

# 4950 SAN BERNARDINO STREET

MONTCLAIR, CA 91763

MEDICAL OFFICE FOR LEASE



## KAVITA BHATIA

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## MONTCLAIR MEDICAL OFFICE FOR LEASE



### FEATURES

The Montclair Medical office building 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.

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

### OFFERING SUMMARY

Lease Rate:	\$2.49 SF/month (NNN)
Available SF:	1,000 (+/-) SF

SPACES	LEASE RATE	SPACE SIZE
Suite 103	\$2.49 SF/month	1,000 SF

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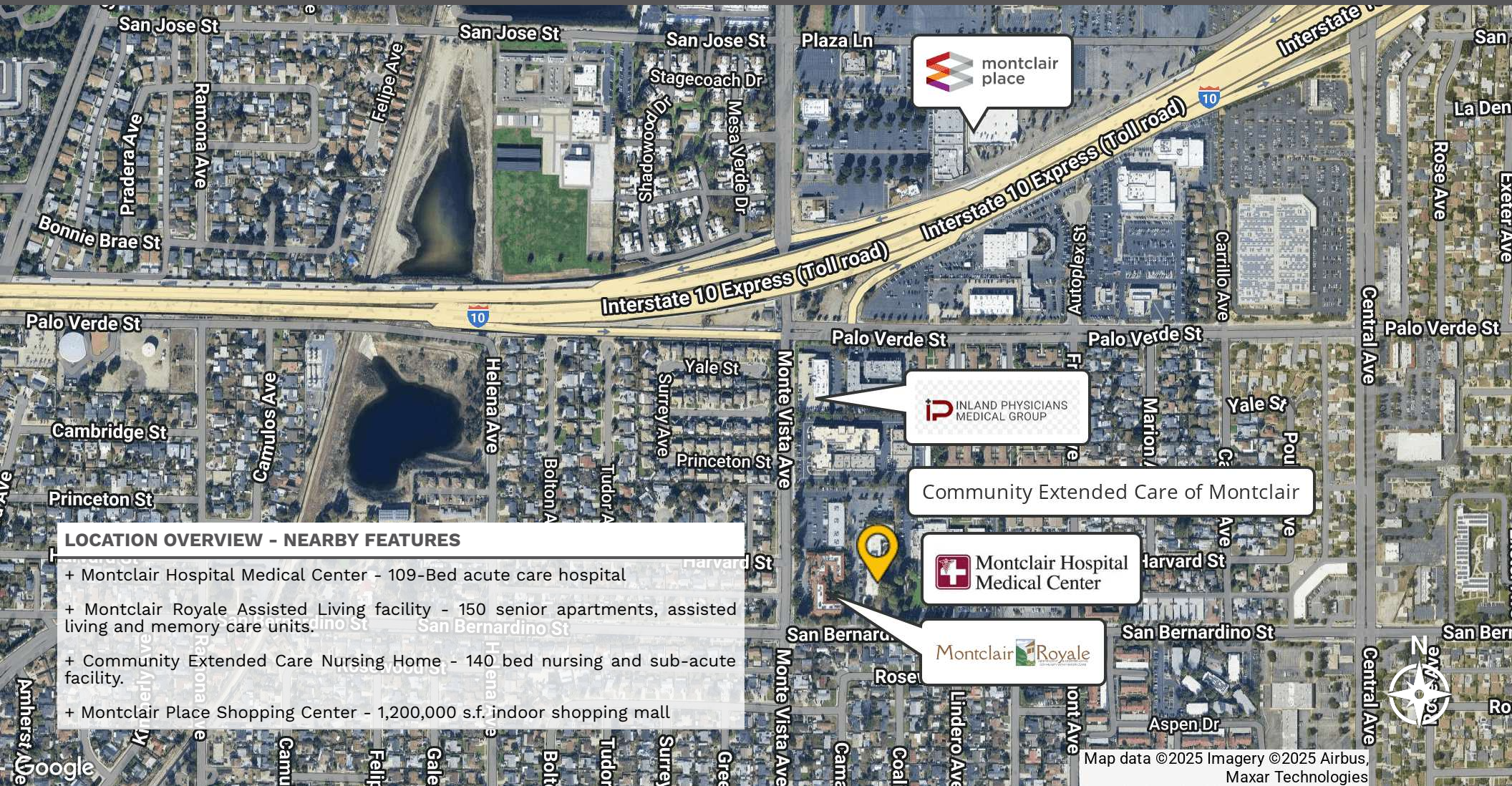




