

# STEWART PLAZA

UPLAND, CA



**BROKER BONUS**  
Call For Details

Turnkey office and medical suites

**FOR LEASE** | 440 N. Mountain Ave. Upland, CA

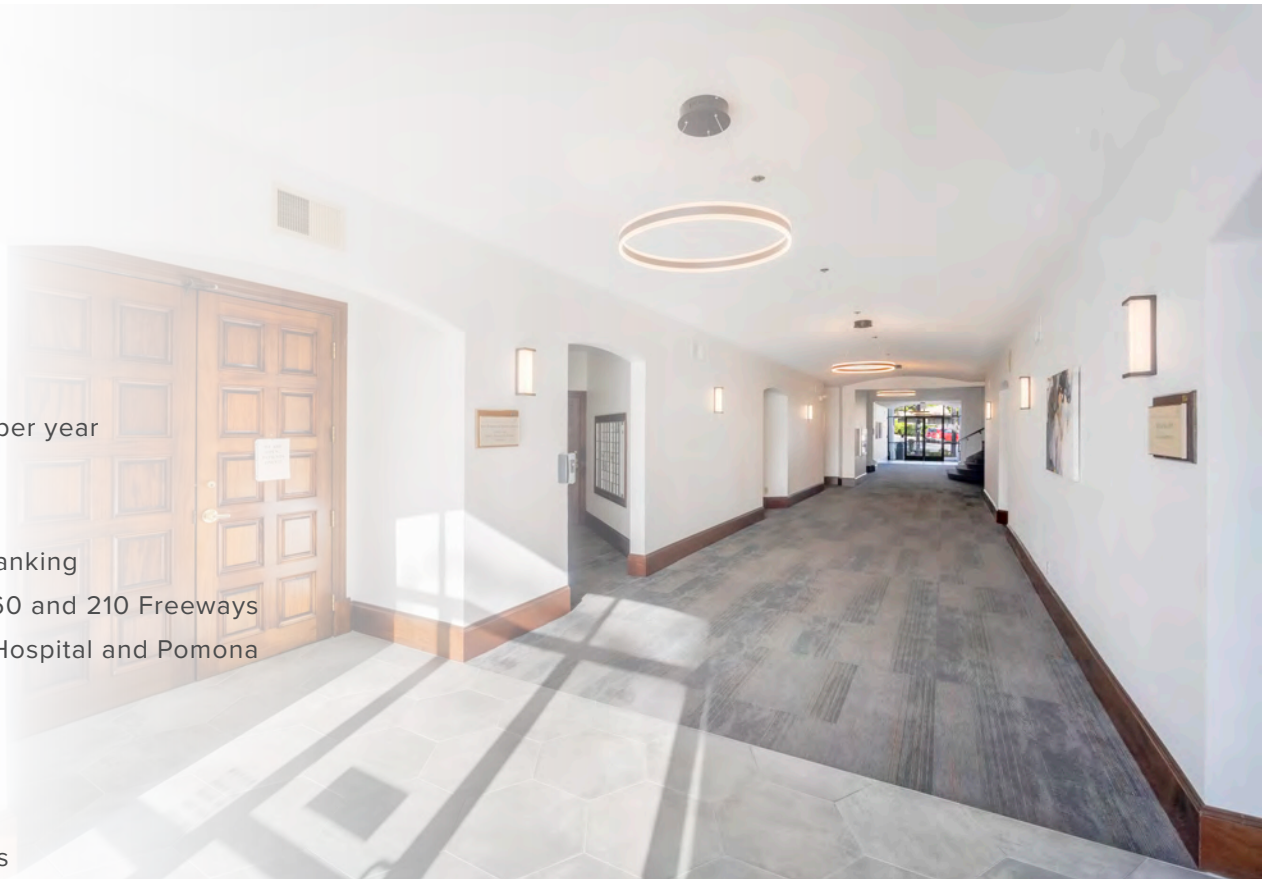
# STEWART PLAZA

## PROPERTY HIGHLIGHTS

- Class A, three (3) story office building totaling 46,698 RSF
- Under new ownership
- New roof planned
- HVAC unit replaced
- Major common area renovations completed
- Move-in ready spec suites available
- An exceptionally maintained office/medical building
- with best in class interior and exterior common areas
- Exterior signage opportunities for qualified tenants
- Above-standard parking available for medical users
- Access available to Tenants 24 hours a day, 365 days per year

