

FOR LEASE



St Bernardine Medical Plaza

1850 N Riverside Ave, Rialto, CA, 92376-8071



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ST. BERNARDINE
Medical Plaza

Exclusively Marketed by:



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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Modern Property Services

Team
About Us

Meet the Team



Julien Goavec

Broker & Co-founder

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President & Broker of Record

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Daryl Chau, M.Sc.

Partner & Management

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Executive Assistant

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Ian Russel

Senior Sales Manager

Sales and Client Care



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Senior Marketing Manager

Marketing and Sales

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About Us



Foxland provides the best value-add solution tailored to each client's unique situation.

<p>Rialto, Commercial</p>  <p>Purchased Leasing & Management \$7.8M</p>	<p>San Francisco, Commercial</p>  <p>Leasing & Management \$2.2M</p>	<p>Montclair, Commercial</p>  <p>Purchased Leasing & Management \$4.5M</p>	<p>Oakland, Multi-family</p>  <p>Leasing & Management \$2.5M</p>	<p>Arcadia, Commercial</p>  <p>Purchased Leasing & Management \$5.4M</p>
<p>Arcadia, Commercial</p>  <p>Purchased Leasing & Management \$9.6M</p>	<p>San Francisco, Residential</p>  <p>Leasing & Management \$3.4M</p>	<p>San Francisco, Residential</p>  <p>Leasing & Management \$3.9M</p>	<p>Arcadia, Commercial</p>  <p>Leasing & Management \$7M</p>	<p>San Francisco, Residential</p>  <p>Ground Up Development \$3M</p>

Selected clients



MPS brings around \$250M of value to clients annually. Our performance and attention to detail finely tuned to each client's continued dedication to investment success is what sets us apart from a typical real estate brokerage.





02

Executive Summary

Summary
Building Summary
Location Summary

THE SPACE

Location	1850 N Riverside Ave, Rialto, CA, 92376-8071
COUNTY	San Bernardino
APN	0127-053-11
Cross Street	W Easton St / N Riverside Ave
Traffic Count	20,857+ CPD

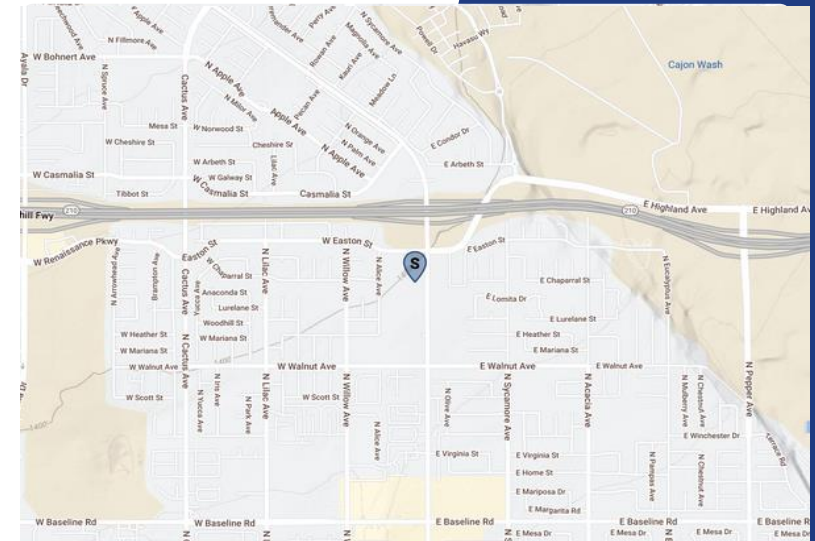
HIGHLIGHTS

- **Strategic Location with Easy Freeway Access:** Situated with unparalleled proximity to the 210 freeway, St. Bernardine Medical Plaza offers effortless accessibility for healthcare providers and patients alike. This strategic location ensures a seamless commute, making it an ideal setting for medical practices seeking both visibility and convenience.
- **Expansive and Versatile Leasable Space:** Boasting a gross leasable area of 34,709 square feet, with up to 2,089 square feet of vacant space, the facility provides ample opportunities for medical professionals to customize their practice areas. This expansive space allows for a wide range of medical services to be offered under one roof.
- **Comprehensive On-Site Medical Services:** The plaza is a one-stop solution for patient care, featuring on-site X-Ray and Ultrasound imaging facilities as well as a blood draw service center. These comprehensive services not only enhance patient experience but also provide healthcare providers with the tools they need for effective treatment and diagnosis.
- **Exclusive Medical Facility in the Area:** As the only medical building within a three-mile radius offering over 20,000 square feet of leasable space, St. Bernardine Medical Plaza stands as a unique and unparalleled opportunity for healthcare professionals looking to establish or expand their practices.

