



## PROPERTY highlights

- Great Owner User/ Medical Opportunity
- Abundant Parking on site
- Functional open floorplan
- Monument signage
- Bonita Avenue Frontage
- Great Access to the 210 Freeway

## PROPERTY details

Building Size	±10,640 SF
Asking Price	\$2,340,000 (\$219 PSF)
Monthly Rental Rate	\$1.65 MG/PSF
Parking Ratio	10.1/1,000
Lot Size	±55,420 SF
Year Built	1965
APN	8366-008-012
Zoning	POM



Call Broker for Details



**Chris Johnson** Senior Vice President

License ID # 01934154

P 626.240.2786

E chris.johnson@lee-associates.com

**Lee & Associates® - Pasadena, Inc.**

155 N. Lake Avenue, Suite 430 Pasadena, CA 91101  
Corporate ID 02059558

P 626-535-9888

F 626.410.6705

**FOR SALE &  
FOR LEASE**

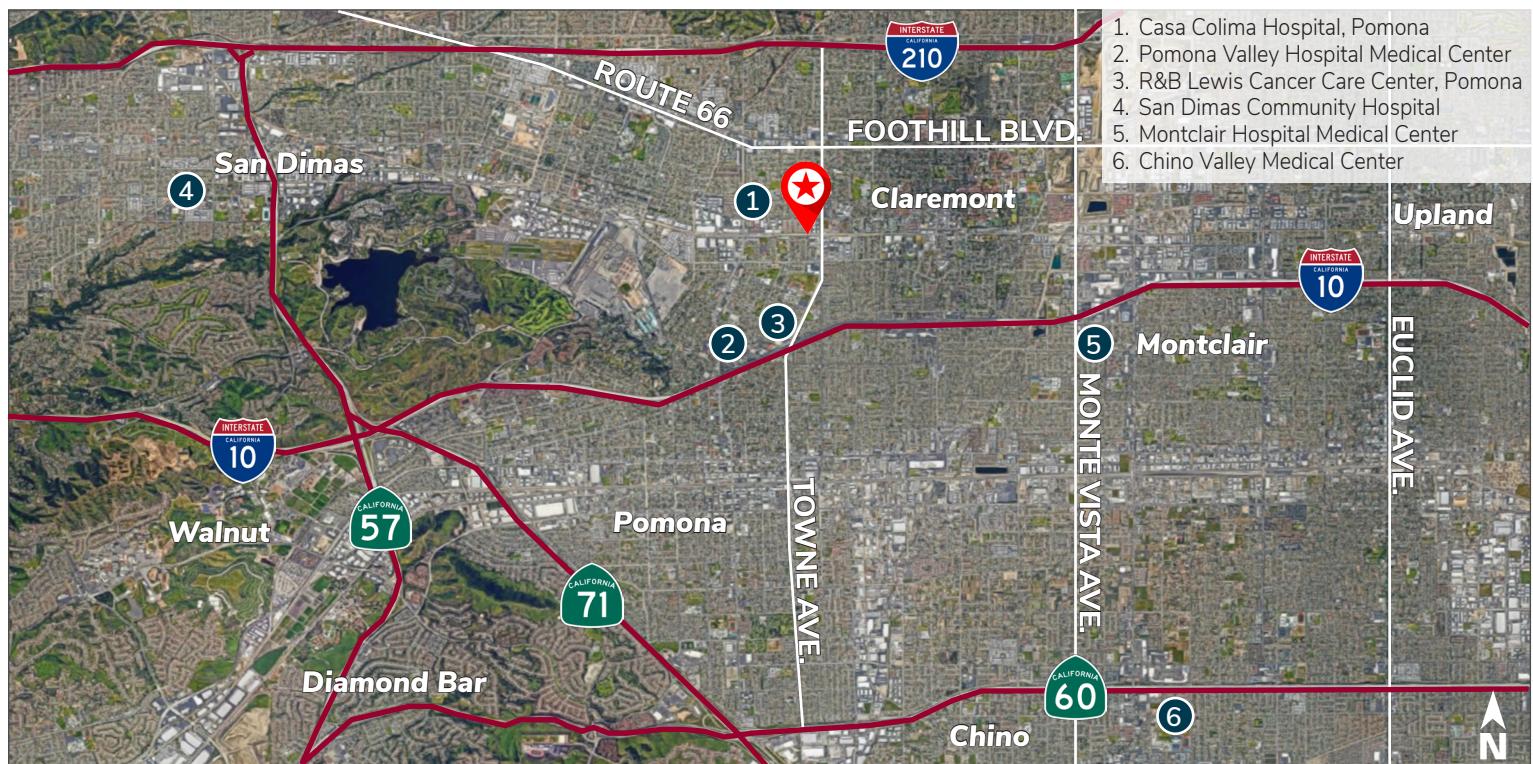
**±10,640/SF OFFICE BUILDING**  
700 E. Bonita Avenue, Pomona, CA, 91767

