

MEDICAL OFFICE SUBLEASE



OFFERING SUMMARY

Lease Rate: \$2,500 per month (MG)

Building Size: 21,231 SF

Available SF: 1,817 SF

PROPERTY OVERVIEW

Sublease. Turn-key shared medical office. Available for exclusive use Tuesdays, Fridays, and/or Saturdays. Master lease term expires December 31, 2028. Do not disturb existing tenants. Lease rate of \$2,500 per month is for one day per week. Additional days available are negotiable. Existing tenants are a pain management group and a medical chiropractic group.

LOCATION OVERVIEW

Two-story, elevator served professional office building. Conveniently located in desirable office development area.

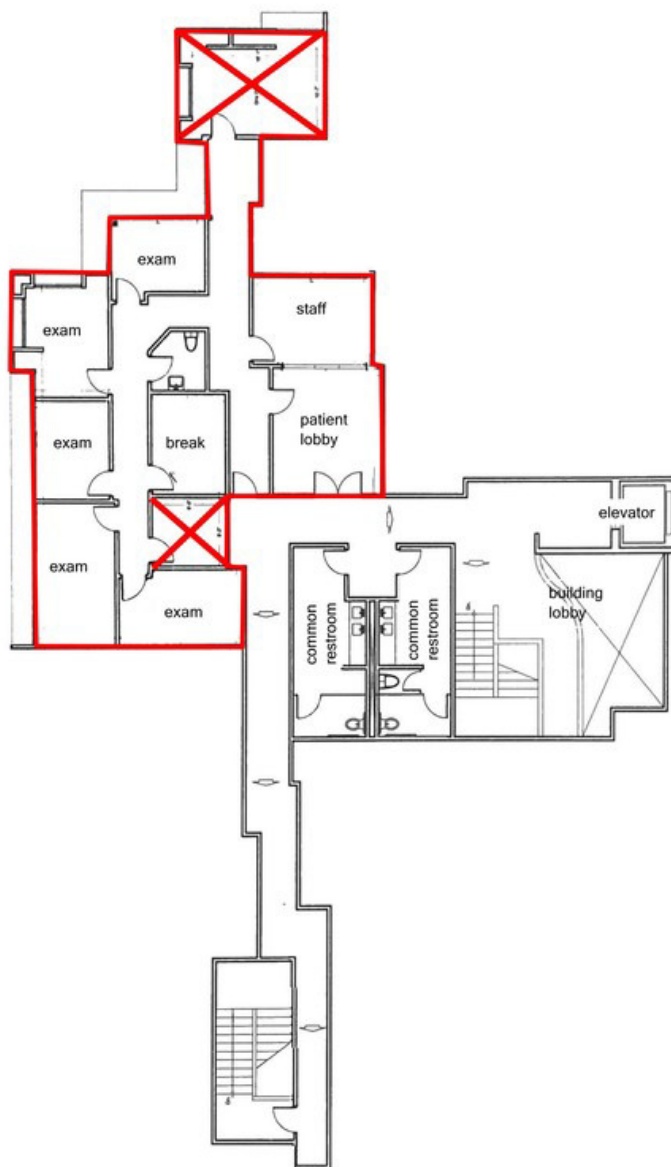
PROPERTY HIGHLIGHTS

- Immediately available
- Fully furnished medical suite with utilities and internet included
- Four exam rooms - Efficient floor plan
- Recent major renovation throughout
- Do not disturb tenant - call to schedule