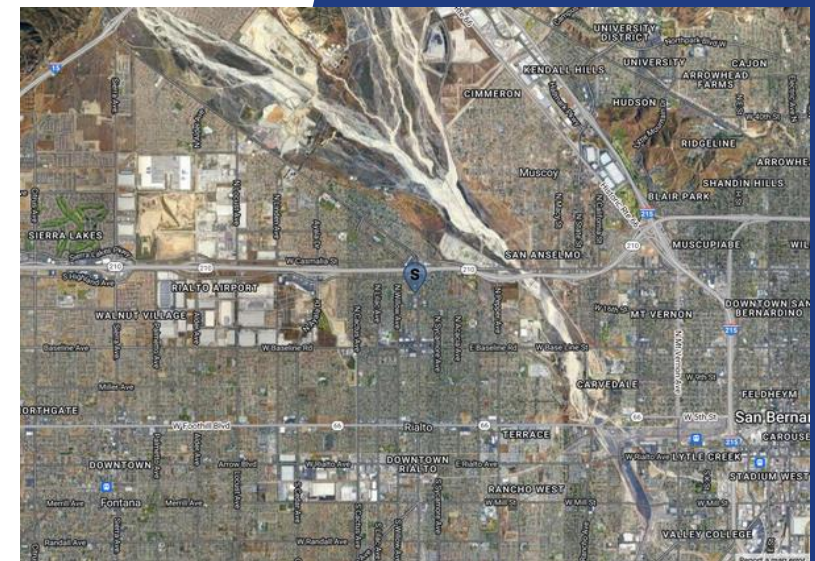


- Close proximity to major highways: The property is conveniently located near several major highways, including the I-10 and I-210, providing easy access for customers and employees. This is ideal for businesses that rely on a steady stream of traffic and need to serve a wide customer base.
- Established residential neighborhoods: The property is surrounded by well-established residential neighborhoods, such as the North Rialto and Las Colinas communities. These neighborhoods have a stable population and offer a potential customer base for retail businesses in the area.
- (Retail and Entertainment): The area offers a range of retail and entertainment options. Nearby shopping centers like Renaissance Marketplace and Inland Center Mall provide a variety of stores, restaurants, and entertainment venues, attracting a steady flow of customers.
- (Hospitals and Medical Facilities): The property is in close proximity to several medical facilities, including Kaiser Permanente Fontana Medical Center and Arrowhead Regional Medical Center. This makes it a potential hub for healthcare-related businesses or services.
- Growing commercial development: The area surrounding the property has witnessed significant commercial development in recent years. Examples include the expansion of nearby warehouses and the construction of new retail spaces. This indicates a growing business environment and potential for future growth and investment.