## LOCATION HIGHLIGHTS

- Walkable amenities, including restaurants, retail and banking
- Quick access to the greater LA Metro area via the 10, 60 and 210 Freeways
- Located within 10 minutes of San Antonio Community Hospital and Pomona Valley Community Hospital
- Notable amenities in the surrounding area including:
  - Ontario Mills – 15 minutes
  - Ontario International Airport – 15 minutes
  - Montclair Regional Mall / Transit Center – 7 minutes
  - Upland Metrolink Station – 6 minutes



# STEWART PLAZA



# AVAILABILITIES

440 N. Mountain Ave.

	SUITE	SF.	DESCRIPTION
	200	14,670	Multiple demising option possibilities, as small as 2,000 RSF
	305	1,565	Spec suite, move-in ready



## RENTAL RATE:

**OFFICE:** \$2.20/RSF per month full service gross

**MEDICAL:** \$2.45/RSF per month, modified gross

**RENT INCREASES:** 4% per year

**LEASE TERM:** Minimum 3 years

**OPERATING EXPENSES:**  
Pass through over base year

**TENANT IMPROVEMENTS:**  
Negotiable

**ELEVATORS:** One (1) in each building

**PARKING:** 4 per 1,000 square feet of leased space

**ACCESS:** After hours computer controlled system

**BUILDING HOURS:** 8:00 a.m. to 6:00 p.m. Monday to Friday; 9:00 a.m. to 1:00 p.m. Saturday (except federally recognized holidays)

