



## 299 W FOOTHILL BOULEVARD

UPLAND, CALIFORNIA 91786

### Property Overview

Magnolia Plaza is a professionally managed office building, situated on West Foothill Boulevard in the Inland Empire city of Upland, California. Upland is surrounded by Rancho Cucamonga to the east, Ontario to the south, and Montclair/Clairmont to the west. Located just 5 minutes north of the I-10, Magnolia Plaza sits on Foothill Boulevard, which at one time was the historic Route 66, America's original highway. The property also benefits from over 27,000 CPD and close proximity to numerous restaurants, retail amenities and other services.

### Property Highlights

- Professionally Managed Two-Story Office Building
- 2,287 Ground Floor Medical Space Available Immediately
- Elevator Served
- Eyebrow Signage Available
- 2nd Floor Suites w/ Mountain Views
- Original Historic Route 66 w/ over 27,000 CPD

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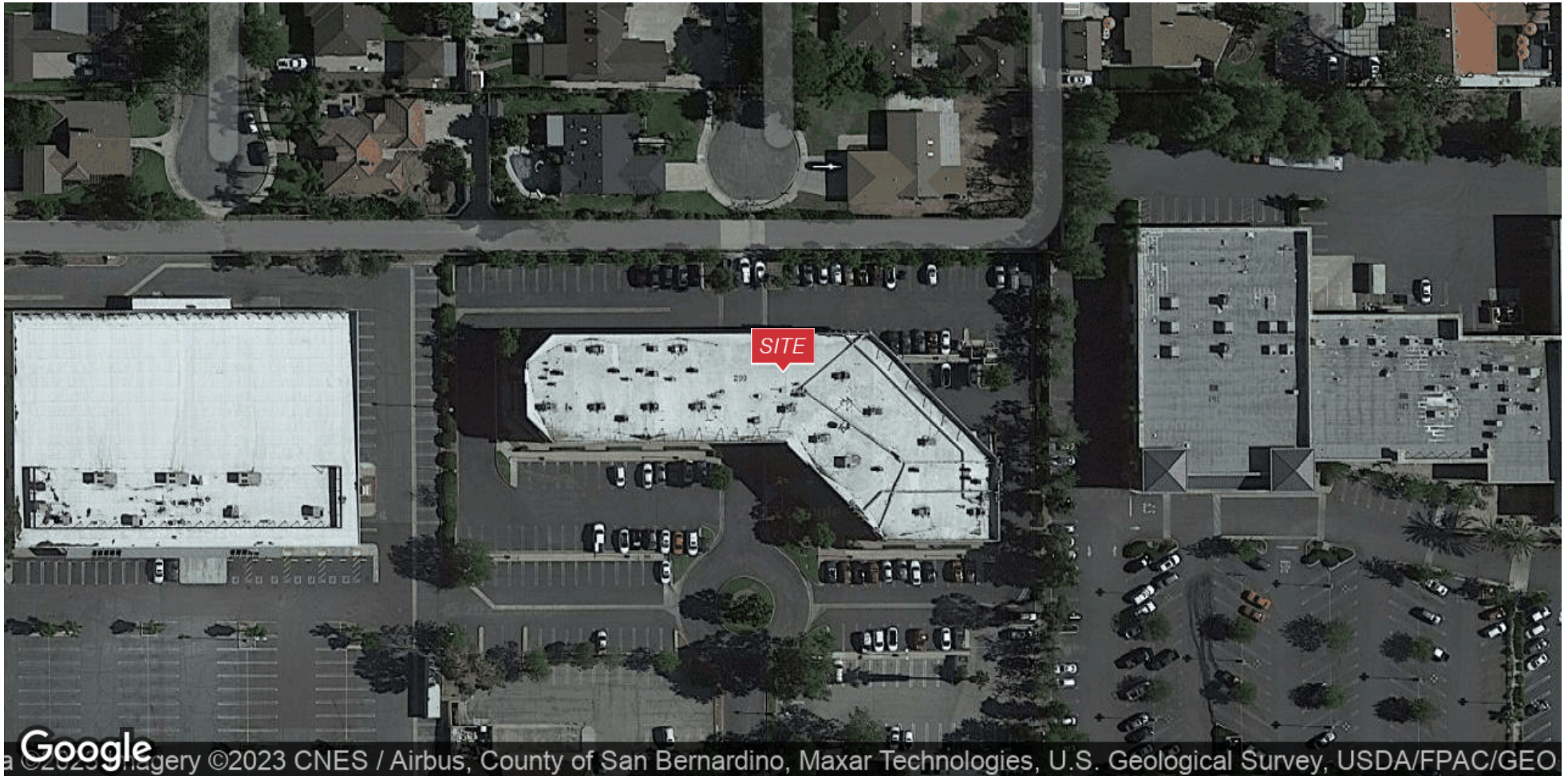
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### Lease Information