Locator Map



Regional Map



03

Property Description

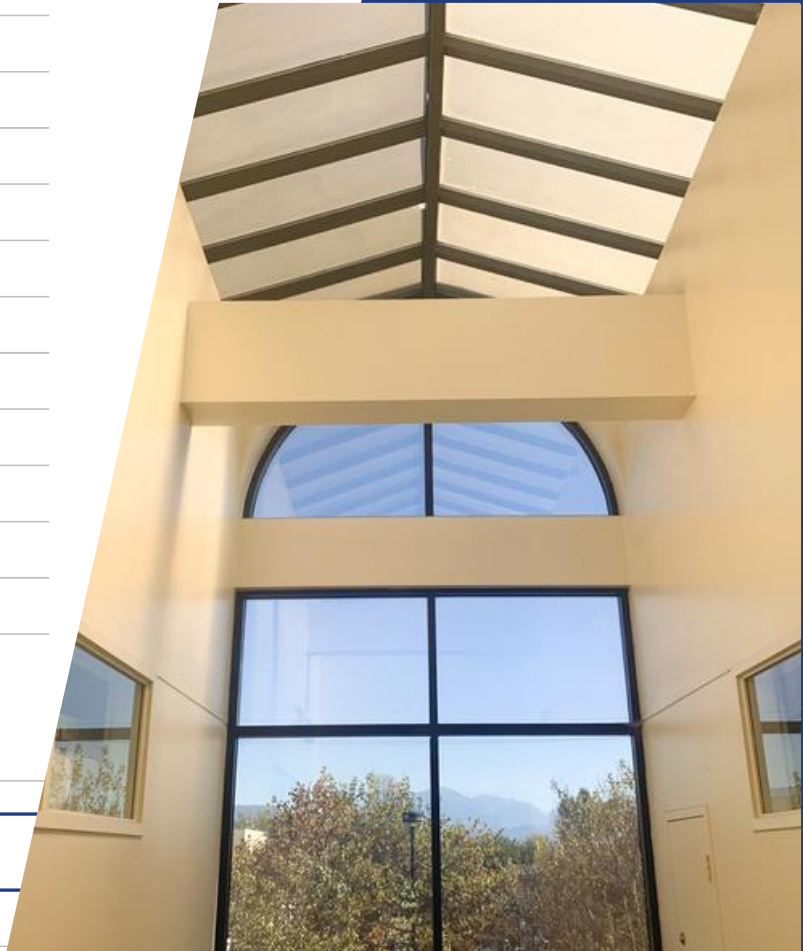
Property Features
Aerial Map

PROPERTY FEATURES

CURRENT OCCUPANCY	89.00 %
TOTAL TENANTS	17
BUILDING SF	34,709
LAND SF	134,600
LAND ACRES	3.09
YEAR BUILT	1993
AVERAGE REMAINING TERM	2.6 Years
ZONING TYPE	CG
BUILDING CLASS	B
TOPOGRAPHY	Level with Street
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	186
PARKING RATIO	5.36
CORNER LOCATION	No

TENANT INFORMATION

MAJOR TENANT/S	Fresenius Medical Care
LEASE TYPE	Triple Net









MODERN
PROPERTY
SERVICES

| Property Photos

04

Property Photos

Property Photos

Property Photos











MODERN
PROPERTY
SERVICES

05

Demographics

Demographics
Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,122	106,245	304,029
2010 Population	18,894	118,425	348,028
2023 Population	20,041	124,533	380,181
2028 Population	20,093	125,112	383,306
2023 African American	3,078	13,352	37,033
2023 American Indian	428	3,388	9,343
2023 Asian	506	3,188	14,484
2023 Hispanic	14,438	97,019	285,442
2023 Other Race	8,447	58,016	168,619
2023 White	3,846	23,727	81,542
2023 Multiracial	3,637	22,385	67,960
2023-2028: Population: Growth Rate	0.25 %	0.45 %	0.80 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	281	2,651	8,973
\$15,000-\$24,999	258	1,952	7,008
\$25,000-\$34,999	261	2,381	6,990
\$35,000-\$49,999	434	3,122	10,580
\$50,000-\$74,999	1,084	6,176	19,097
\$75,000-\$99,999	817	4,938	16,289
\$100,000-\$149,999	1,433	6,028	19,580
\$150,000-\$199,999	468	2,765	7,944
\$200,000 or greater	316	1,595	5,229
Median HH Income	\$84,152	\$72,292	\$71,735
Average HH Income	\$101,618	\$91,522	\$90,584

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,128	29,967	90,647
2010 Total Households	4,812	29,205	89,751
2023 Total Households	5,350	31,607	101,690
2028 Total Households	5,396	31,935	103,058
2023 Average Household Size	3.73	3.92	3.70
2000 Owner Occupied Housing	3,216	18,682	51,449
2000 Renter Occupied Housing	1,648	9,218	31,995
2023 Owner Occupied Housing	3,324	20,645	61,925
2023 Renter Occupied Housing	2,026	10,962	39,765
2023 Vacant Housing	98	783	3,193
2023 Total Housing	5,448	32,390	104,883
2028 Owner Occupied Housing	3,400	21,159	63,777
2028 Renter Occupied Housing	1,995	10,775	39,281
2028 Vacant Housing	108	809	3,131
2028 Total Housing	5,504	32,744	106,189
2023-2028: Households: Growth Rate	0.85 %	1.05 %	1.35 %



