

For Lease!



**34494 Oak Glen Rd, Yucaipa, CA 92399**

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 Email: [info@sqftlocal.com](mailto:info@sqftlocal.com)



*Offered for:* \$3.50psf + NNN

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 Email: [info@sqftlocal.com](mailto:info@sqftlocal.com)



*Turnkey!*

**Center Point Plaza** - This well-maintained medical office building caters to health care providers seeking high visibility, strong traffic exposure, and a fully built-out clinical environment. Currently configured as a walk-in clinic, the space is adaptable for a wide range of medical uses; Urgent Care, Specialty, Therapy, Primary Care/Medicine, Imaging and more.

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 Email: [info@sqftlocal.com](mailto:info@sqftlocal.com)



*Spacious Reception & Lobby!*

Welcoming with a covered front porch and abundant natural window light, amenities include a beautiful 27-seat waiting room with central air & heat, tiled floors, drop ceiling, recessed lighting, wired for tv/infotainment, spacious 22' front check-in workstation and (1) lobby unisex restroom.

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 Email: [info@sqftlocal.com](mailto:info@sqftlocal.com)



*(5) Exam Rooms:* All located on one side row of the suite, each exam room features built-in storage cabinets with sink, vinyl flooring; nearby to an intake area for patient weigh-scale and check-in.

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 Email: [info@sqftlocal.com](mailto:info@sqftlocal.com)



*Back Nurses Station:* 23' dual purpose workstation featuring high/low countertops, fully carpeted with built-in storage cabinets. Situated nearby to a large central supply room and hand-wash sink station.

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 Email: [info@sqftlocal.com](mailto:info@sqftlocal.com)



*(1) Procedure Room:* Spacious with ample countertops for more complex procedures, built-in storage cabinets, sink and vinyl flooring - ideal for x-ray consults.

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 Email: [info@sqftlocal.com](mailto:info@sqftlocal.com)



*(1) Private Office:* Fully carpeted with built-in desk and storage cabinets.

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 Email: [info@sqftlocal.com](mailto:info@sqftlocal.com)



*Dedicated Radiology Room:* Large room for x-rays with vinyl flooring. Additional in nearby hall; (1) mop room, (1) biohazard storage waste room, (1) IT camera room and two (2) storage room closets.

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 Email: [info@sqftlocal.com](mailto:info@sqftlocal.com)



*(2) Unisex Patient Restrooms:* Modern in design with tiled floor and wall surround, located in the rear nearby to exam rooms and the staff area back workstations.

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 Email: [info@sqftlocal.com](mailto:info@sqftlocal.com)



*Back Workstation:* Located just behind the main check-in counter, this workstation area is ideal for computers staff/billing/support and features carpeted floors with built-in desks and storage cabinets.

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 Email: [info@sqftlocal.com](mailto:info@sqftlocal.com)



*Staff Lounge & Outdoor Patio:* Ideal for employee break/lunch room, one large interior room features built-in cabinetry with sink and exits to a side patio - with keyless code re-entry door.

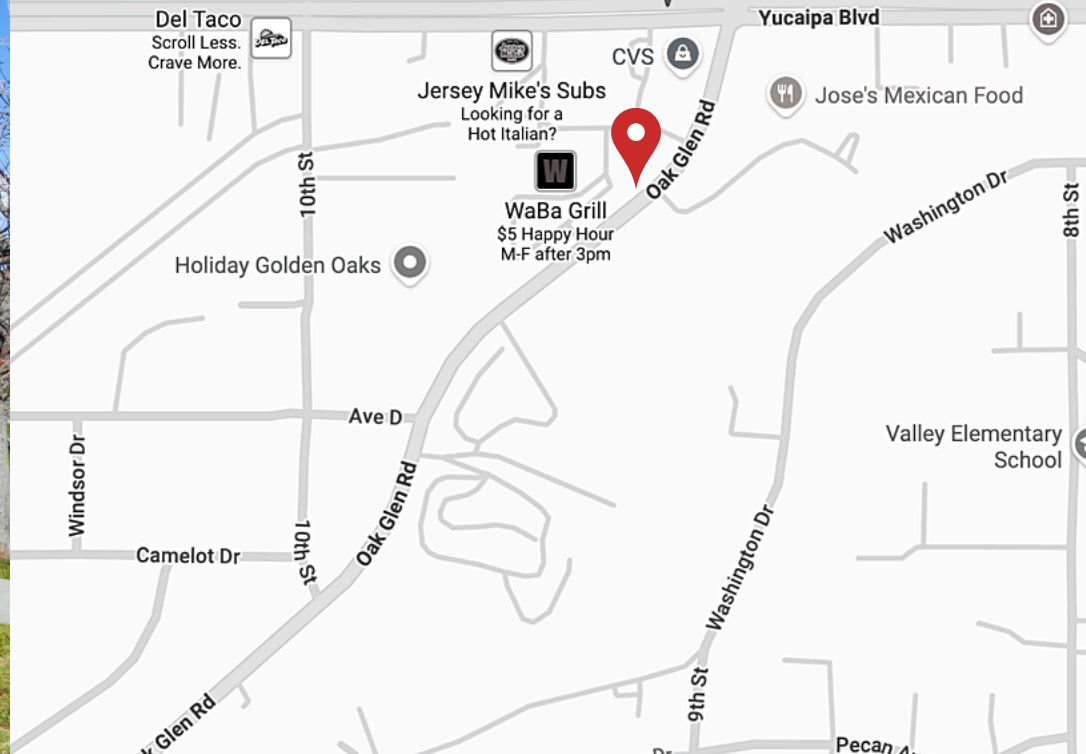
Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 Email: [info@sqftlocal.com](mailto:info@sqftlocal.com)



*Traffic Counts:*

- CPD: ±13,340 - @ Yucaipa Blvd/Oak Glen Rd
- CPD: ±27,877 - @ 12<sup>th</sup> St/ Yucaipa Blvd
- CPD: ±126,807 - @ I-10 Freeway/Oak Glen Rd





- Total Available Space: +/- 3,996sf Freestanding Medical/Office
- Zoned: CG - General Commercial; City of Yucaipa
- APN: 0318-031-09; Year Built: 2012
- 2024 Median Household Income Within 3-Miles: \$74,626
- Ample Onsite Parking (167 Spaces) with Prominent Building & Monument Signage and Fire Sprinkler System
- Strategically positioned on highly trafficked Oak Glen Road, the property benefits from excellent exposure, convenient access to the I-10 Freeway, proximity to established Residential neighborhoods such as "Chapman Heights" and busy Commercial centers.

Located next door to "Golden Holiday Oaks", a 55+ Independent Assisted Living Community. A proposed, future Kaiser Medical Center nearby in town further strengthens long-term healthcare demand and continued development within the growing area.

*Local Map & Summary:*

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 Email: [info@sqftlocal.com](mailto:info@sqftlocal.com)

