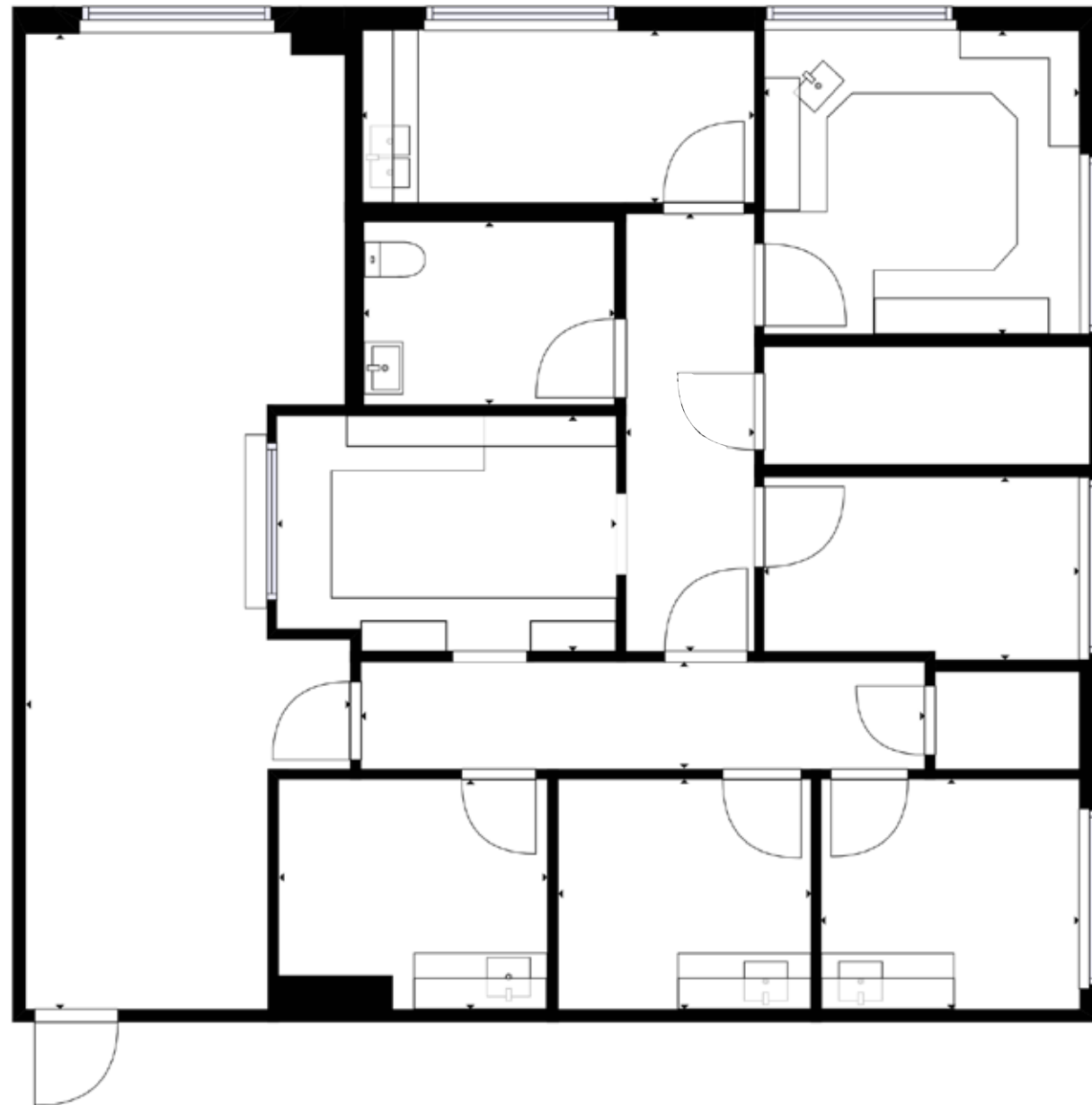
\$2.50 FSG

## Explore Space



CLICK

## FLOOR PLAN - SECOND FLOOR



### AVAILABLE SUITE

Suite 230 - 1,768 SF  
**Available 5/1/2026**

### SUITE