

# SIERRA SAN ANTONIO MEDICAL PLAZA



16465 SIERRA LAKES PKWY | FONTANA, CA 93351

## OFFICE SPACE FOR LEASE

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# AVAILABILITIES

Suite	Sq. Ft.	Available	Description	Floor Plan	Video
330	2,839	Now	Shell Space		

LEASE TYPE                      NNN  
 RENT ADJUSTMENTS      Three percent (3%) per year  
 LEASE TERM                      Five (5) to ten (10) years  
 TI'S                                      Negotiable




# PROPERTY FEATURES



16465 SIERRA LAKES PKWY is a three-story 60,000 square foot medical office building in Fontana. The building is well maintained and professionally managed. The Building sits on approximately 9.83 acres of land conveniently located just off of the 210 Freeway. Current tenants/uses include Urgent Care, Lab, Radiology, Pharmacy, Dental and medical clinics.

- Conveniently located off the I-210 Freeway
- Pharmacy and Urgent Care On-Site
- Generous tenant improvement allowance
- Ample parking

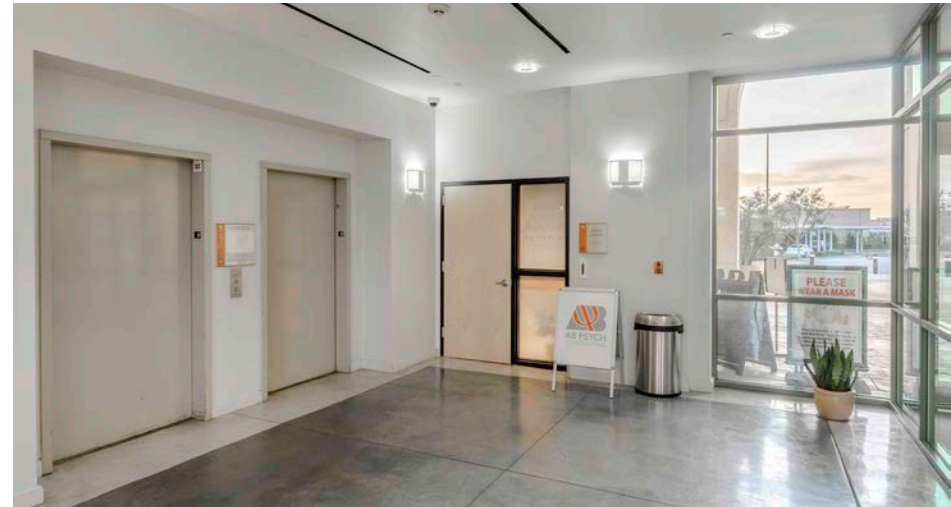
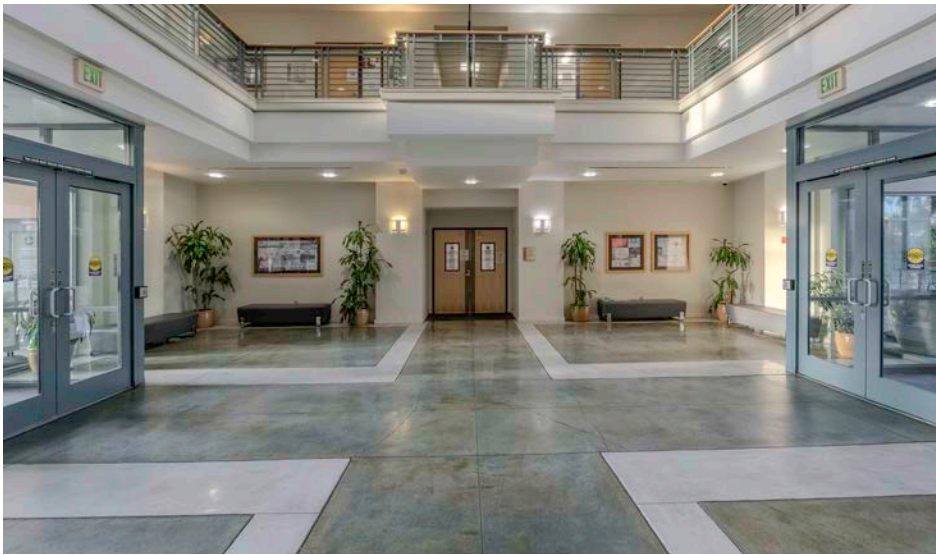
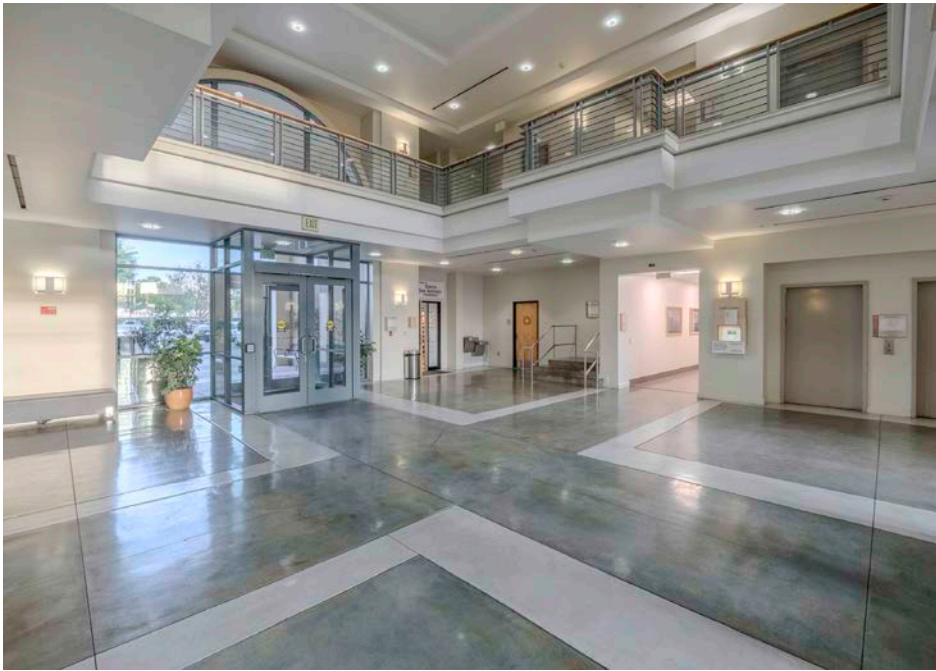
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	16,367	125,630	318,416
 AVERAGE HOUSEHOLD INCOME	\$107,223	\$102,283	\$98,628
 TOTAL EMPLOYEES	3,146	19,800	50,140

Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 4193 Flat Rock Drive, Suite 100, Riverside, CA 92505 | Corporate DRE #01048055  
 Contact Broker: **JOSEPH PIERIK, 951.276.3685, JPIERIK@LEE-ASSOCIATES.COM, DRE #02144961**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# PROPERTY PHOTOS



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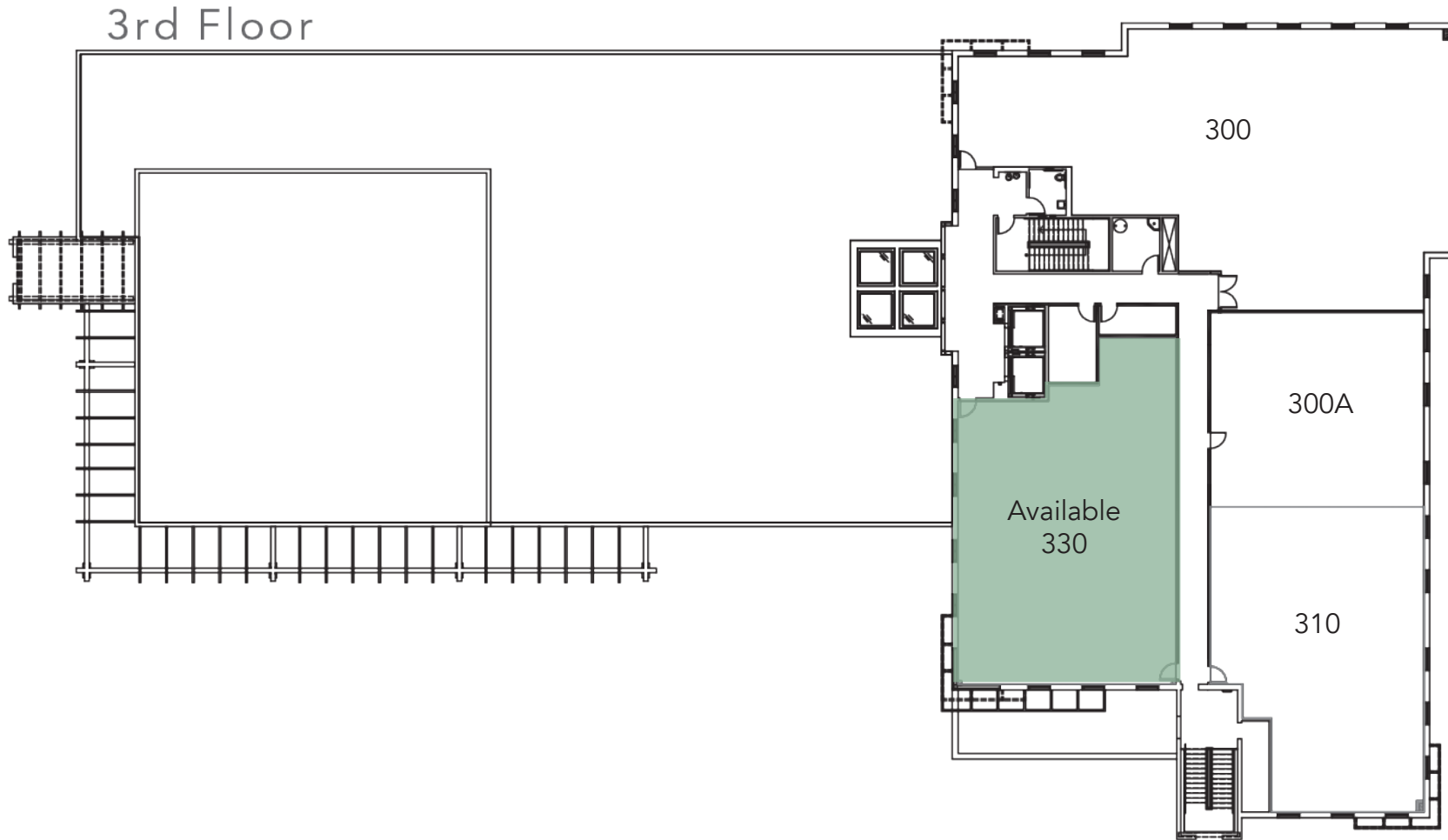