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,736	10,627	32,455
2023 Population Age 35-39	1,315	8,156	25,686
2023 Population Age 40-44	1,123	7,116	22,753
2023 Population Age 45-49	1,014	6,262	19,899
2023 Population Age 50-54	1,015	6,432	19,771
2023 Population Age 55-59	897	5,853	18,228
2023 Population Age 60-64	948	5,700	17,356
2023 Population Age 65-69	724	4,455	13,854
2023 Population Age 70-74	606	3,498	10,391
2023 Population Age 75-79	341	2,208	6,593
2023 Population Age 80-84	208	1,326	3,821
2023 Population Age 85+	166	1,068	3,257
2023 Population Age 18+	14,208	87,791	270,195
2023 Median Age	30	30	31

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,889	\$77,596	\$75,748
Average Household Income 25-34	\$102,537	\$93,582	\$90,789
Median Household Income 35-44	\$94,838	\$81,525	\$82,493
Average Household Income 35-44	\$110,761	\$104,467	\$104,510
Median Household Income 45-54	\$99,004	\$80,610	\$81,268
Average Household Income 45-54	\$112,075	\$99,861	\$100,795
Median Household Income 55-64	\$90,328	\$73,762	\$73,316
Average Household Income 55-64	\$107,652	\$93,459	\$92,100
Median Household Income 65-74	\$67,903	\$56,012	\$55,393
Average Household Income 65-74	\$89,716	\$79,322	\$77,501
Average Household Income 75+	\$66,404	\$60,440	\$58,643

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,750	10,379	31,707
2028 Population Age 35-39	1,703	10,363	31,990
2028 Population Age 40-44	1,267	7,865	24,907
2028 Population Age 45-49	1,053	6,742	21,511
2028 Population Age 50-54	938	5,848	18,454
2028 Population Age 55-59	925	5,868	18,008
2028 Population Age 60-64	773	5,075	15,941
2028 Population Age 65-69	790	4,829	14,860
2028 Population Age 70-74	586	3,647	11,478
2028 Population Age 75-79	465	2,786	8,243
2028 Population Age 80-84	247	1,640	4,872
2028 Population Age 85+	200	1,276	3,833
2028 Population Age 18+	14,272	88,594	274,069
2028 Median Age	32	32	32

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$97,868	\$83,736	\$81,347
Average Household Income 25-34	\$112,753	\$103,617	\$101,536
Median Household Income 35-44	\$103,275	\$90,729	\$90,866
Average Household Income 35-44	\$125,204	\$119,676	\$118,933
Median Household Income 45-54	\$104,298	\$88,437	\$89,129
Average Household Income 45-54	\$125,302	\$112,450	\$114,162
Median Household Income 55-64	\$100,551	\$82,124	\$81,091
Average Household Income 55-64	\$120,076	\$106,274	\$104,555
Median Household Income 65-74	\$78,176	\$67,212	\$65,392
Average Household Income 65-74	\$104,186	\$93,528	\$90,644
Average Household Income 75+	\$81,856	\$73,558	\$70,778



