MEDICAL BUILDING ON HOSPITAL CAMPUS

81893 DR CARREON BLVD, INDIO

FOR SALE OR LEASE



FEATURES

- 8,091 SF building consisting of seven medical office condos located on the JFK Memorial Hospital campus for sale
- Fully leased and income-producing
- Located on Indio's medical corridor, and surrounded by other medical facilities such as JFK Memorial Hospital, Halo Diagnostics, Quest Diagnostics, Kaiser Permanente, Labcorp, and Desert Oasis Healthcare
- Excellent visibility on Doctor Carreon Blvd
- Two spaces, 529 SF & 691 SF, available for lease as of May 2027



AERIAL MAP

PRICE: $2,600,000

LEASE RATE: $1.60/SF/MO NNN

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

2/4/26 JC



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MEDICAL BUILDING ON HOSPITAL CAMPUS

AERIAL & SITE AMENITIES

81893 DR CARREON BLVD, INDIO

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SITE AMENITIES

- **Location:** 81893 Dr Carreon Blvd, Indio
- **APNs:**
  Suite 1A: 616-168-015
  Suite 2: 616-168-016
  Suite 3: 616-168-017
  Suite 4: 616-168-018
  Suite 5: 616-168-019
  Suite 6A: 616-168-020
  Suite 6B: 616-168-021
- **Zoning:** Click here to view Mixed Use Neighborhood (MUN)
- **General Plan:** Click here to view Mixed Use Neighborhood
- **Year Built:** 1980
- **HOA Dues:** $4,328.83/mo
- **NNN:** $1.01/SF
- **Comments:** Located in the heart of one of the region's most established and densely populated medical corridors, the property sits directly on a major hospital campus. With the entirety of the building leased to a diversified mix of medical and professional tenants, this asset provides immediate in-place income and strong long-term growth potential. This property is ideal for an owner-user or investment, presenting a rare opportunity to customize a presence in a prime medical setting.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	5,783	73,112	106,093
No. of Households	2,784	29,306	44,935
Avg. Household Income	$85,443	$83,672	$90,826

PROPERTY PHOTO



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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.

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RENT ROLL & FINANCIALS

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RENT ROLL

Unit	Tenant	Size	Monthly Rent	Rent PSF	Annual Increases	Lease Start	Lease End	Options To Extend
1A	JFK MEMORIAL HOSPITAL (VACANT AS OF 5/1/2027)	529 SF	$1,012	$1.91/SF	3%	5/1/2007	4/30/2027	NA
2	ACUITY EYE GROUP	2,872 SF	$4,437.24	$1.55/SF	3%	5/1/2024	4/30/2031	Two 5-year options to extend
3	ST. MARY'S SONOGRAM	691 SF	$967.40	$1.40/SF	-	7/1/2025	6/30/2026	One 5-year option to extend
4	DESERT INSIGHT	1,289 SF	$2,124	$1.65/SF	3%	10/1/2024	9/30/2027	One 3-year option to extend
5	CA STATE ASSEMBLY	1,295 SF	$3,379.95	$2.61/SF	-	6/15/2025	5/31/2029	One 4-year option to extend
6A	JFK MEMORIAL HOSPITAL (VACANT AS OF 5/1/2027)	691 SF	$1,320	$1.91/SF	3%	5/1/2007	4/30/2027	NA
6B	HAPPY HEARING AID CENTER	724 SF	$941.20	$1.30/SF	-	10/6/2025	9/30/2026	One 2-year option to extend

INCOME & EXPENSES

Annual Income	$170,181.48
Annual Expenses	$102,298
Operating Expense Reimb.	$97,898.28
Net Income	$165,781.76

CAP RATE %

Purchase Price	$2,600,000
Net Income	$165,781.76
Cap Rate	6.38%

EXPENSES

Description	Annually
Association Dues	$51,946
Insurance	$3,095
Maintenance	$4,536
Property Management	$10,500
Property Taxes	$31,837
Utilities	$384
TOTAL	$102,298