Lease Type:	MG; Full Service	Lease Term:	Negotiable
Total Space:	574 - 2,287 SF	Lease Rate:	\$1.75 - \$1.95 SF/month

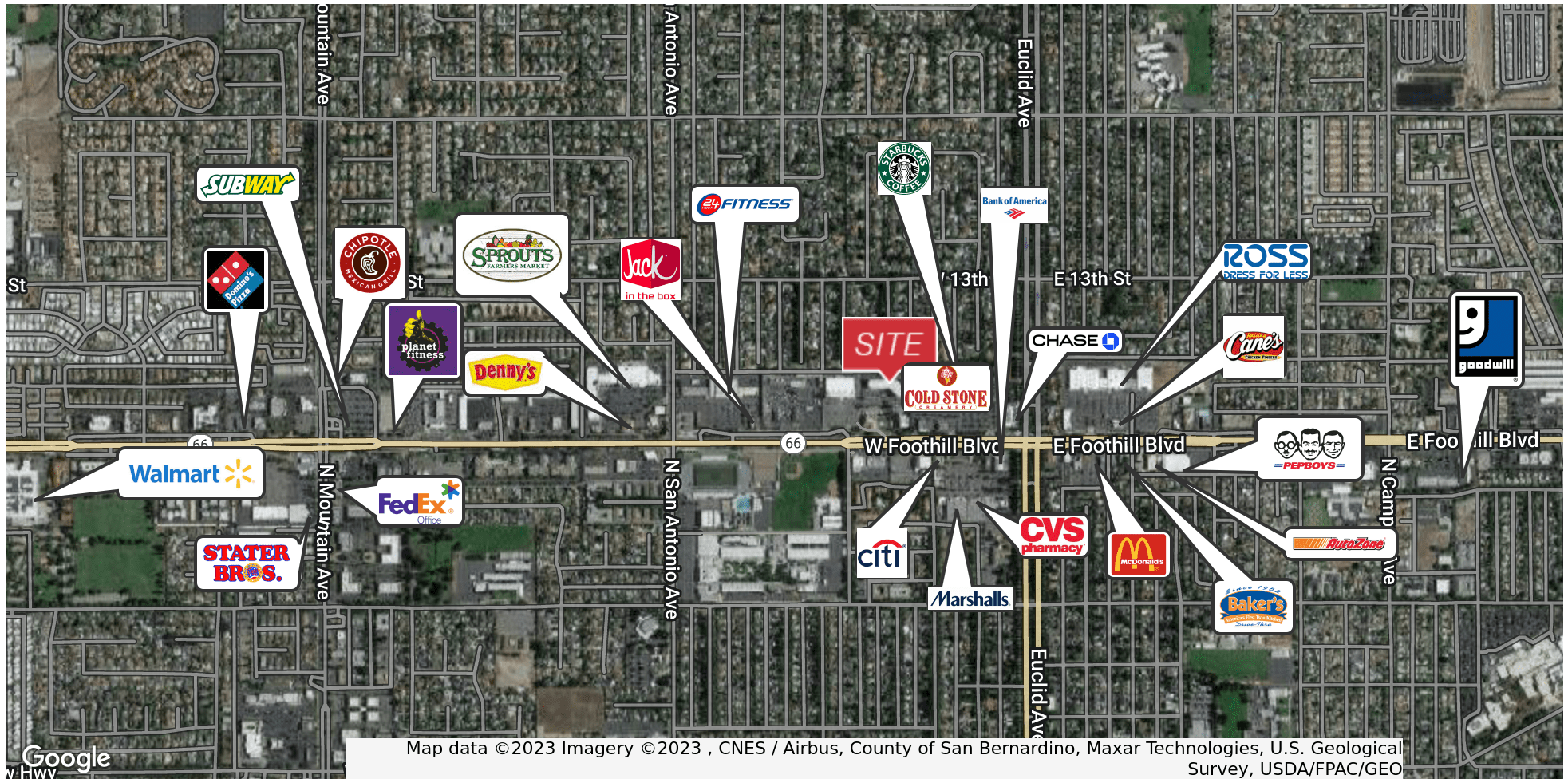
### Available Spaces

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	1,100 - 2,287 SF	Modified Gross	\$1.75 SF/month	Medical Office Eyebrow Signage Available Corner Suite - lots of natural light Surface and Covered Parking Two Restrooms
Suite 220	Available	574 SF	Full Service	\$1.95 SF/month	Executive Suite
Sutie 204	Available	1,796 SF	Full Service	\$1.95 SF/month	Reception Area Two Private Offices Large conference room Mountain Views
