

5,000 SF RANCHO MIRAGE MEDICAL CONDO FOR SALE

Strong Visibility at One of the Valley's Busiest Healthcare Centers



72780 Country Club Drive, Suite 300, Rancho Mirage, CA

NW Corner Monterey & Country Club - Rancho Mirage Medical Center



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Excellent Opportunity for Investor or Medical User

For Sale: \$2,250,000

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DISCLAIMER:

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

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*Beautifully Appointed Multi-Purpose Rooms Including Multiple Offices,
Exam & Treatment Rooms, Conference Rooms, Breakrooms & 3 Bathrooms*

- Strategically Located at High-Traffic Corner with Close Proximity to Eisenhower Medical Center
- Easy Ingress and Egress
- Center Includes Labs, Imaging Facilities, Urgent Care Center, Variety of High-Identity Healthcare Specialties to Serve the Entire Coachella Valley
- Plentiful Parking Includes Some Covered Areas
- Major Retail Centers on Opposite Corners
- Easy Access to I-10



Rancho Mirage, at the center of the Coachella Valley, is the premier desert community for high-profile world-renowned medical facilities, such as Eisenhower Medical Campus, and The Betty Ford Center. This healthcare capital of the desert can deliver programs and services that rival those of any major city.

Known for offering a relaxing, upscale lifestyle, Rancho Mirage is also home to a number of world-class resorts, entertainment and dining venues which are a major draw to new residents and businesses, alike.

The perfect combination of luxury and value results in rapid growth of the wellness / healthcare industry. This offering provides the unique opportunity to acquire an exceptional asset at the center of a robust, health-oriented community.

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Seller Currently Occupies 3,000 SF of the 5,000 SF Building and Subleases an Additional 2,000 SF to Two Separate Healthcare Tenants.

Property may be purchased with any of the following terms at Buyer's discretion:

- Seller may remain on site and lease back from new Buyer at a 6% cap rate
- Seller may vacate his 3,000 SF and the two Sub-Lessees may remain with new owner
- Seller and Sub-Lessees may vacate



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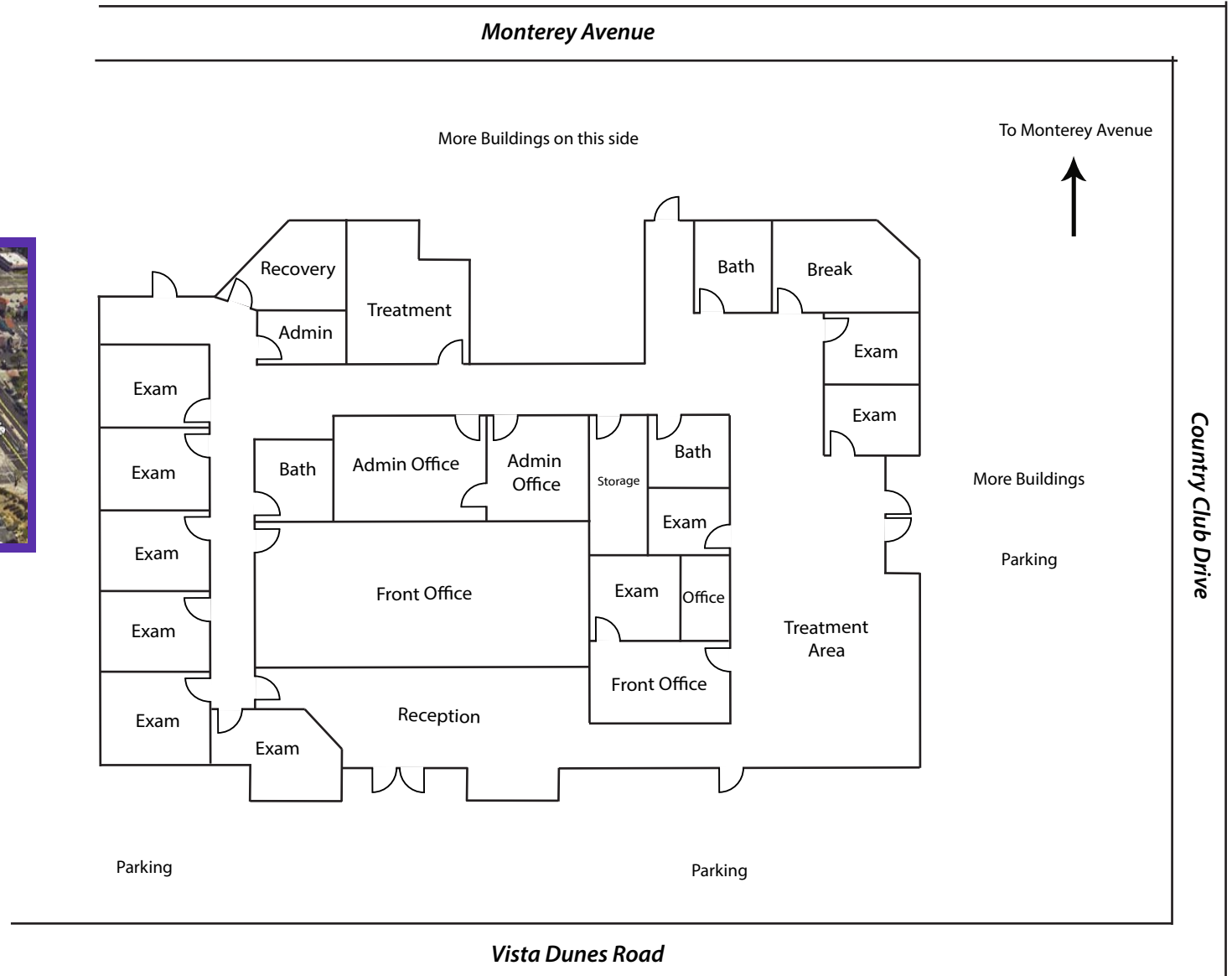
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Versatile Multi-Use Layout