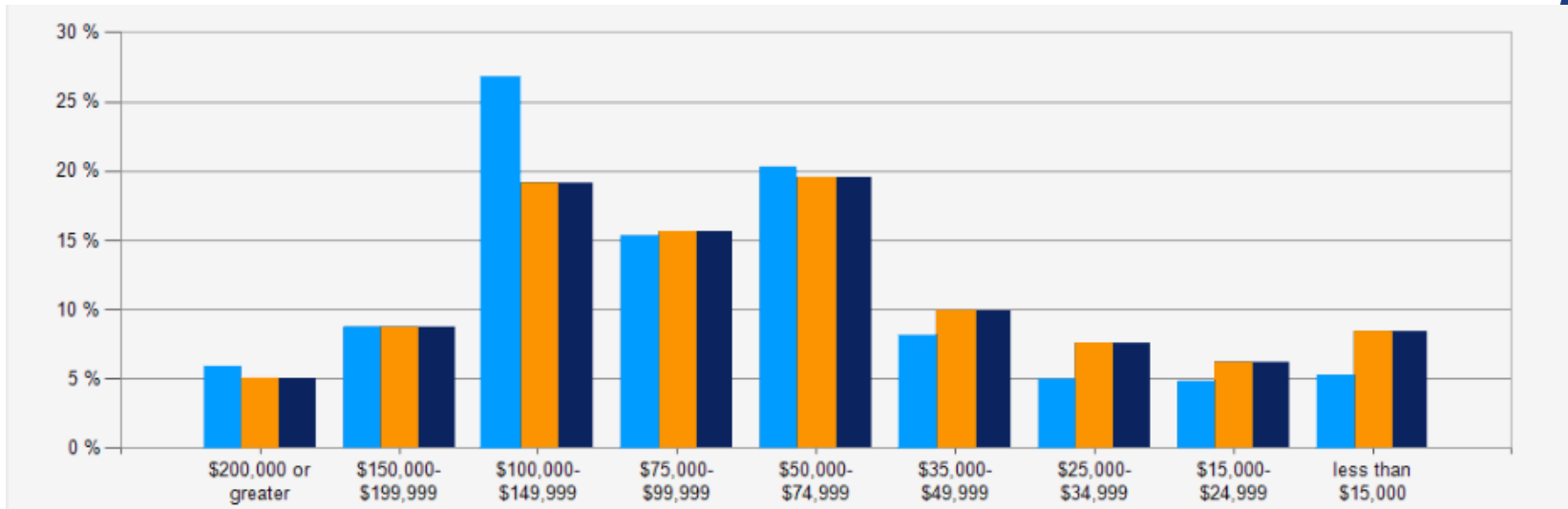
**MODERN
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2023 Household Income