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA

**AERIAL** location



#### Hospital & Medical Centers within an 8-mile radius



Call Broker for Details



**Chris Johnson** Senior Vice President

License ID # 01934154

P || 626.240.2786

E || chris.johnson@lee-associates.com

**Lee & Associates® - Pasadena, Inc.**

155 N. Lake Avenue, Suite 430 Pasadena, CA 91101  
Corporate ID 02059558

P || 626-535-9888

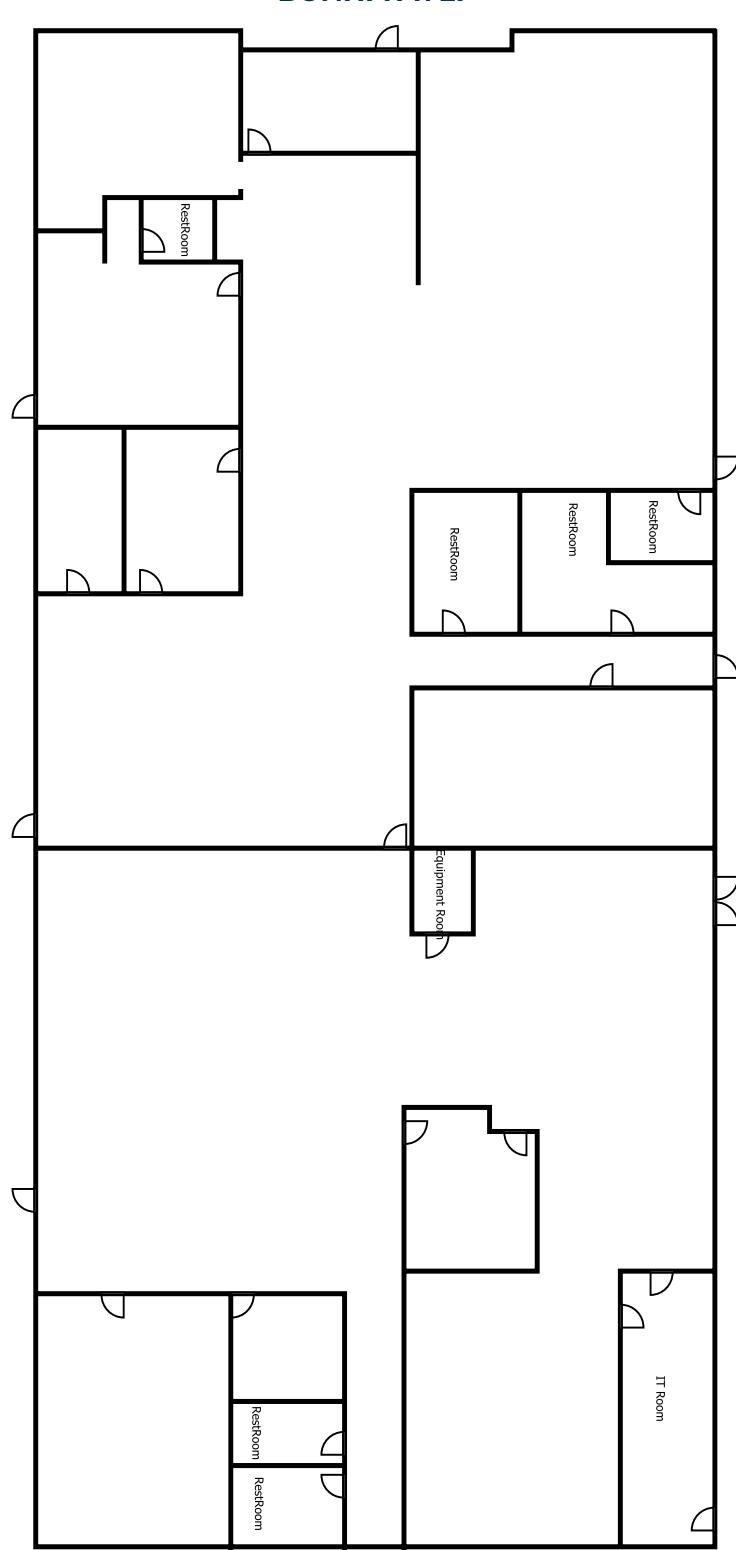
F || 626.410.6705

**FOR SALE &  
FOR LEASE**

**±10,640/SF OFFICE BUILDING**  
700 E. Bonita Avenue, Pomona, CA, 91767

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA

## PROPERTY floor plan



Call Broker for Details



**Chris Johnson** Senior Vice President

License ID # 01934154

**P** 626.240.2786

**E** chris.johnson@lee-associates.com

**Lee & Associates® - Pasadena, Inc.**

155 N. Lake Avenue, Suite 430 Pasadena, CA 91101  
Corporate ID 02059558

**P** 626.535.9888

**F** 626.410.6705