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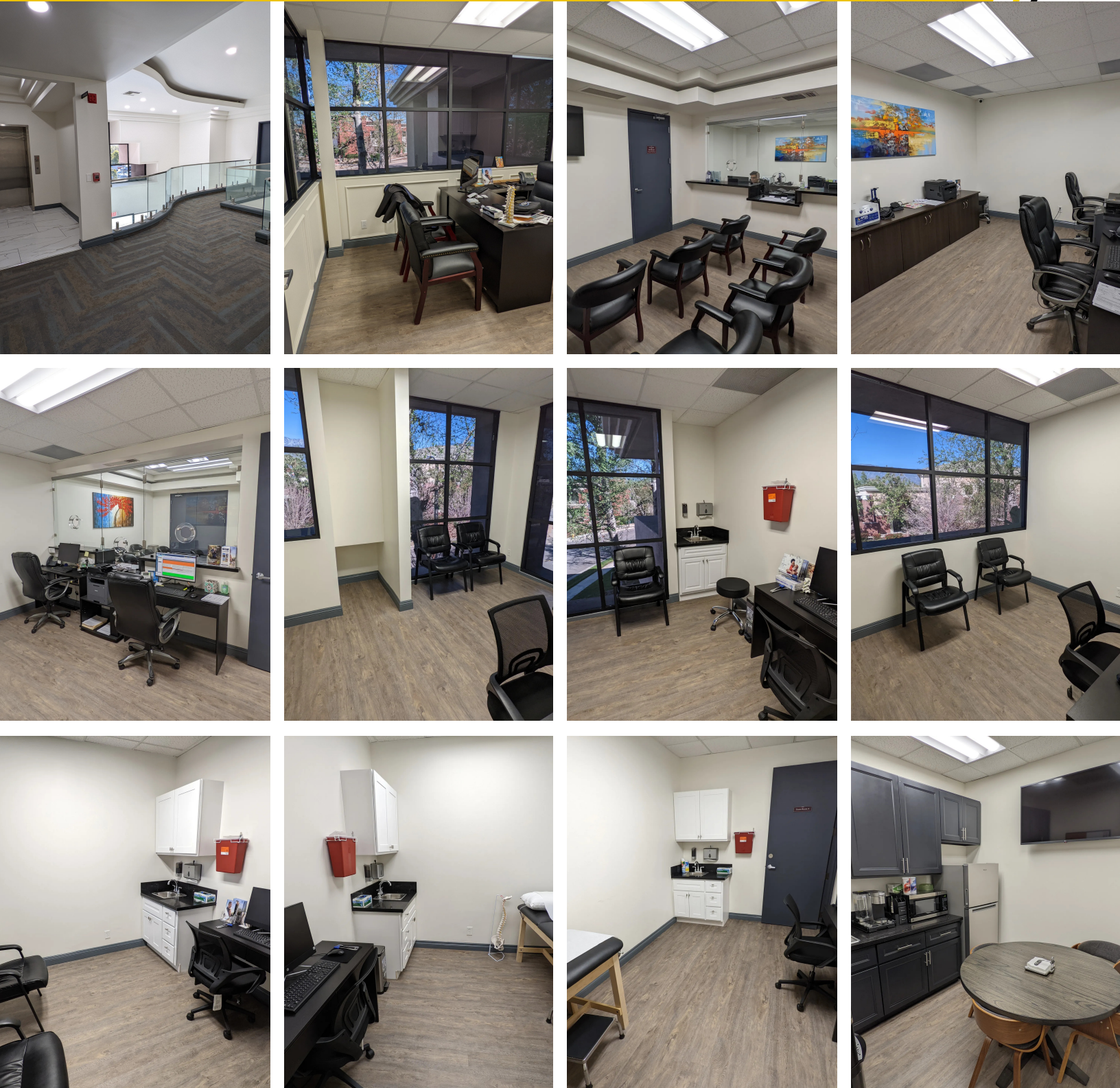
TURN-KEY MEDICAL SUITE



