

4950 SAN BERNARDINO STREET, SUITE 103

MONTCLAIR, CA 91763

MEDICAL OFFICE FOR SALE



KAVITA BHATIA

President/Broker
CalDRE #01895064 | CalDRE #02034779
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PROPERTY INFORMATION

SECTION 1



4950 SAN BERNARDINO STREET, SUITE 103

MONTCLAIR, CA 91763

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Turnkey medical office ready for move-in. Located inside the Montclair Medical Office building which is a well-maintained, two-story medical office building occupied and surrounded by other medical professionals. Located within walking distance of the Montclair Hospital Medical Center, a 106-Bed acute care hospital, it offers ideal networking and referral opportunities. Furthermore, the building is only 0.5 miles from the I-10 freeway, allowing convenient accessibility.

The available suite features modern interiors for functionality, comfort, and high image. The floor plan includes a waiting room and reception area, 3 exam rooms, breakroom, and one restroom.

Buyer will benefit from ample parking for patients, easy access to public transportation, and close proximity to Montclair Plaza Shopping Center and other retail amenities for its staff. Additionally, there is an on-site pharmacy for further patient convenience.

OFFERING SUMMARY

Sale Price:	\$570,000
Size:	1,000(+/-) S.F.
Year Renovated:	2020

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,955	58,978	148,856
Total Population	24,340	193,125	490,861
Average HH Income	\$104,202	\$101,701	\$107,890

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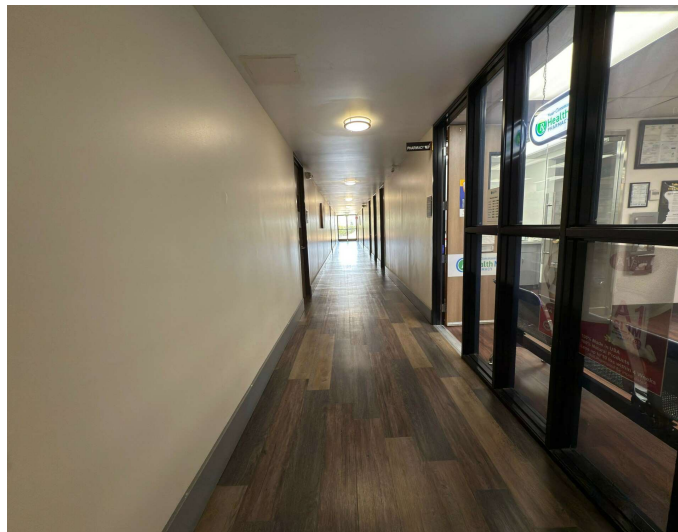
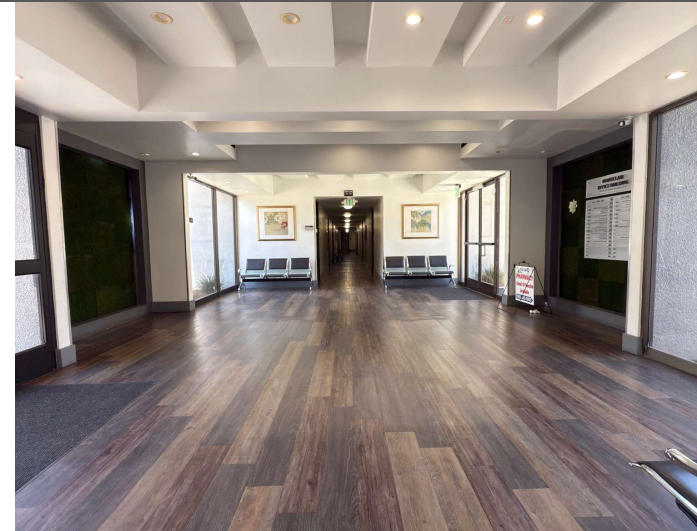
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ADDITIONAL PHOTOS



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LOCATION INFORMATION

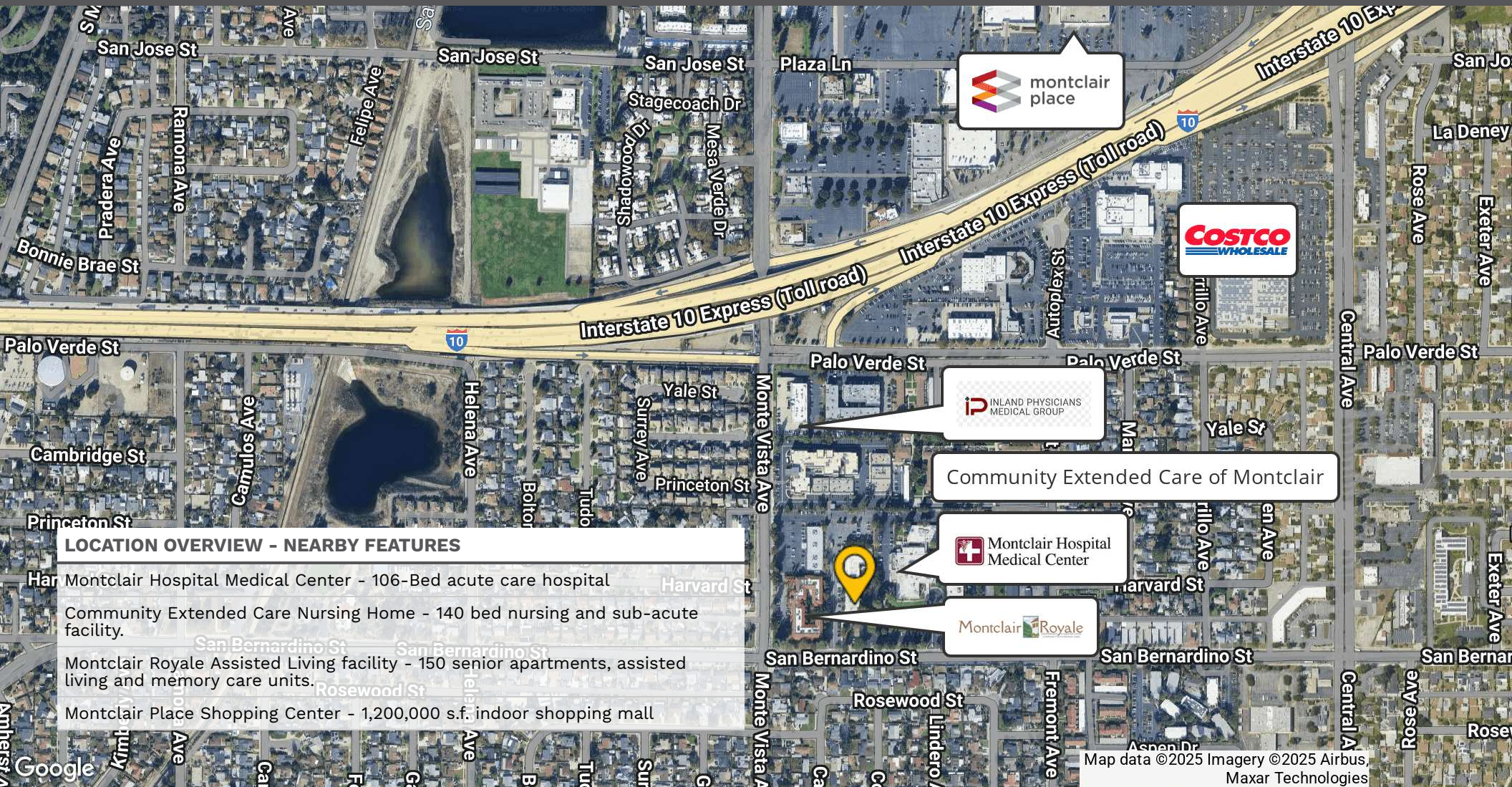
SECTION 2



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REGIONAL MAP



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DEMOGRAPHICS

SECTION 3



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DEMOGRAPHICS MAP & REPORT

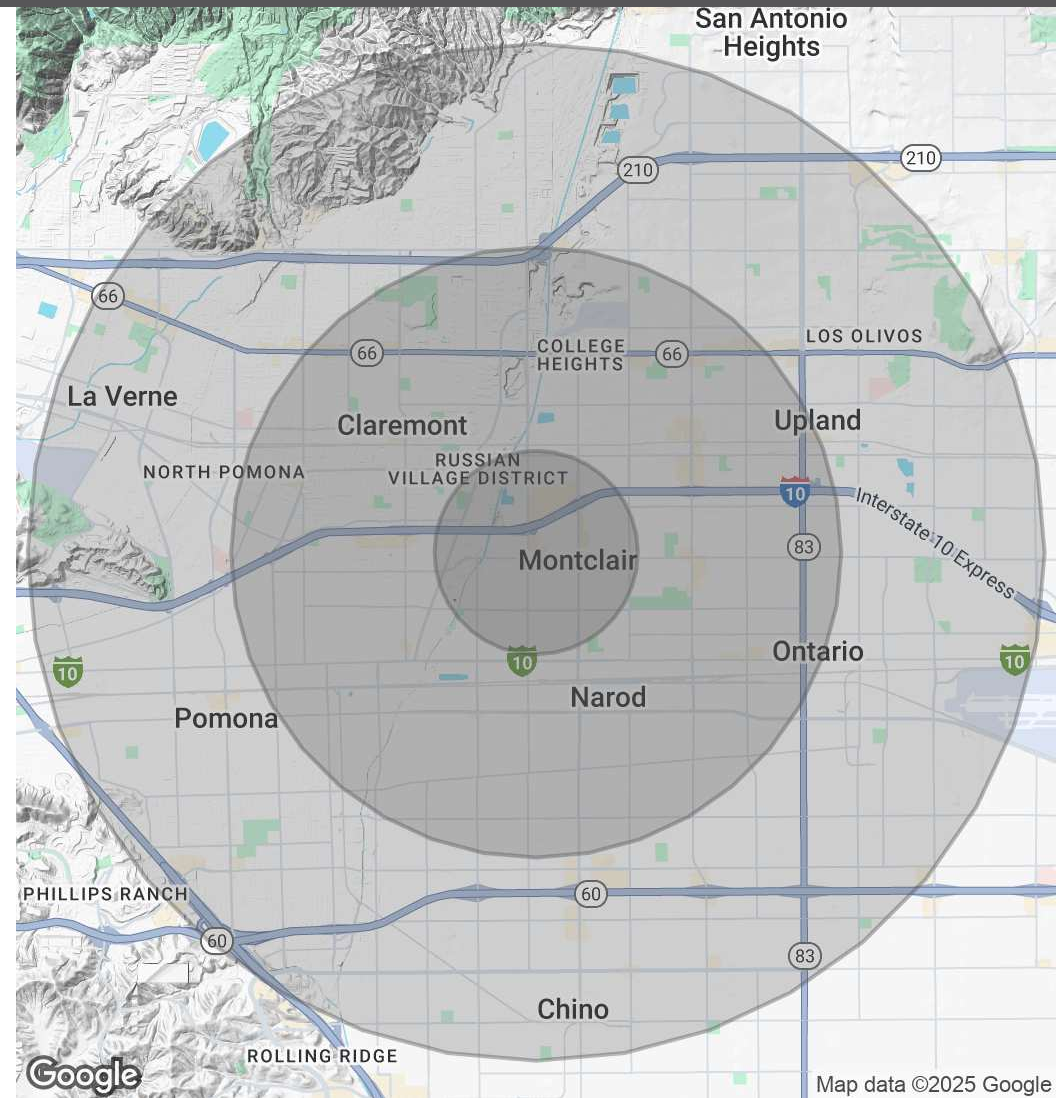
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	24,340	193,125	490,861
Average Age	38	38	39
Average Age (Male)	37	37	37
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,955	58,978	148,856
# of Persons per HH	3.5	3.3	3.3
Average HH Income	\$104,202	\$101,701	\$107,890
Average House Value	\$608,987	\$661,958	\$665,113

Demographics data derived from AlphaMap



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