

## MEDICAL OFFICE BUILDING

**2100 E. Tahquitz Canyon  
Palm Springs, CA**



- ◆ **Sales Price \$3,200,000**
- ◆ **6.1% Proforma Cap Rate**
- ◆ **Remodeled in 2022**
- ◆ **Spectacular High end finishes**
- ◆
- ◆ **8144 SF in two buildings**
- ◆ **.91 Ac lot APN# 502-075-013**
- ◆ **Excellent mid-town location**
- ◆ **Bldg A approx. 3144 sf**
- ◆ **11 rooms Currently used for a dermatology & skin center**
- ◆ **Bldg B approx. 5000 sf**
- ◆ **21 rooms currently vacant**
- ◆ **Large parking area 20 covered and 17 open spaces**
- ◆ **Zoned C-1**

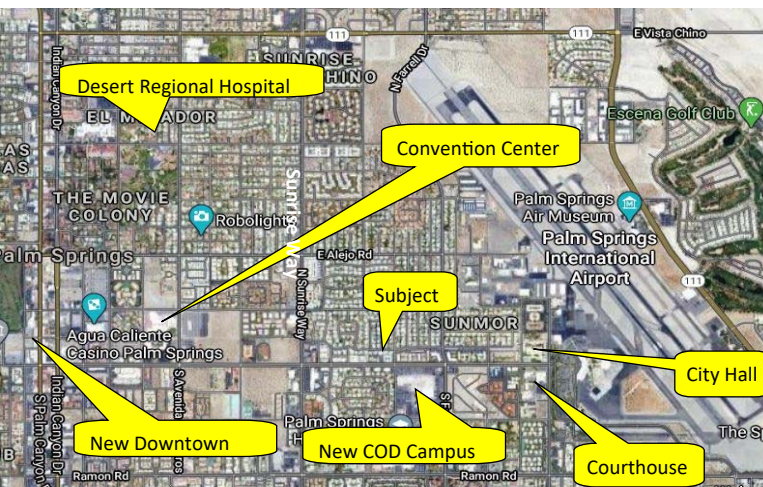
### Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
E Tahquitz Canyon ...	N Saturnino Dr E	9,500	2022	0.17 mi
E Tahquitz Canyon ...	S Farrell Dr E	10,169	2022	0.22 mi
N Sunrise Way	S Sunrise Way S	14,511	2022	0.28 mi
S Sunrise Way	E Arenas Rd S	15,260	2022	0.29 mi
N Farrell Dr	E Andreas Rd S	10,623	2022	0.32 mi
S Farrell Dr	E Tahquitz Canyon ...	9,748	2022	0.33 mi
E Baristo Rd	Goleta St E	6,344	2022	0.35 mi
E Baristo Rd	S Farrell Dr E	7,222	2022	0.36 mi
E Tahquitz Canyon ...	S Hermosa Dr W	11,515	2022	0.41 mi
E Tahquitz Canyon ...	Louella Rd E	10,655	2022	0.42 mi

Made with TrafficMetrix® Products

### Demographics >>

	1 mile	3 miles
Population	8,316	50,004
Households	4,322	23,887
Median Age	54.10	52.80
Median HH Income	\$58,191	\$61,429
Daytime Employees	7,265	31,594



**BADDOUR & ASSOCIATES COMMERCIAL REALTORS**  
1401 N. PALM CANYON DR., #200 PALM SPRINGS, CA  
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Building A



Remodeled Lobby Bldg B



Covered Parking structure



Remodeled Lobby Bldg B



Breezeway

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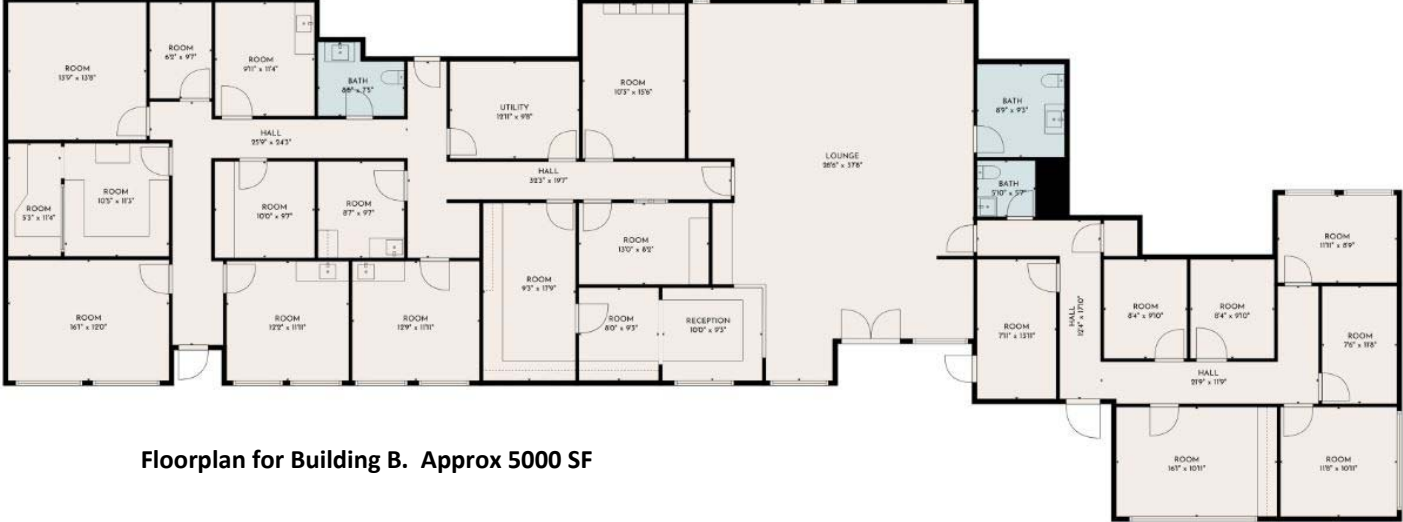
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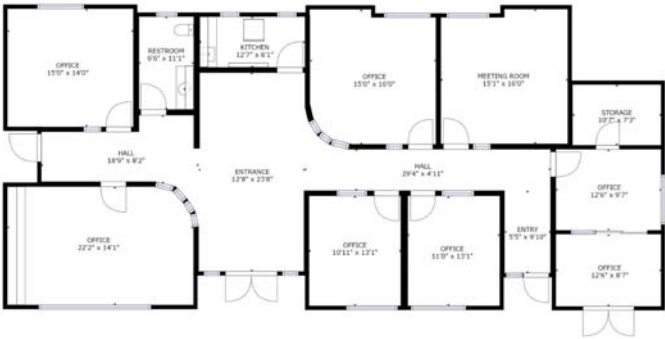
**2100 E. Tahquitz Canyon**



**Floorplan for Building B. Approx 5000 SF**



**Floorplan for Building A approx. 3144 sf**



\* Riverside County Tax assessor square footage is 8144 sf total for both spaces. The square footages used are approximate in this flyer for each space and should be confirmed.

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