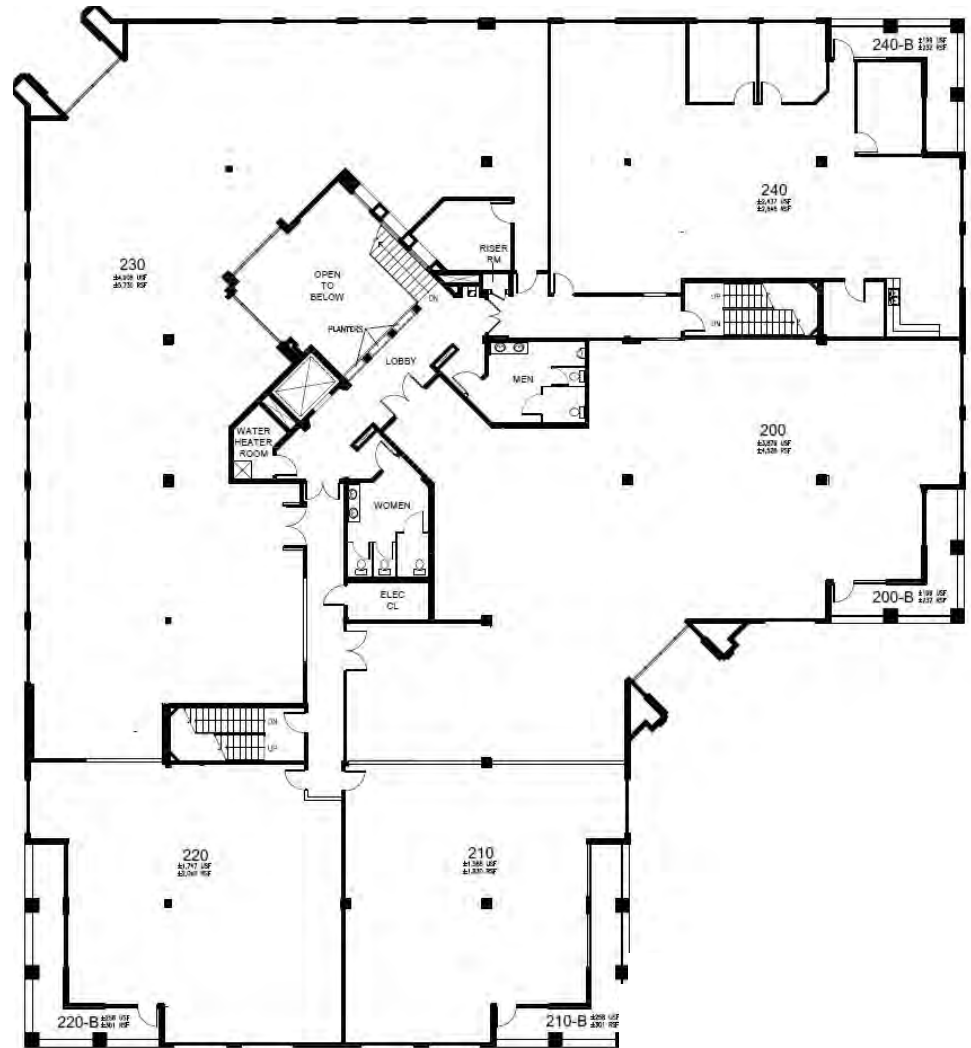


STEWART PLAZA  
440 N MOUNTAIN AVE.

FLOOR 2nd  
SUITE 200  
RSF 14,670

Suite 240 - 3,077 RSF  
Suite 230 - 5,730 RSF  
Suite 220 - 2,341 RSF  
Suite 210 - 2,131 RSF  
Suite 200 - 4,760 RSF

Hypothetical Plan #1



# STEWART PLAZA

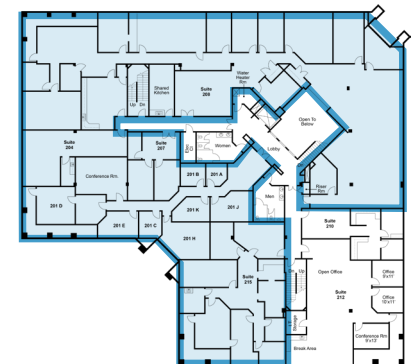
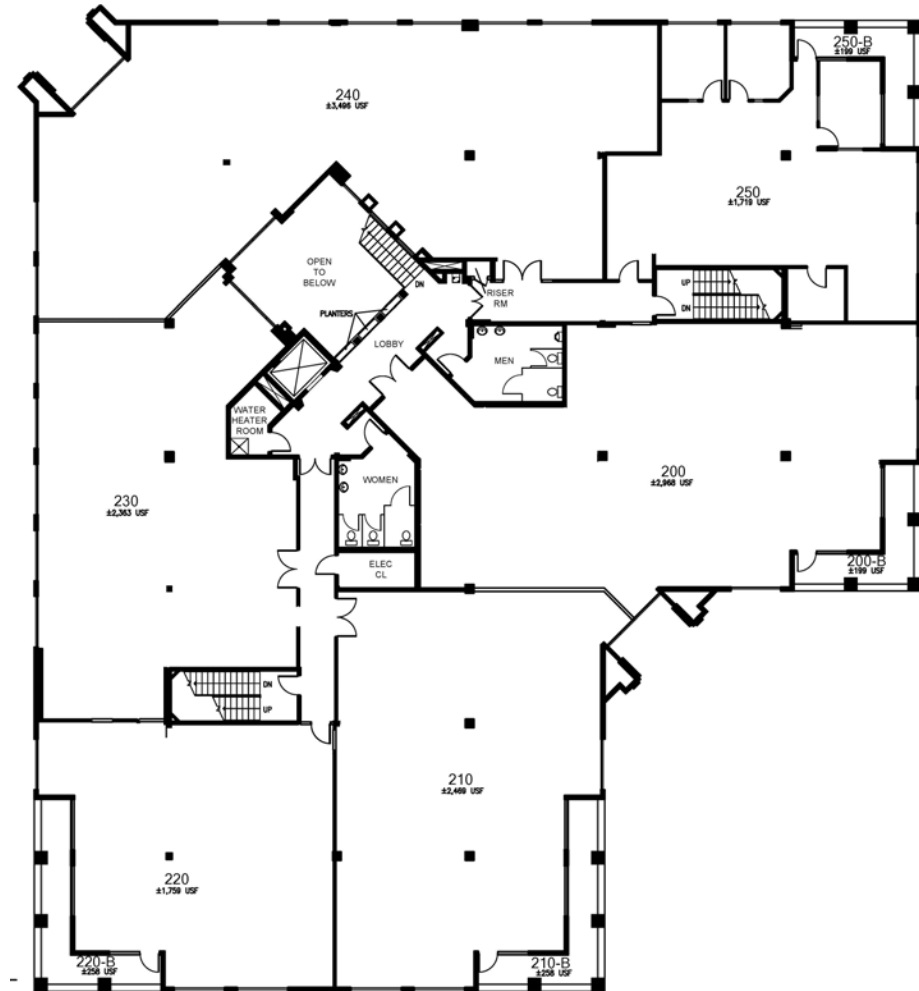
440 N MOUNTAIN AVE.