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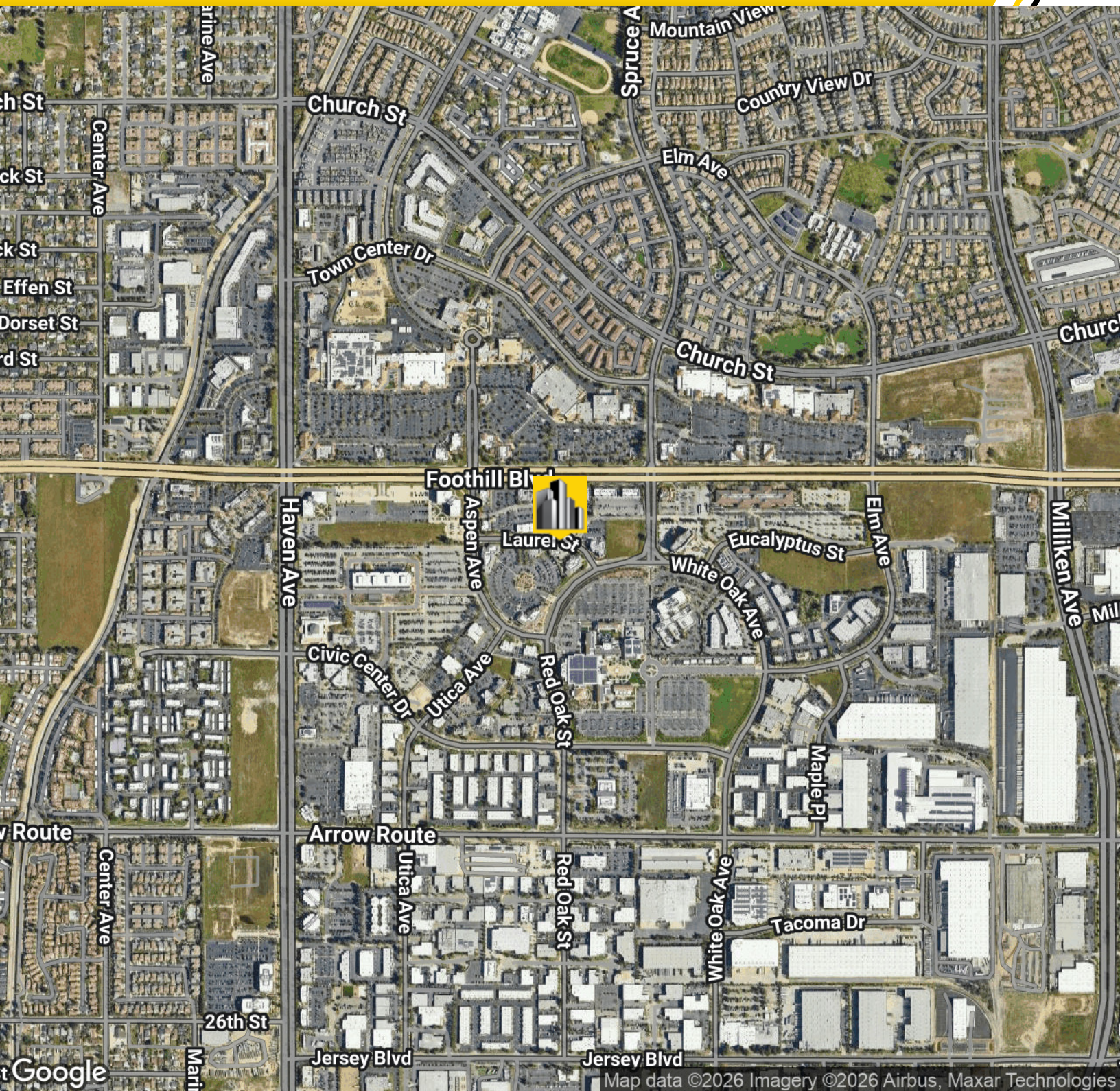
ADDITIONAL PHOTOS