Suite 240	Available	1,564 SF	Full Service	\$1.95 SF/month	Large Open Work Area Two Private Offices Lunch/Break Room w/ storage.

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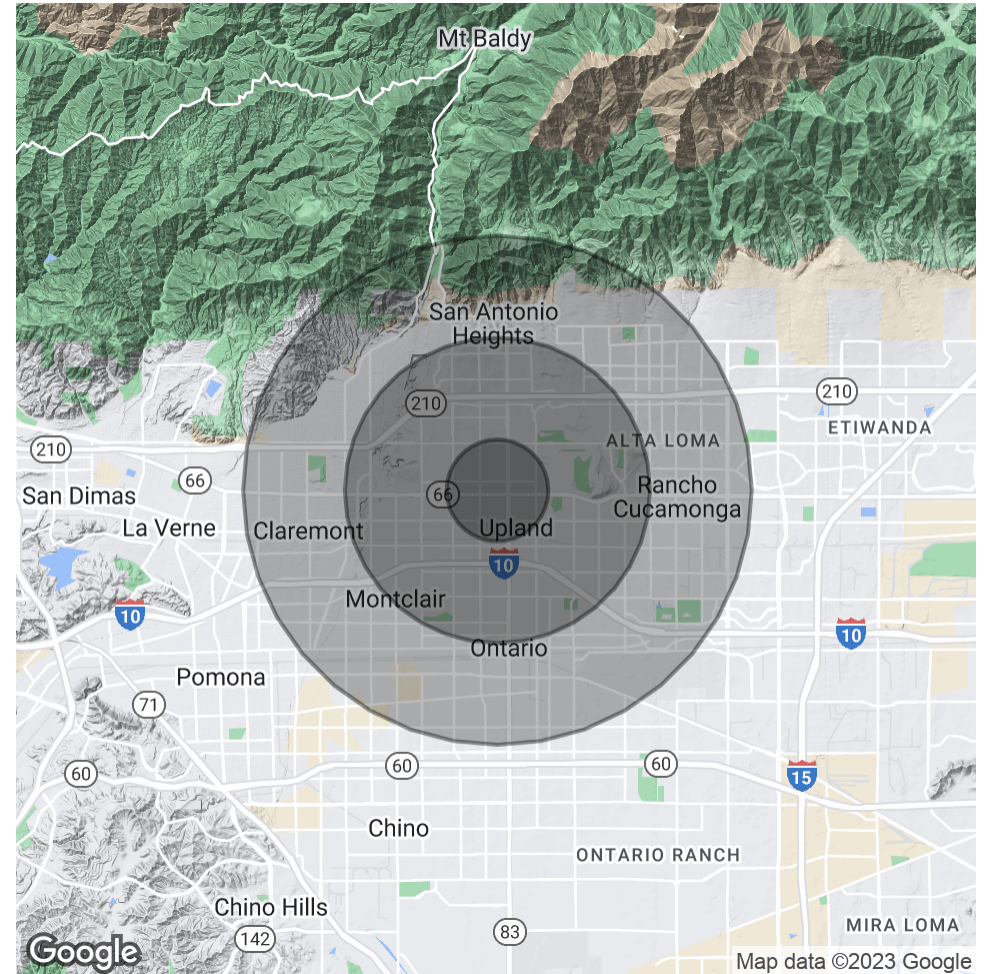
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,353	164,625	386,281
Average Age	37.9	36.5	36.7
Average Age (Male)	36.6	35.9	35.6
Average Age (Female)	38.3	37.2	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,122	53,938	124,354
# of Persons per HH	2.9	3.1	3.1
Average HH Income	\$83,714	\$90,143	\$90,471
Average House Value	\$388,523	\$423,367	\$427,854

\* Demographic data derived from 2020 ACS - US Census



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