FLOOR 2nd  
SUITE 200  
RSF 14,670

- MULTIPLE DIVIDING OPTIONS

Suite 240 - 3,077 RSF  
Suite 230 - 5,730 RSF  
Suite 220 - 2,341 RSF  
Suite 210 - 2,131 RSF  
Suite 200 - 4,760 RSF

## Hypothetical Plan #2

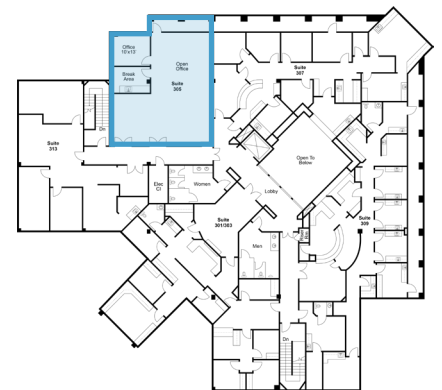
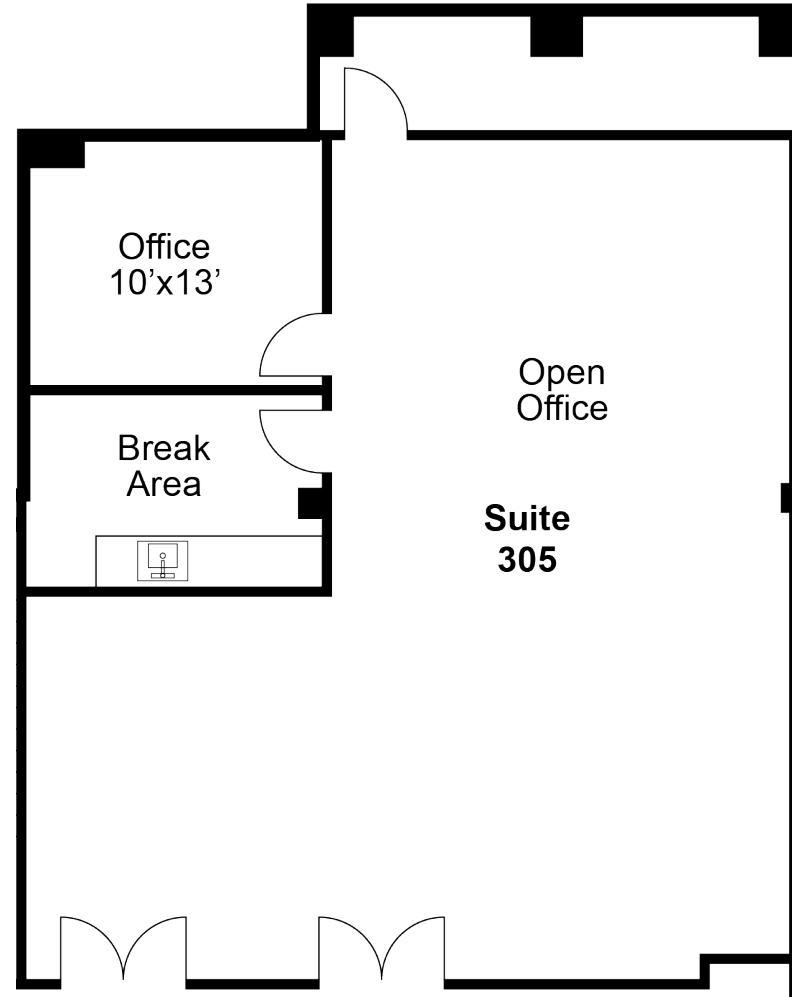