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IDEAL LOCATION



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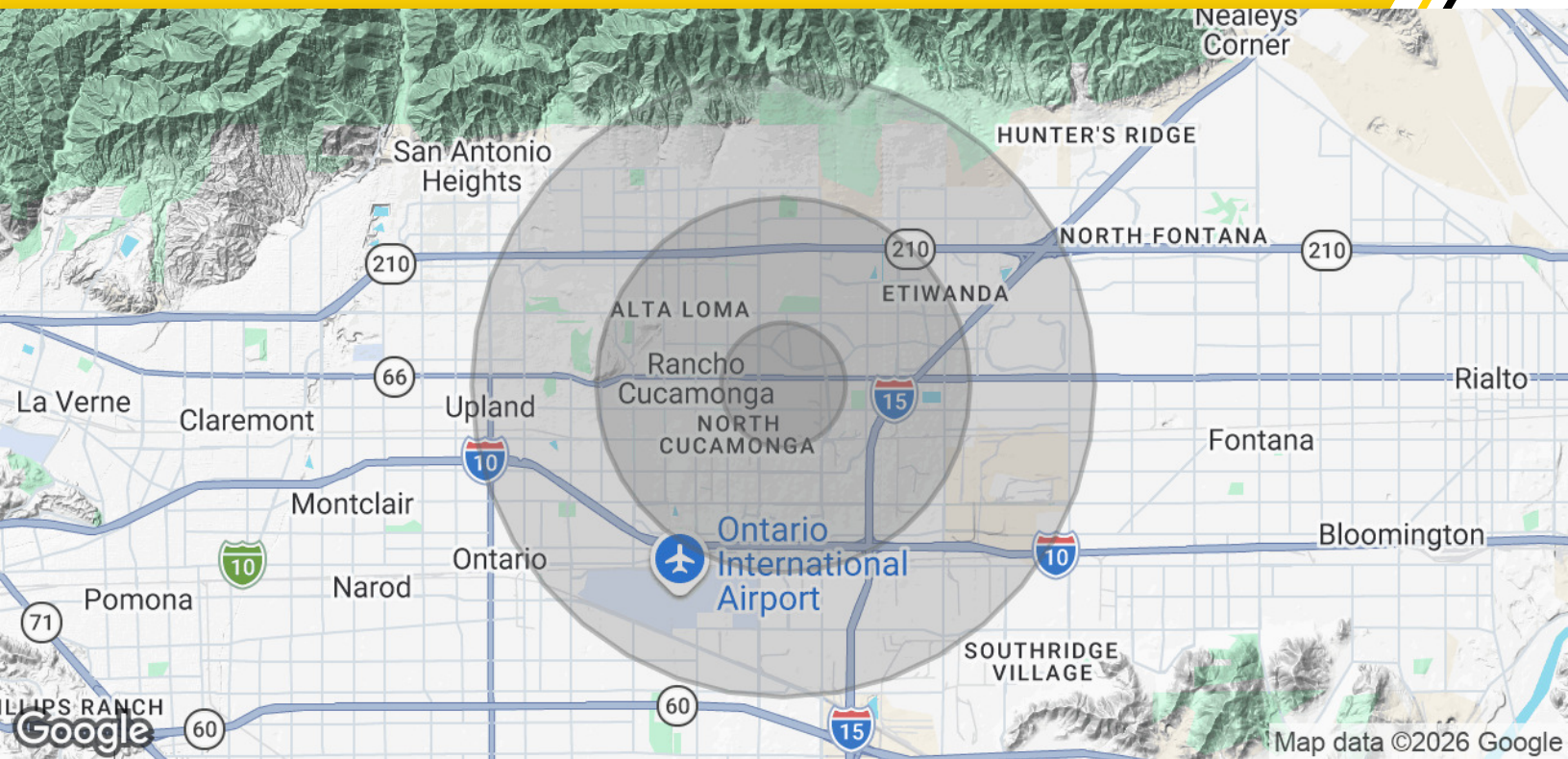


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COMMERCIAL REAL ESTATE

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. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,970	125,057	262,830
Average Age	30.7	33.1	33.1
Average Age (Male)	30.4	32.1	32.1
Average Age (Female)	30.9	33.8	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,393	43,047	82,990
# of Persons per HH	2.6	2.9	3.2
Average HH Income	\$78,047	\$82,932	\$86,255
Average House Value	\$434,523	\$411,009	\$428,631

* Demographic data derived from 2020 ACS - US Census

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