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# THIRD FLOOR



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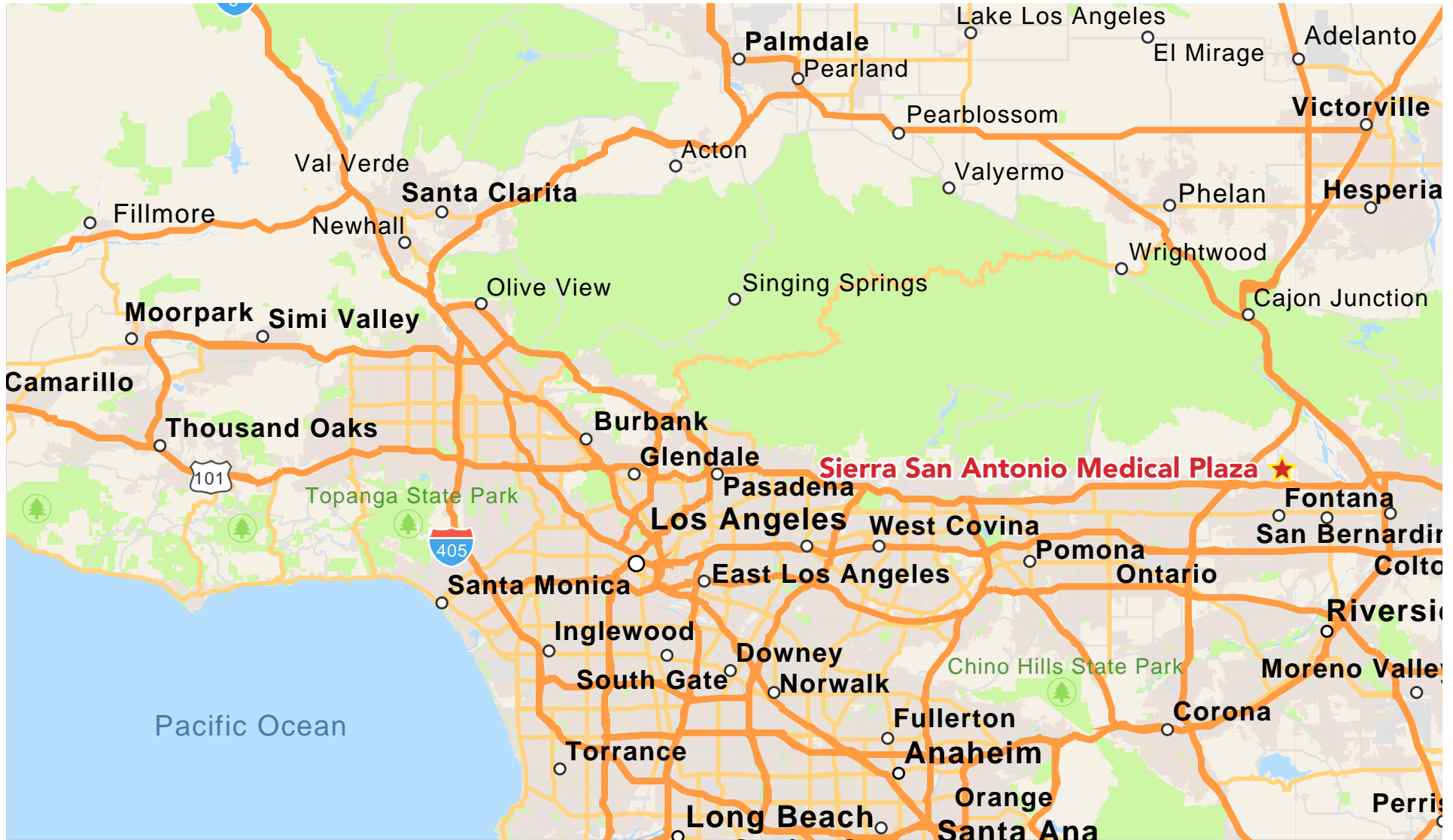
# AERIAL



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# LOCATION



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