DESCRIPTION

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

### LEASE RATE

\$2.50 FSG

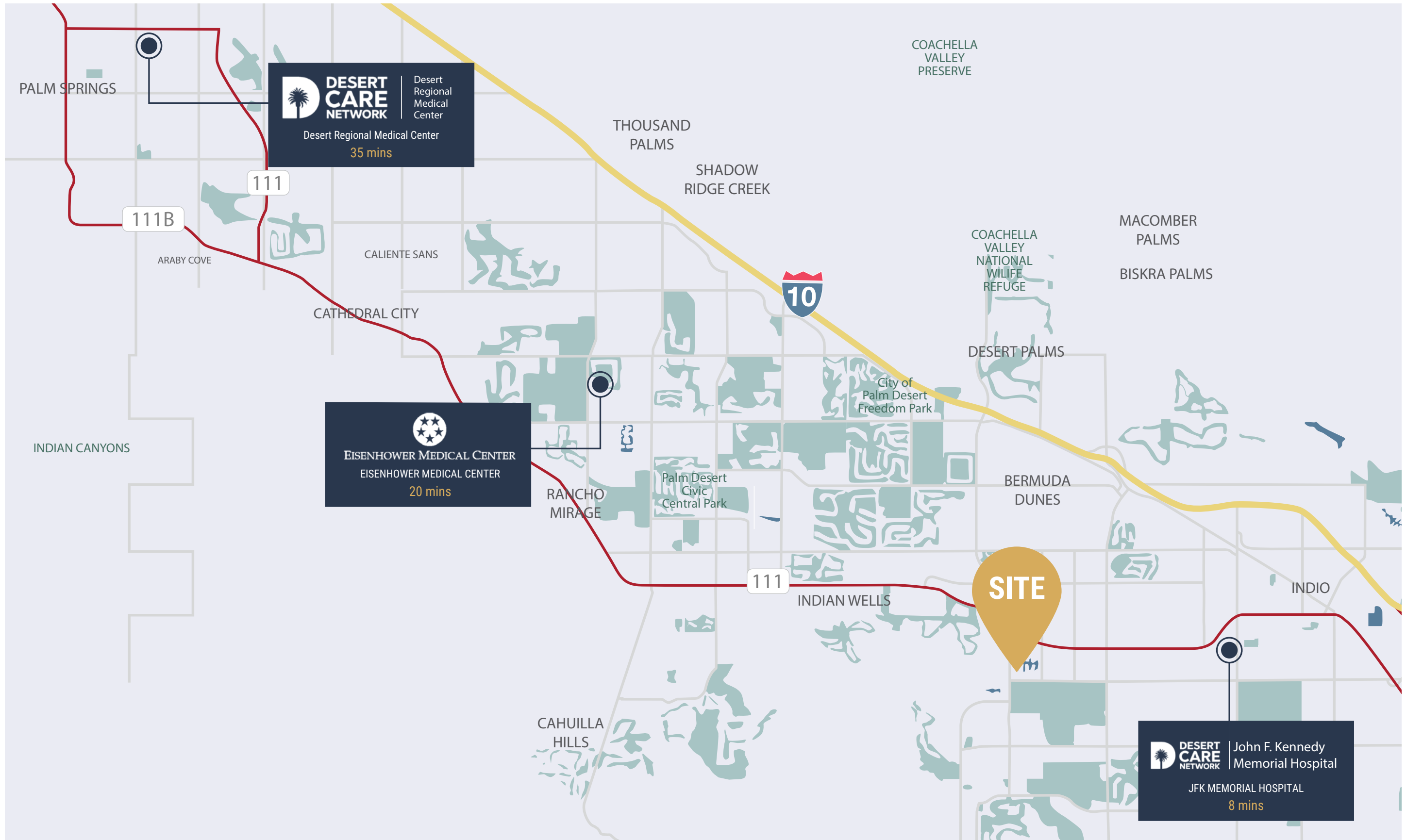
### Explore Space



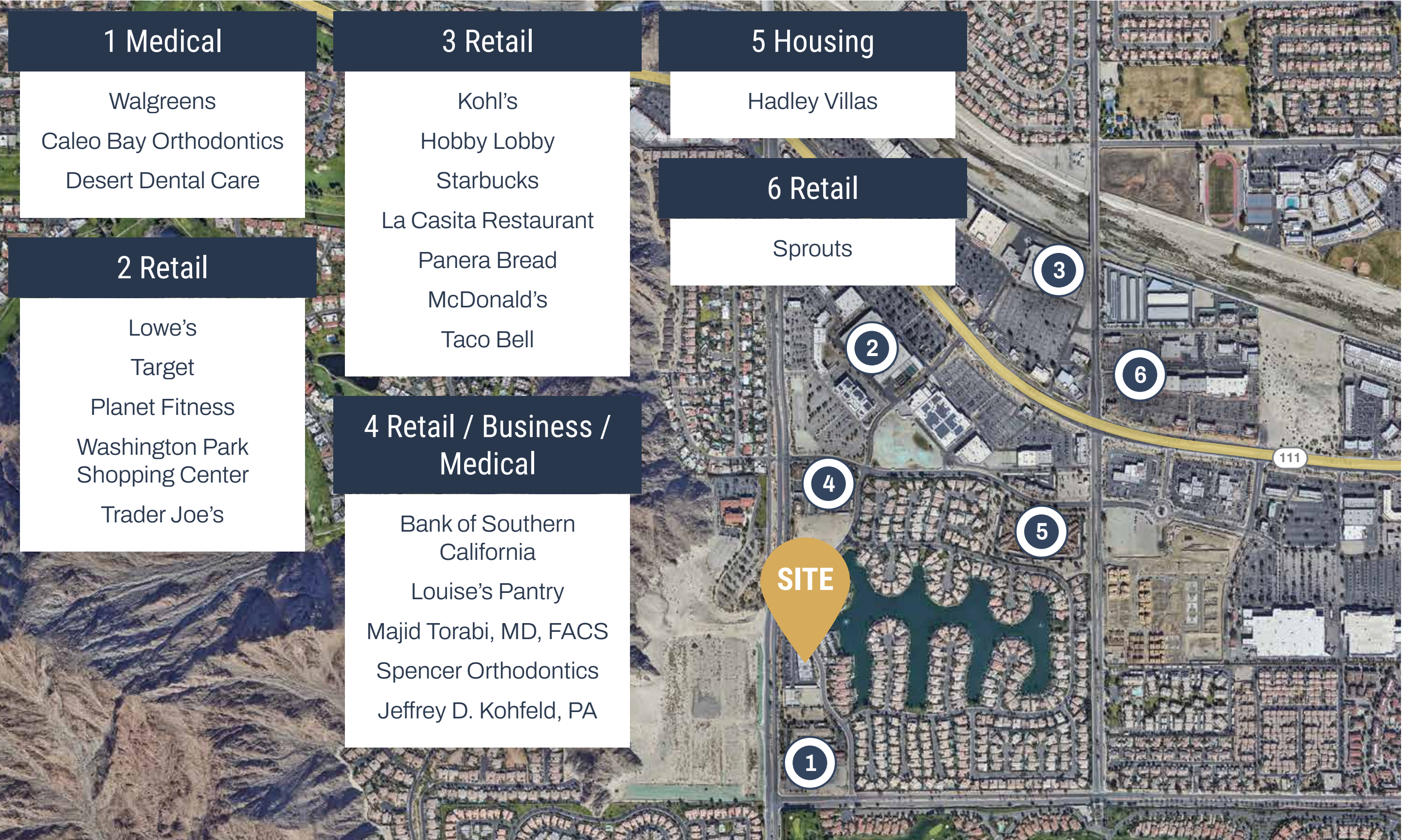
CLICK



# LOCAL HOSPITAL DISTANCE MAP



AMENITIES AROUND THE PROPERTY





DESERT REGIONAL / JFK MEMORIAL

JFK ORTHOPEDICS

47647



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