1 Mile Radius

3 Mile Radius

5 Mile Radius

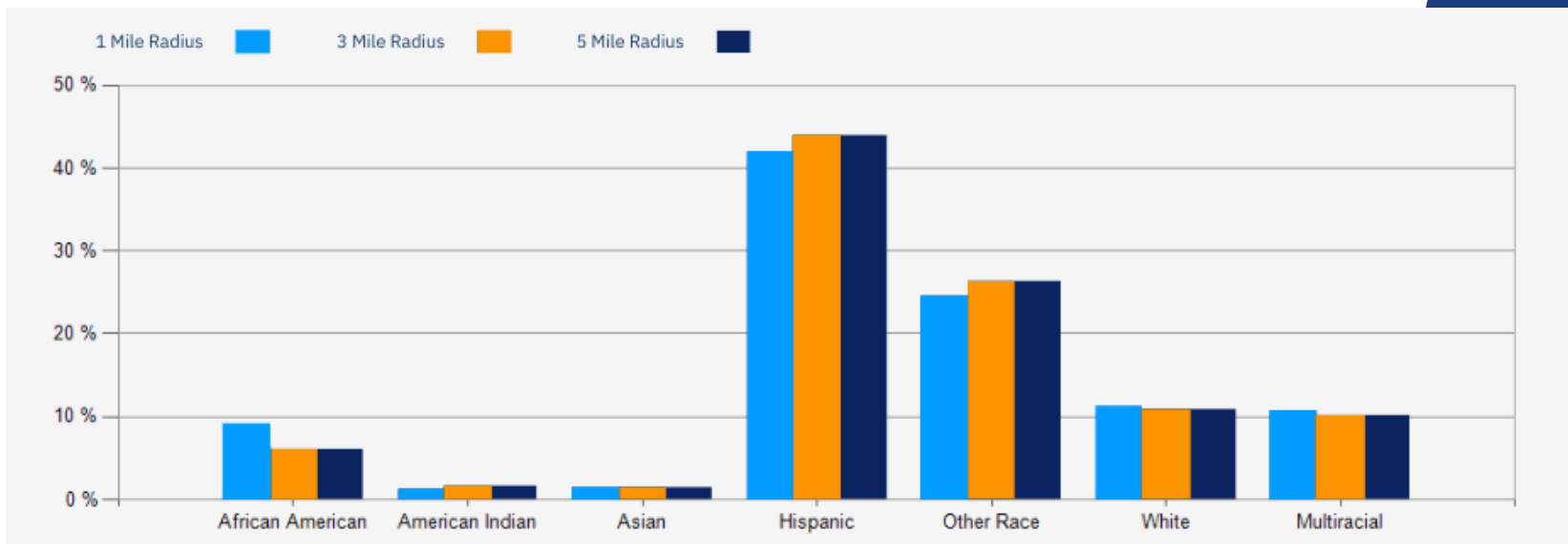


2023 Population by Race

1 Mile Radius

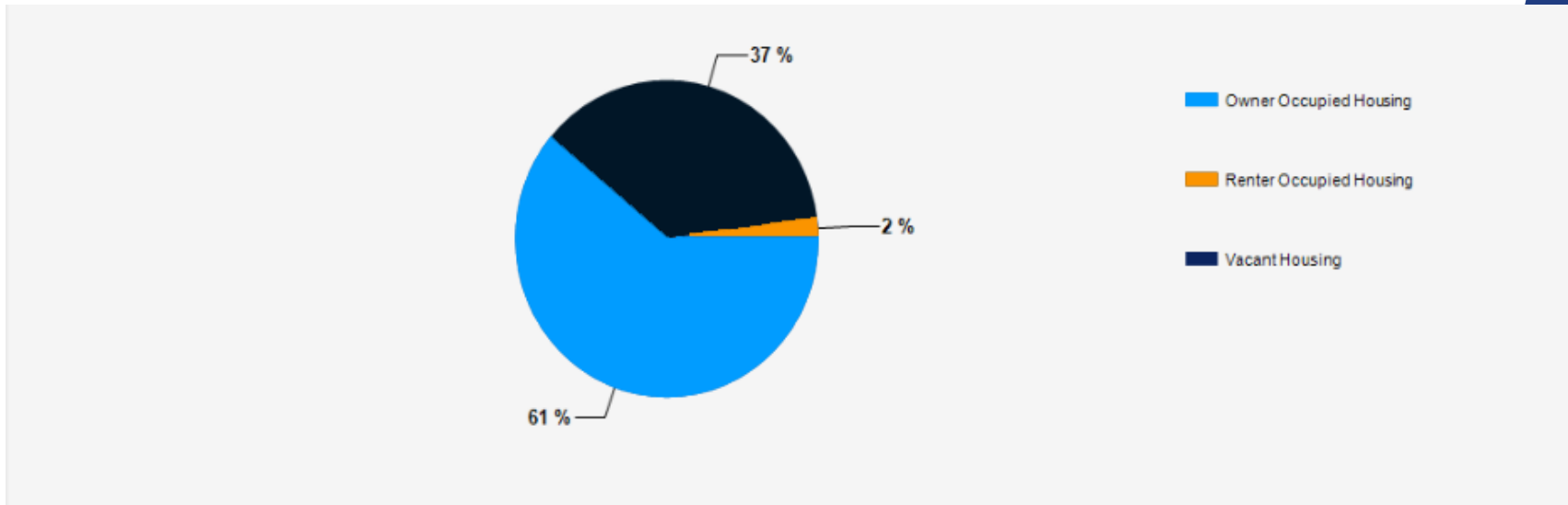
3 Mile Radius

5 Mile Radius