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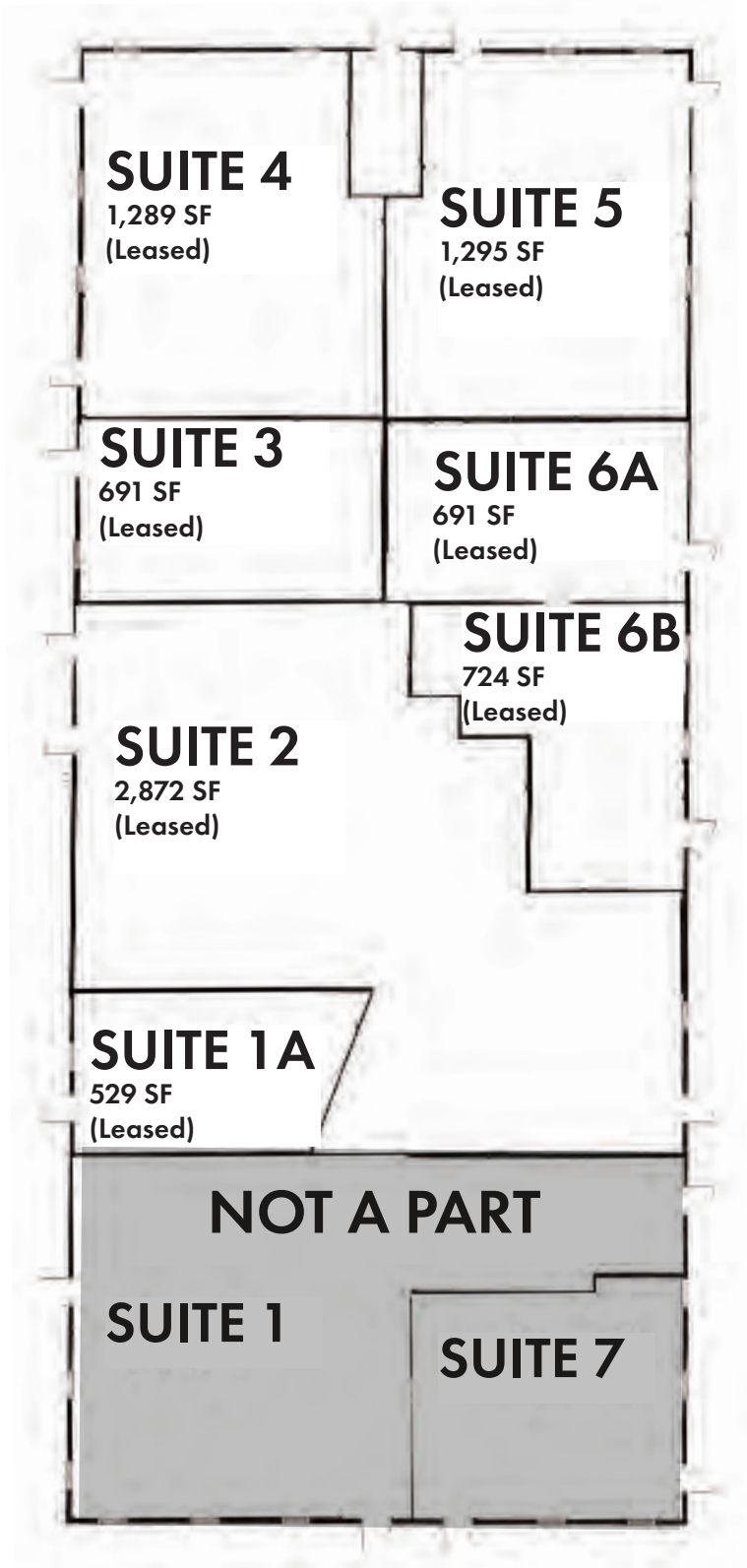
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SITE PLAN & PHOTOS

81893 DR CARREON BLVD, INDIO

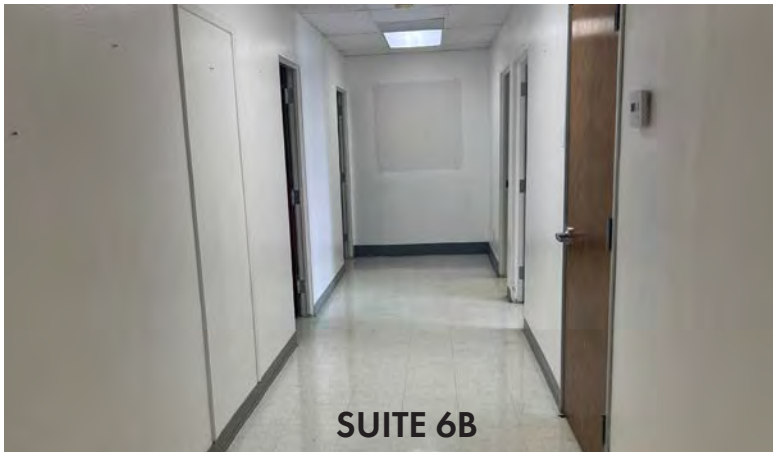
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SITE PLAN









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