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SURROUNDED BY OTHER MEDICAL USERS



## LOCATION OVERVIEW - NEARBY FEATURES

- + Montclair Hospital Medical Center - 109-Bed acute care hospital
- + Montclair Royale Assisted Living facility - 150 senior apartments, assisted living and memory care units.
- + Community Extended Care Nursing Home - 140 bed nursing and sub-acute facility.
- + Montclair Place Shopping Center - 1,200,000 s.f. indoor shopping mall

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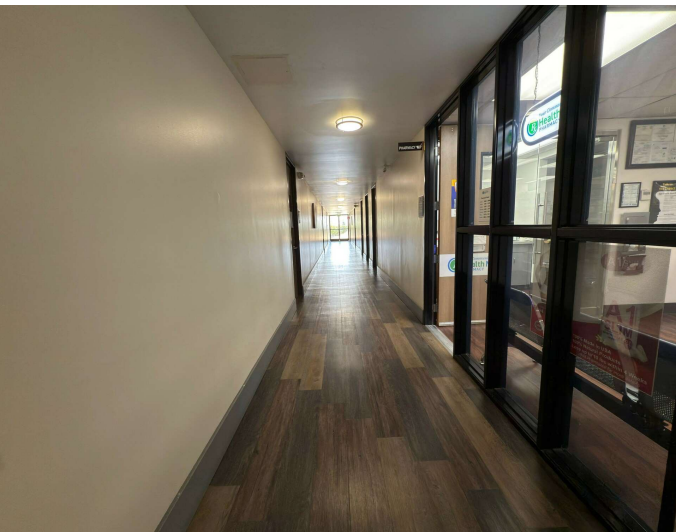
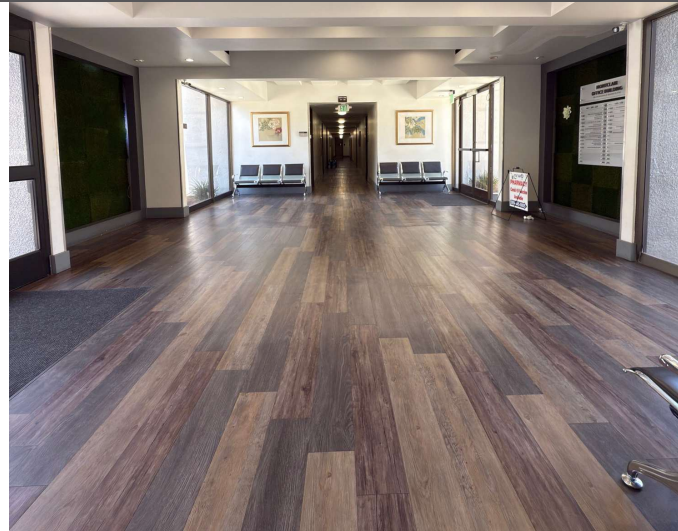




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NEWER MEDICAL OFFICE WITH MODERN DESIGN



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## DEMOGRAPHICS

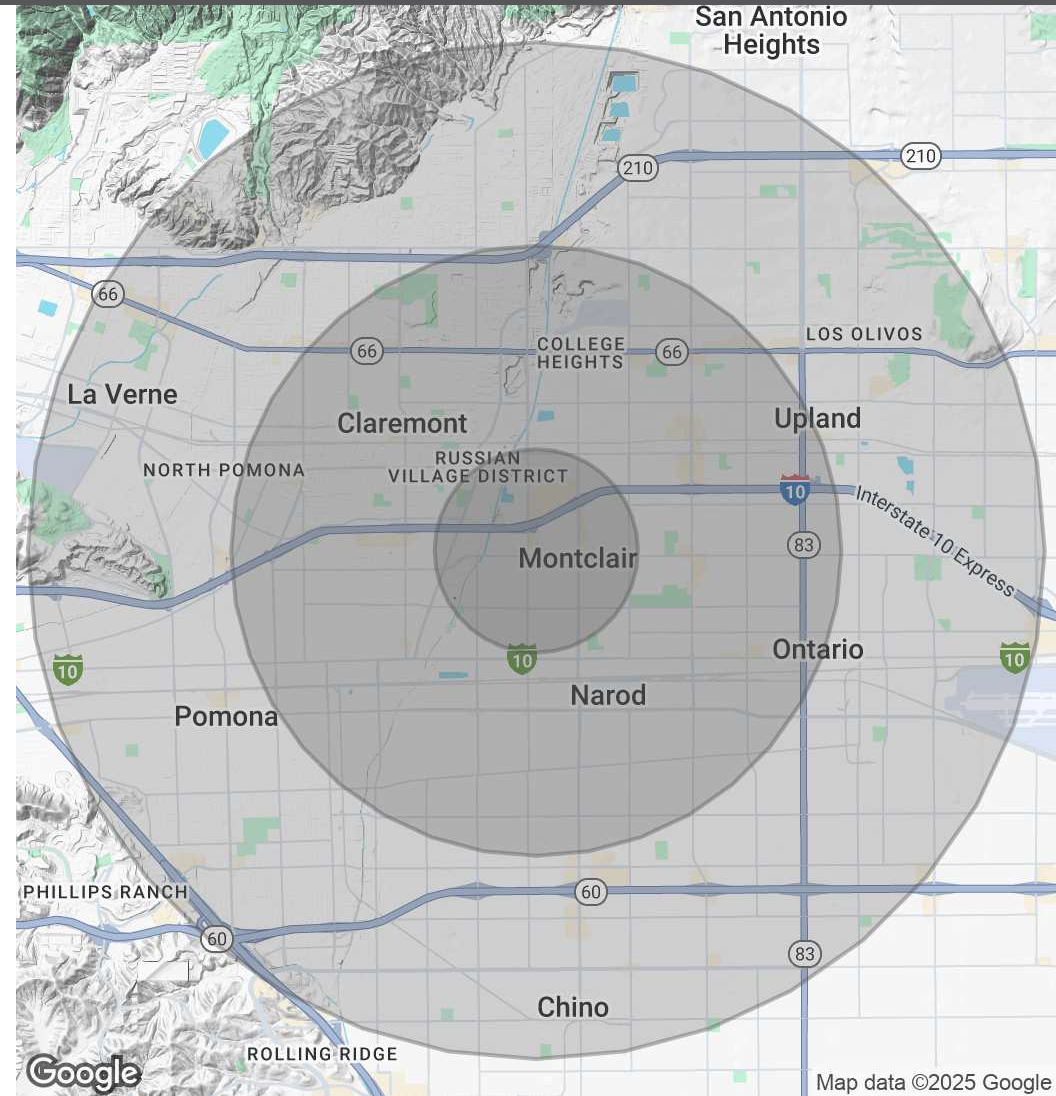
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	24,112	193,125	490,861
Average Age	38	38	39

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,885	58,978	148,856
# of Persons per HH	3.5	3.3	3.3
Average HH Income	\$104,203	\$101,701	\$107,890
Average House Value	\$607,531	\$661,958	\$665,113

*Demographics data derived from AlphaMap*



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