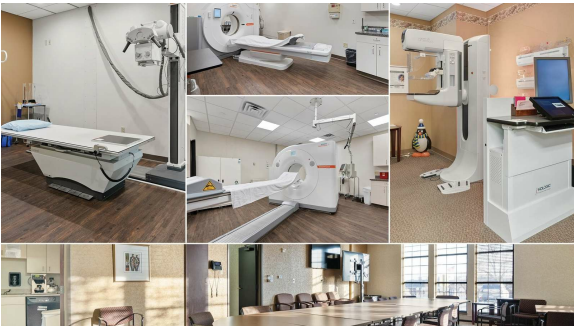


Valley View Medical Center | Near UnityPoint Health-Trinity
Moline Hospital

615 Valley View Dr | Moline, IL | US | Rock Island County
Available SF: 26,948 | Sale Price: \$6,065,000



Building Type:	Other
Available SF:	26,948
Total SF:	26,948
Year Built:	2000
Sale Price:	\$6,065,000
Last Updated:	Jul 16, 2025

Economic Development Contact

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Property and Area Description

Marcus & Millichap is pleased to offer for sale Valley View Medical Center, a multi-tenant medical office property located at 615 Valley View Drive in Moline, Illinois. This 26,948-square-foot facility spans two floors and is situated on a 0.76-acre lot. All tenants operate under triple-net leases, ensuring minimal landlord responsibilities. The tenant roster includes Fresenius Medical Care, Forefront Dermatology, Advanced Imaging Center, Advanced Radiology, and Metro MRI. Fresenius Medical Care (NYSE: FMS | S&P: BBB- | Moodys: Baa3) is the worlds leading provider of products and services for individuals with renal diseases of which around 4.1 million patients worldwide regularly undergo dialysis treatment. Through its network of 3,757 dialysis clinics, Fresenius Medical Care provides dialysis treatments for approximately 311,000 patients around the globe. Fresenius performs trainings at this site. Forefront Dermatology is a rapidly expanding, physician-led, single-specialty group practice with over 230 dermatology clinics across the East, Midwest, Mid-Atlantic, Southwest, Southeast, and West regions. The groups community-based, board-certified dermatologists offer exceptional general, surgical, and cosmetic dermatological care, complemented by laboratory services. Advanced Imaging Center, LLC is a state-of-the-art independent diagnostic testing facility (IDTF) serving eastern Iowa and western Illinois. On-site services include CT scans, PET/CT Oncology imaging, general x-rays, ultrasounds, image-guided injections, body fat coposition, and womens imaging. All imaging exams are interpreted by the radiologists of Advanced Radiology, S.C., under an exclusive agreement with Advanced Imaging Center. Metro MRI Center provides affordable Magnetic Resonance Imaging (MRI) services to the Quad City area (Moline, Rock Island, Davenport, and Bettendorf) and the surrounding communities. Equipped with a 3T scanner at its main office, Metro MRI specializes in advanced MRI examinations such as cardiovascular imaging (CVMR), brain spectroscopy (MRS), breast imaging (MR mammography), and prostate MRI. All examinations are interpreted by radiologists from Advanced Radiology, S.C. Advanced Imaging Center and Metro MRI Center have a 50/50 Joint Venture Partnership with Radiology Partners and UnityPoint Health - Trinity. Both tenant suites are located in the lower level of the building. Radiology Partners is a leading a physician-led and physician-owne radiology practice in the U.S., serving more than 3,400 hospitals and other healthcare facilities with high quality radiology, technology and artificial intelligence solutions. Valley View Medical Center benefits from its strategic location near Interstates 74, 280, and 80, providing convenient access for local residents. This prime location is near a robust retail trade area anchored by SouthPark Mall and major retailers such as Kohls, Target, Hobby Lobby, Walmart, and Lowes. Additionally, UnityPoint Health Trinity Moline, a 555-bed community hospital, is situated just one mile south of the property. The City of Moline lies in the heart of the Midwest, within 300 miles of six major metropolitan areas. It is nestled between the Mississippi River and Rock River and is the ninth most populous city in Illinois outside the Chicago metropolitan area. As part of the Quad Cities (which includes East Moline and Rock Island in Illinois, and Davenport and Bettendorf in Iowa), Moline contributes to a metropolitan area with a population exceeding 384,000. Moline is home to the John Deere World Headquarters, a key economic driver in the region, employing nearly 2,000 people at its headquarters and approximately 2,529 additional staff across its production facilities in the Quad Cities area. The area surrounding Valley View Medical Center features

a population density of 128,793 residents and an average household income of over \$70,300 within a five-mile radius. The strong daytime population further reflects the areas job retention and economic stability.

Population

	278,885	343,167	422,509
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	118,872	145,138	178,047
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown