

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)
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Available SF:	1,000 (+/-) SF
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SPACES	LEASE RATE	SPACE SIZE
Suite 103	\$2.49 SF/month	1,000 SF

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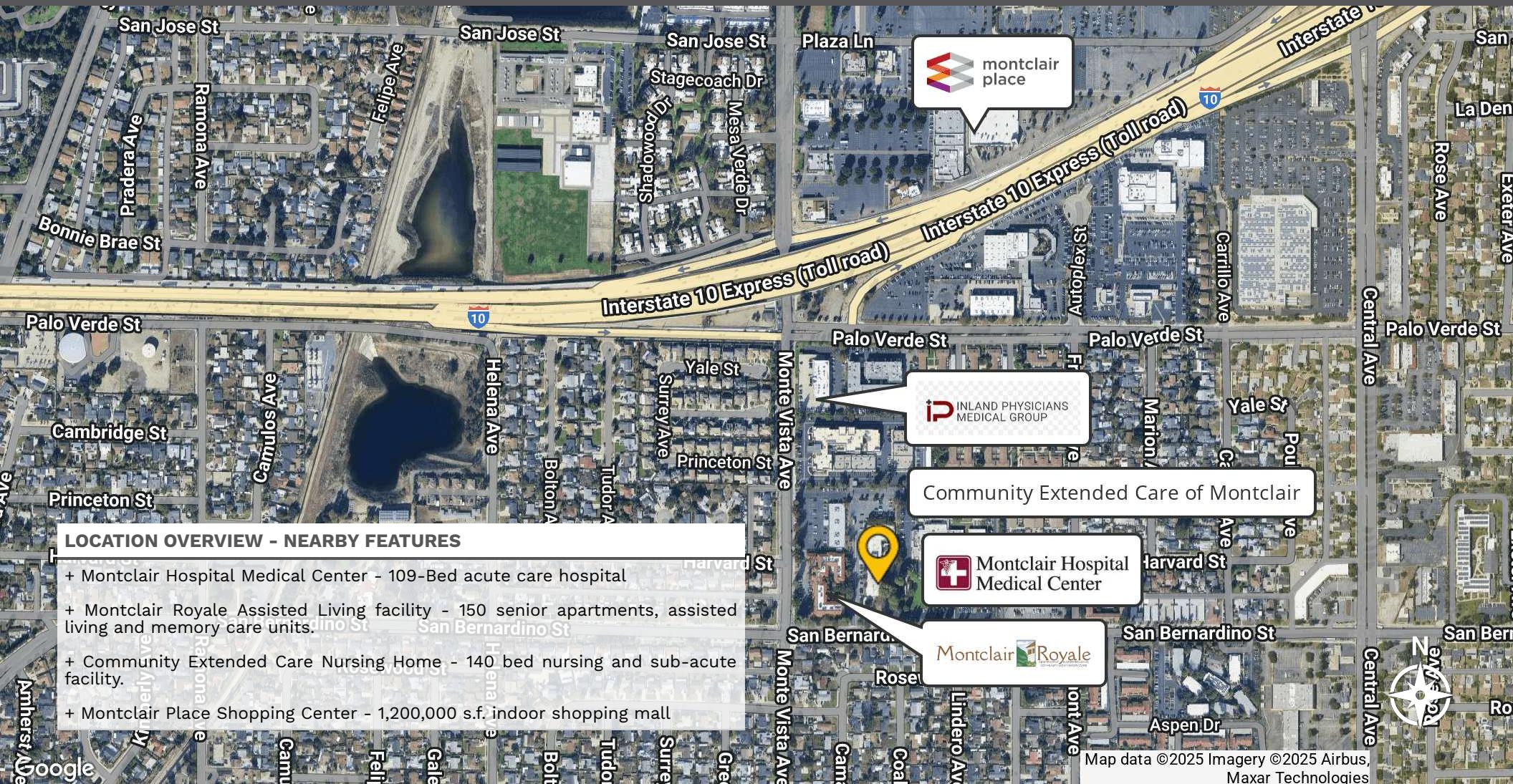
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SURROUNDED BY OTHER MEDICAL USERS



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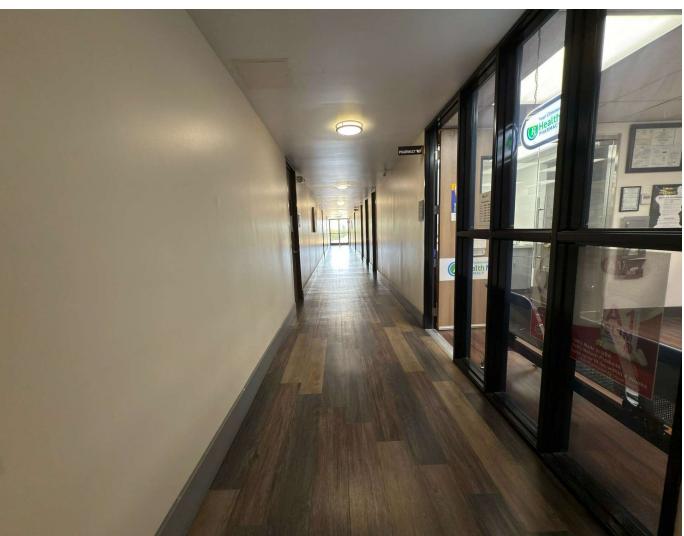
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NEWER MEDICAL OFFICE WITH MODERN DESIGN



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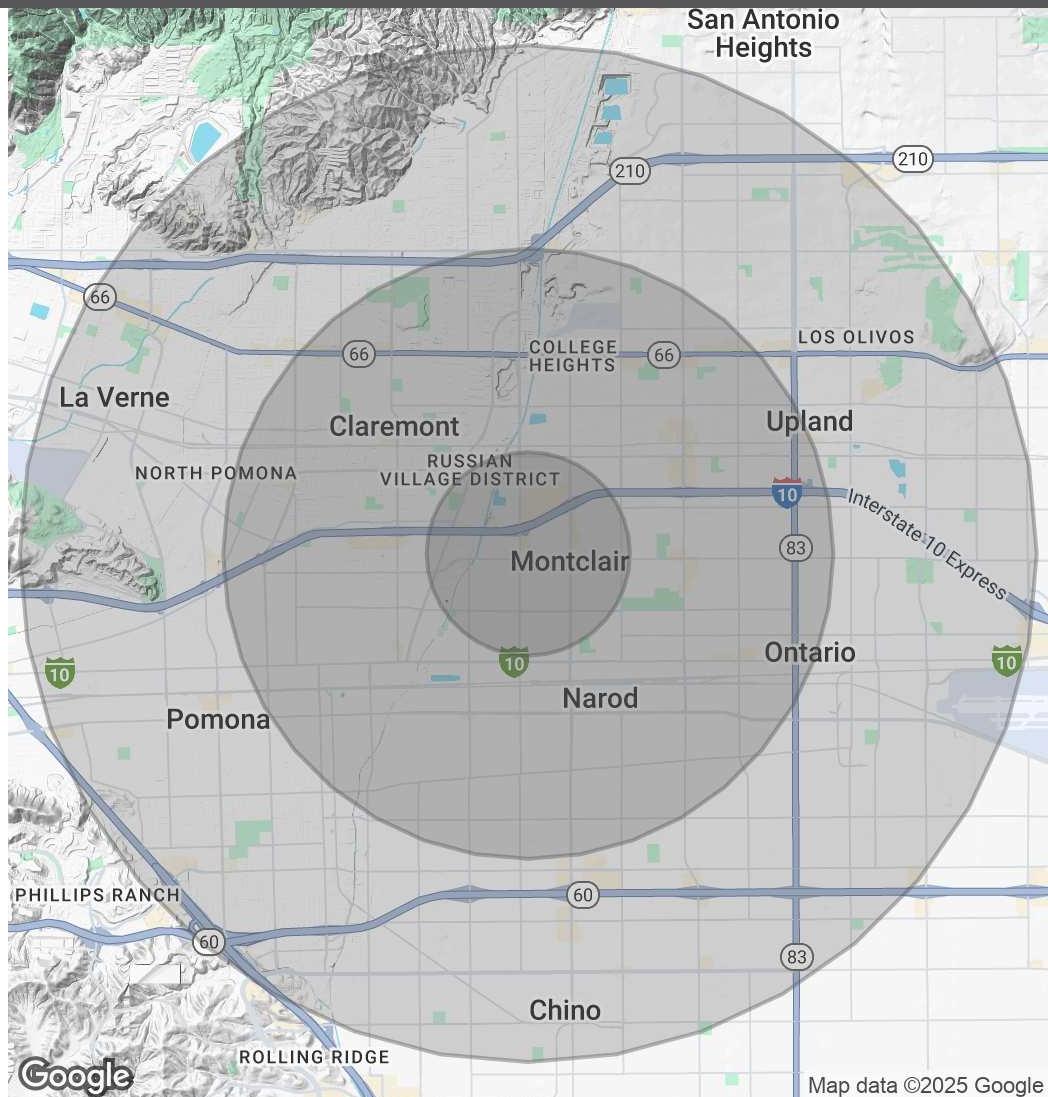
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DEMOGRAPHICS

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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