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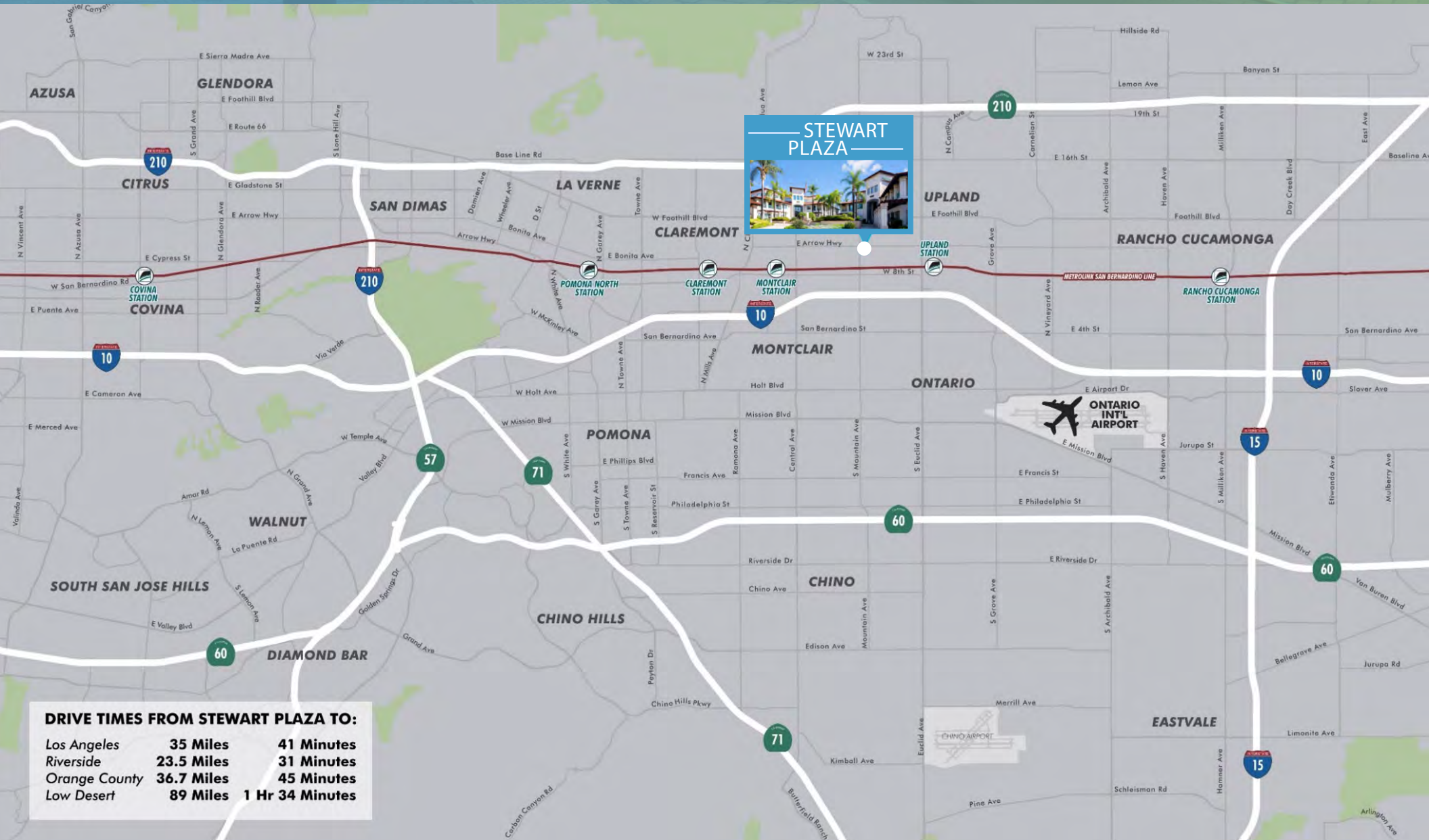
440 N MOUNTAIN AVE.

FLOOR 3rd  
SUITE 305  
RSF 1,565

- SPEC SUITE
- MOVE-IN READY
- 1 OFFICE
- KITCHENETTE
- OPEN AREA



# TRANSIT MAP



**STEWART PLAZA**

**DRIVE TIMES FROM STEWART PLAZA TO:**

Los Angeles	35 Miles	41 Minutes
Riverside	23.5 Miles	31 Minutes
Orange County	36.7 Miles	45 Minutes
Low Desert	89 Miles	1 Hr 34 Minutes

# AMENITIES MAP



**UPLAND CENTER**  
SOME SELECT STORES AND RESTAURANTS

- STATER BROS. PRODUCE
- Smart & Final
- Walgreens
- Habit Burger Grill
- YOSHINOYA
- KFC
- FedEx
- BIG LOTS!

**COLONIES CROSSROADS**  
SOME SELECT STORES AND RESTAURANTS

- Target
- NORDSTROM
- rack
- DICK'S Sporting Goods
- LAIFITNESS.
- Starbucks
- FISH GRILL
- One Hawaiian BBQ
- BED BATH & BEYOND
- KOHL'S
- Office DEPOT
- TJ-MAXX
- SUBWAY
- GOLF GALAXY
- CULTA
- BeyMo!
- Habit Burger Grill
- Chick-fil-ee

**NEW ORLEANS SQUARE**  
SOME SELECT STORES AND RESTAURANTS

- OUTBACK Steakhouse
- BOB DYAL'S Donuts
- BOB DYAL'S Donuts
- Swirl Station
- The Travelogic Travel Agency



**MONTCLAIR PLACE**  
SOME SELECT STORES AND RESTAURANTS

- macy's
- NORDSTROM
- Bath & Body Works
- MACYS
- COTTON ON
- ALDO
- shopDisney
- sun-glass hut
- SEPHORA
- EXPRESS
- PAC SUN
- locker
- ZALES
- KAY
- See's CANDIES

**MOUNTAIN GREEN CENTER**  
SOME SELECT STORES AND RESTAURANTS

- Michael's
- CVS pharmacy
- ALDI
- Corkys
- DUNKIN'

**MOUNTAIN SQUARE**  
SOME SELECT STORES AND RESTAURANTS

- Party City
- BeyMo!
- AT&T
- One Hawaiian BBQ
- HONEYBAKED HAM
- Staples
- SUBWAY

**TIERRA VISTA TOWN CENTER**  
SOME SELECT STORES AND RESTAURANTS

- ROSS DRESS FOR LESS
- Old Navy
- five BELOW
- FIVE GUYS
- rubios
- STONE ISLAND
- Michael's
- Hobby Lobby
- GNC LIVE WELL
- CVS pharmacy
- Bath & Body Works
- Chick-fil-ee
- STONE FIRE GRILL

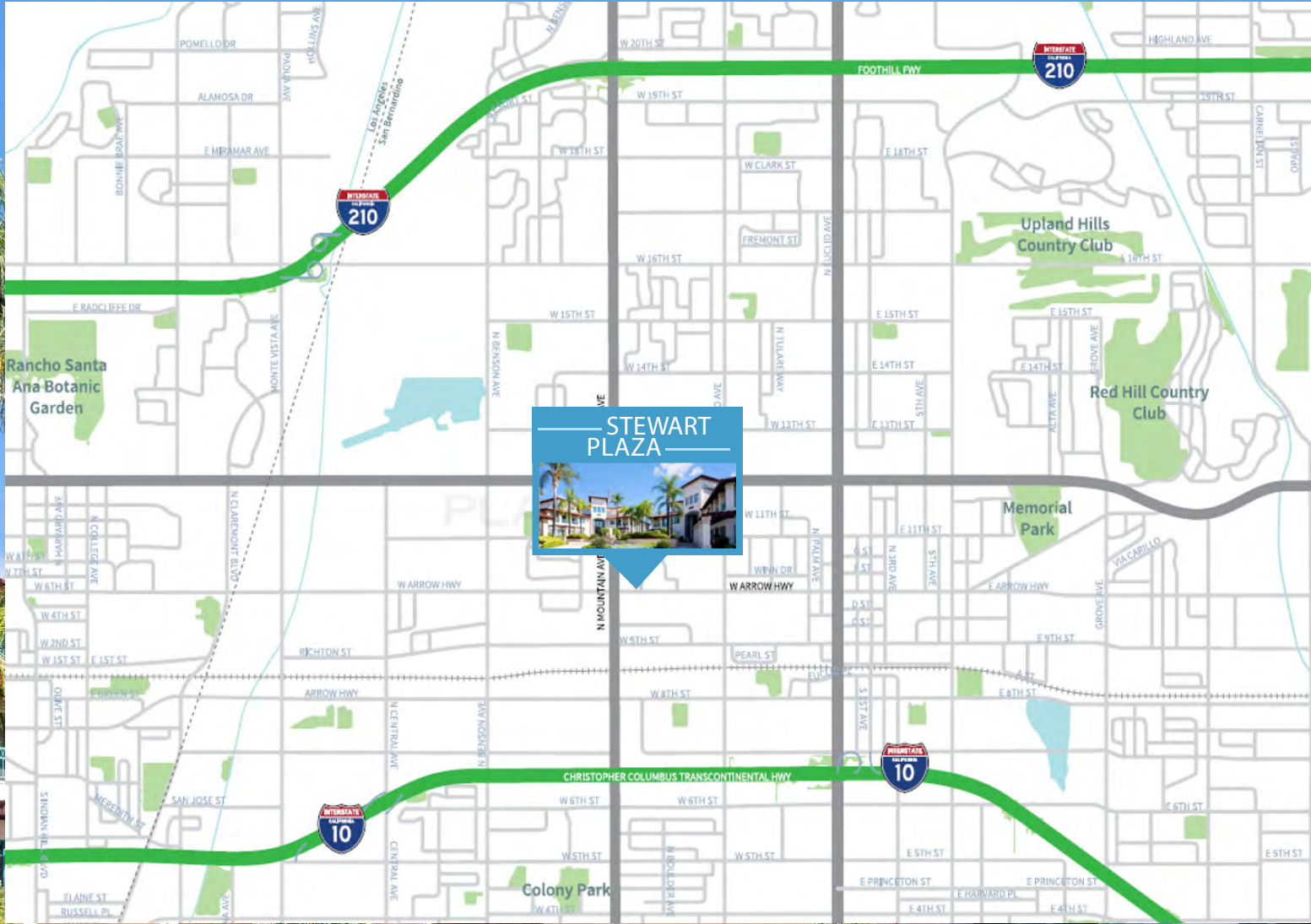
VICTORIA GARDENS OUTDOOR SHOPPING MALL

**ONTARIO MILLS**  
SAN BERNARDINO COUNTY'S LARGEST MALL WITH 200+ STORES. SOME SELECT STORES AND RESTAURANTS

- H&M
- NORDSTROM
- AEROPOSTALE
- LACOSTE
- adidas
- TUMI
- COACH
- Calvin Klein
- Abercrombie & Fitch
- MOVADO
- BOSS
- asics
- BOSE
- NIKE
- BANANA REPUBLIC



# LOCATION MAP



# STEWART PLAZA

For more information, please contact:

PHILIP WOODFORD

Executive Vice President

Lic. 00908054

+1 909 418 2132

philip.woodford@cbre.com

KYLE YOCUM

Senior Vice President

Lic. 01903061

+1 909 418 2172

kyle.yocum@cbre.com

STEVEN SAUNDERS

Vice President

Lic. 01932948

+1 909 418 2006

steven.saunders@cbre.com

BLAKE WAGER

Sales Assistant

Lic. 02221946

+1 951 218 1088

Blake.Wager@cbre.com



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