Site Aerial



Prominent Frontage at Vista Dunes Entrance

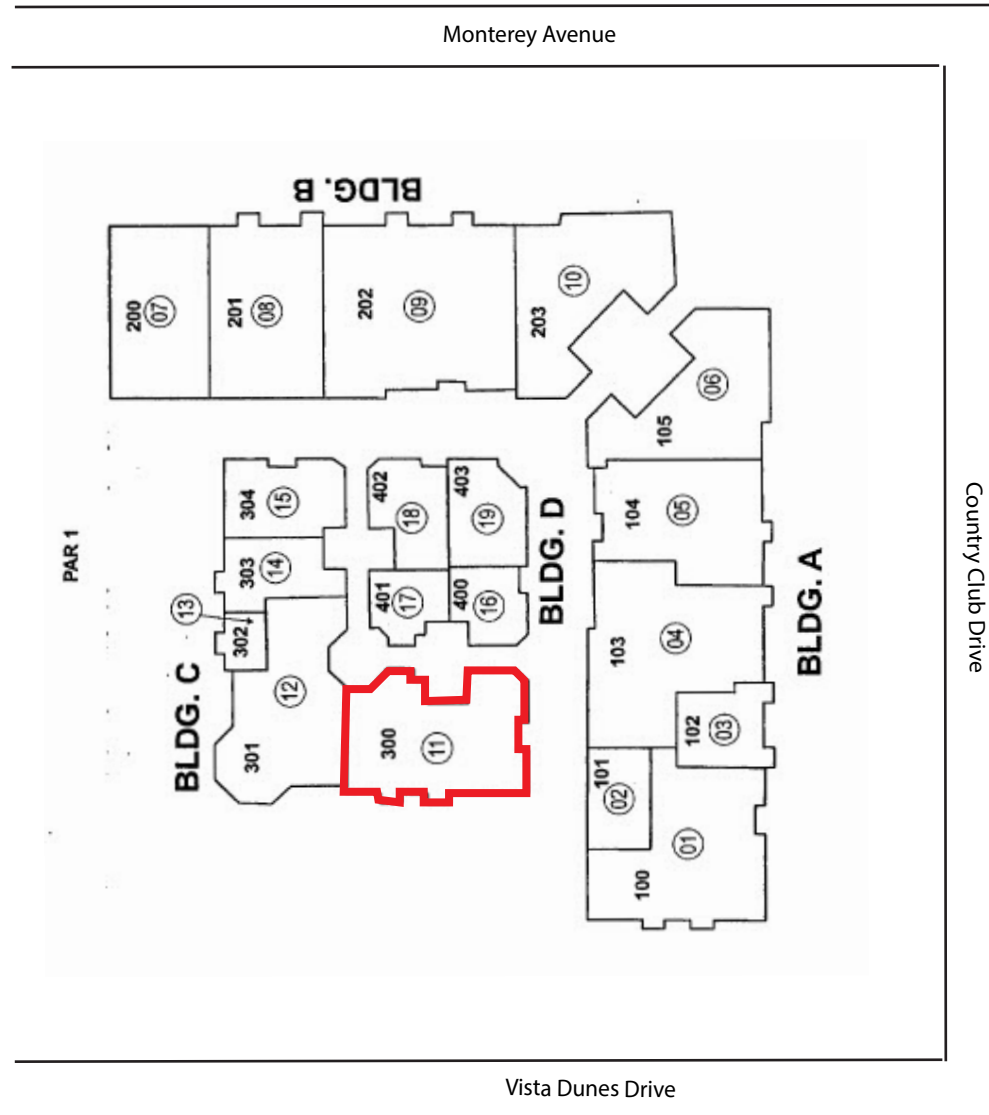
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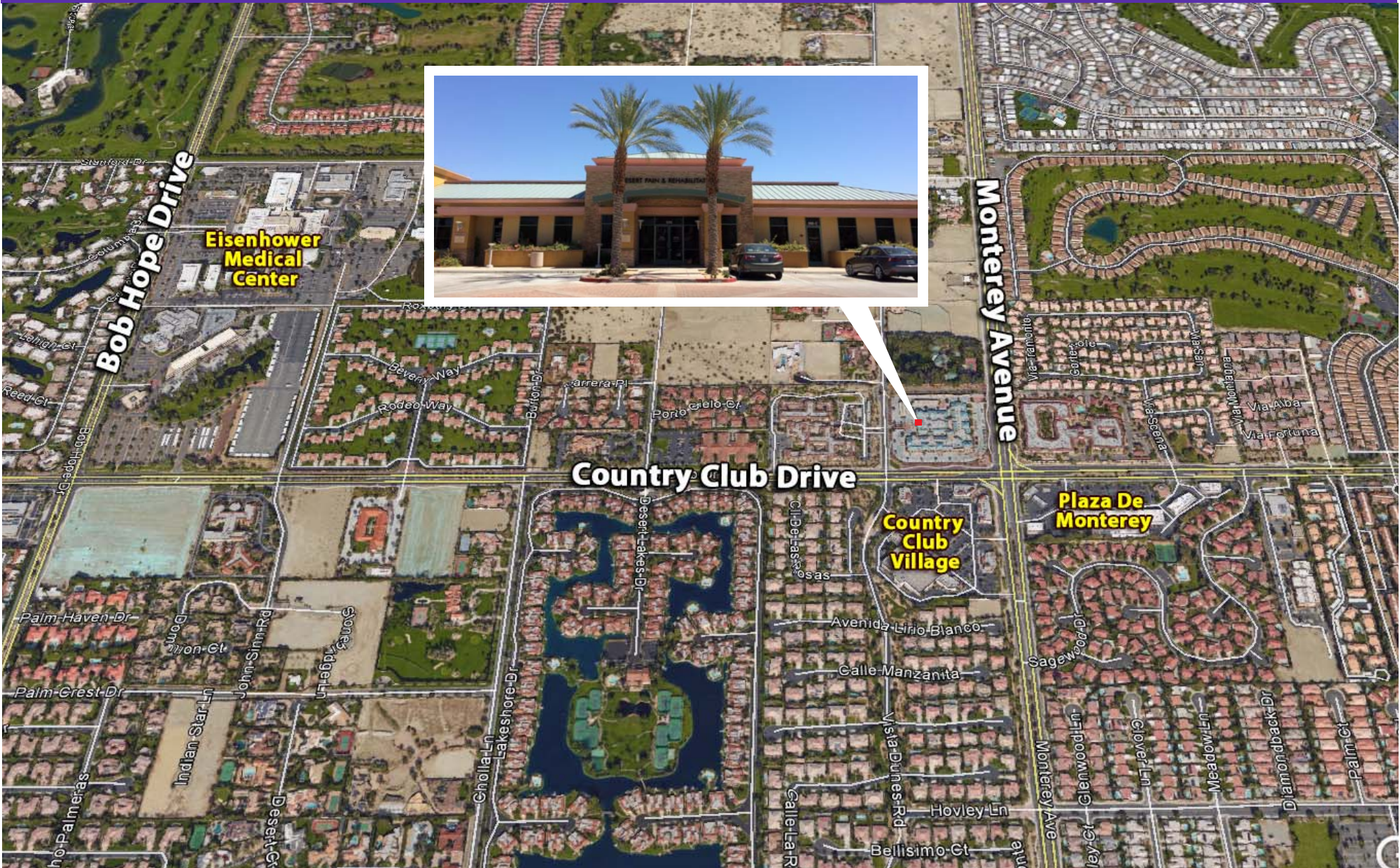
- Zoning
- Year Built: 2008
- APN: 658-321-011
- Traffic Count: 33,385 Cars / Day

Site Plan



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*Property tours must be arranged with Irene Di Vito of Baxley Properties, Inc.
Please do not contact the on-site management without prior approval.*



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