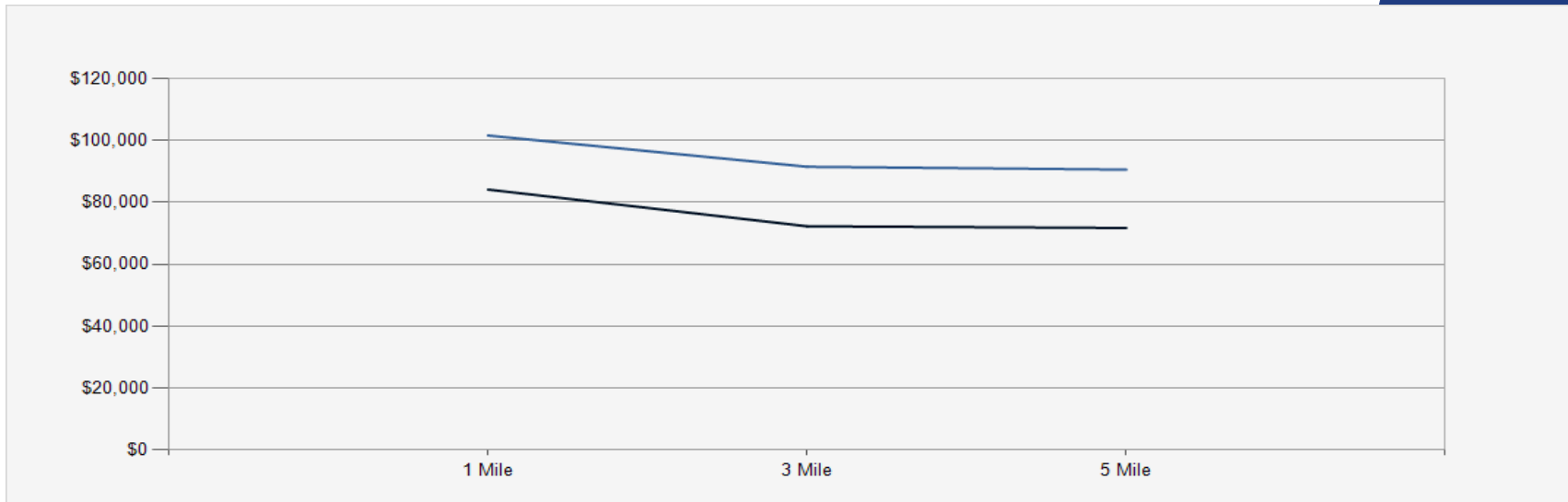
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2023 Household Occupancy - 1 Mile Radius



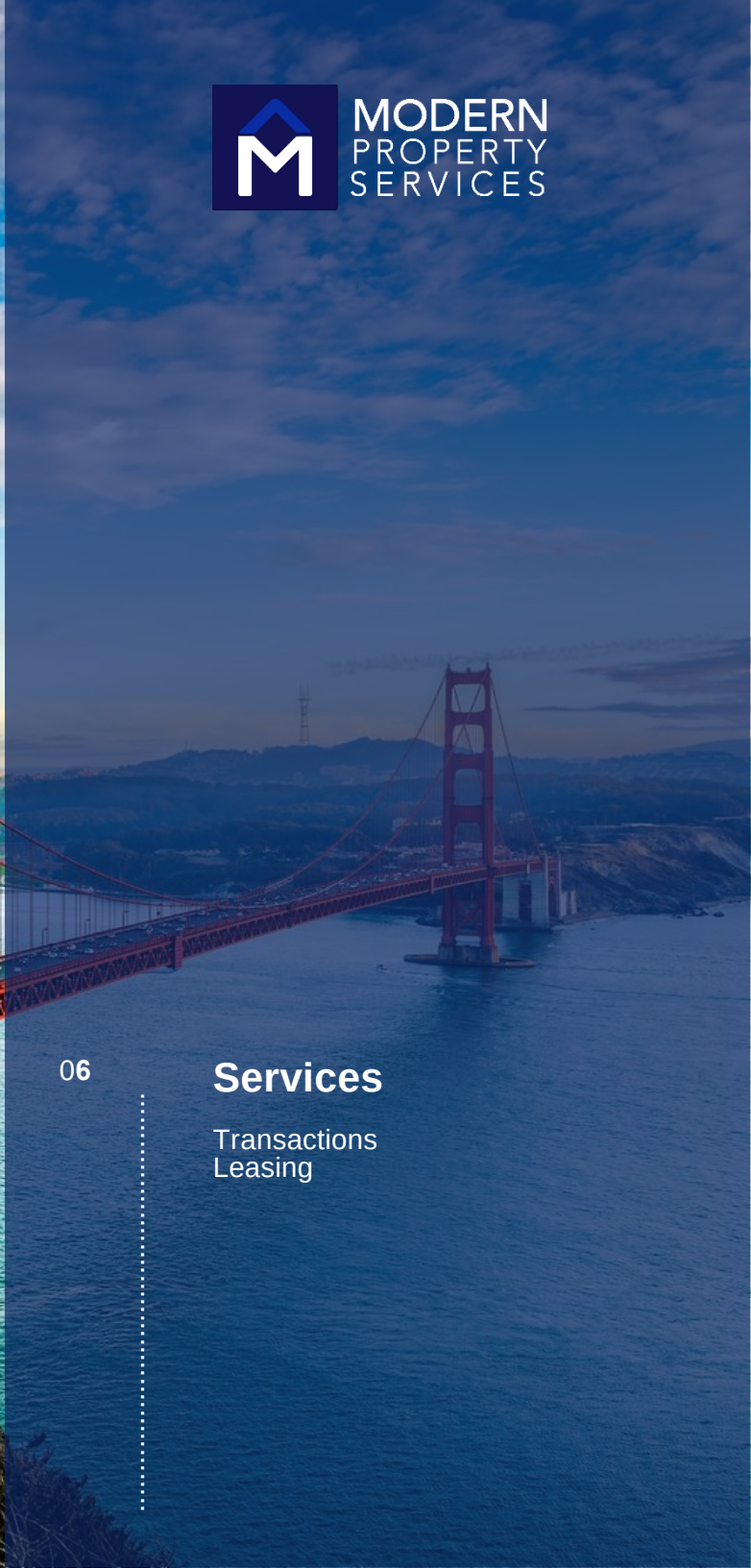
2023 Household Income Average and Median

Average Income ■ Median Income ■



Services

Transactions
Leasing



Leasing & Management

Leasing Services



We help our clients from marketing vacant units to vetting qualified tenants that add quality to your building. We take pride in protecting our client's portfolio by ensuring the tenants are well qualified before joining the community.

6-8% of Gross Rent of Lease

Property Management



We perform day-to-day operations for running a successful building rental. We handle all tenant inquiries for repair, electrical, plumbing, etc. without interrupting our client's time and peacefulness. All expenses are documented.

6-8% of Gross Rent Roll

Tenant Buyout Negotiations



We have tons of real-world experience in multi-counties when it comes to cash for keys negotiations. Helping not only the tenants with a fair price for relocation costs, but also allowing our landlords to gain their units back and renting them to fair market value.

Inquire us for more details.



Leasing Services

These services would include:



1. Marketing the property on all platforms and our list of active brokers/agents

This includes premium listings on CoStar, Zillow, HotPads, Trulia, MLS, and other family of networks.



2. Marketing materials & photography

Our team uses specialized camera lenses for maximum capture and commercial image processing software to maximize appeal on our flyers, materials, and listings.



3. Showings

Our team coordinates showing appointments and handles all tours with potential tenants.



4. Vetting all tenants through credit scores, financial W-2 analysis, etc.

Our screening process includes digitally verifying credit score, employment, income, and enforcing other respective requirements from the owner.



5. Lease contract

We handle all contract writings and send them out for DocuSign to maximum your convenience.



6. Move-in coordination

Our team delivers the keys and handles the move-in process with newly-approved tenants.

6-8% of Gross Rent of Lease

Property Management Services

These services would include:

1) Rent Collection Management:



We use software such as Yardi Breeze, AppFolio, Tenant Cloud, etc. for onboarding new tenants and managing existing ones. We also adapt to any existing process based on our client's needs, including collecting physical checks, or a combination of physical and digital.

2) Day-to-Day Management:



We become the primary point of contact for all property management needs, allowing our owners to have more time and collect rent passively without the headache of management. We have a portfolio of vendors for landscaping, plumbing, electrical, and/or any other construction needs

3) Book-keeping Expenses:



We provide a year-end excel summary of all costs incurred for the day-to-day management of the building so you can easily send it to your personal CPA or our in-house CPA who specializes in all things real estate and tax structures for our clients.

6-8% of Gross Rent Roll

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