



### PROPERTY highlights

- **Great Owner User/ Medical Opportunity**
- Abundant Parking on site
- Functional open floorplan
- Mounument 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  
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155 N. Lake Avenue, Suite 430 Pasadena, CA 91101  
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**FOR SALE &  
FOR LEASE**

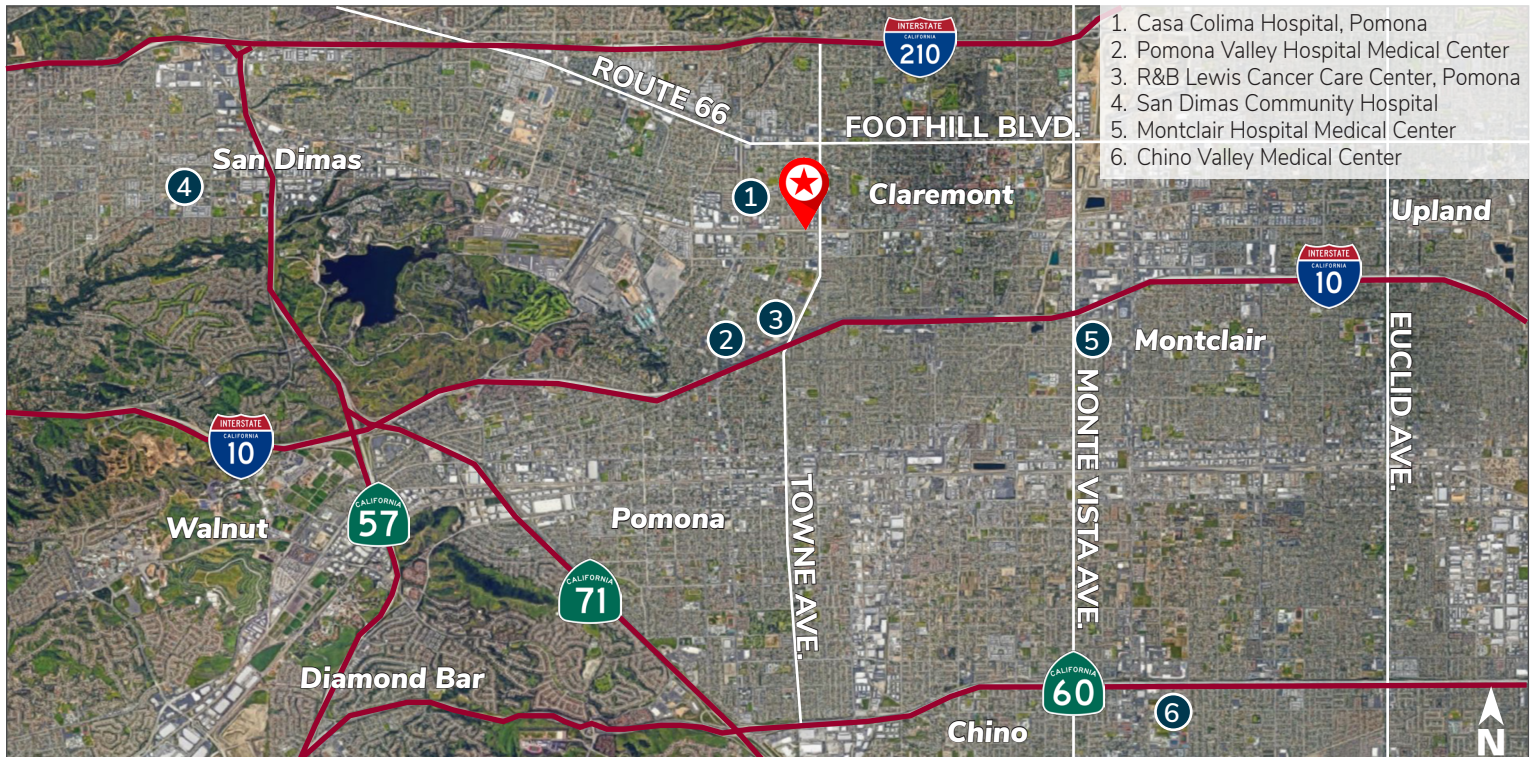
**±10,640/SF OFFICE BUILDING**  
700 E. Bonita Avenue, Pomona, CA, 91767

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PASADENA

## AERIAL location



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



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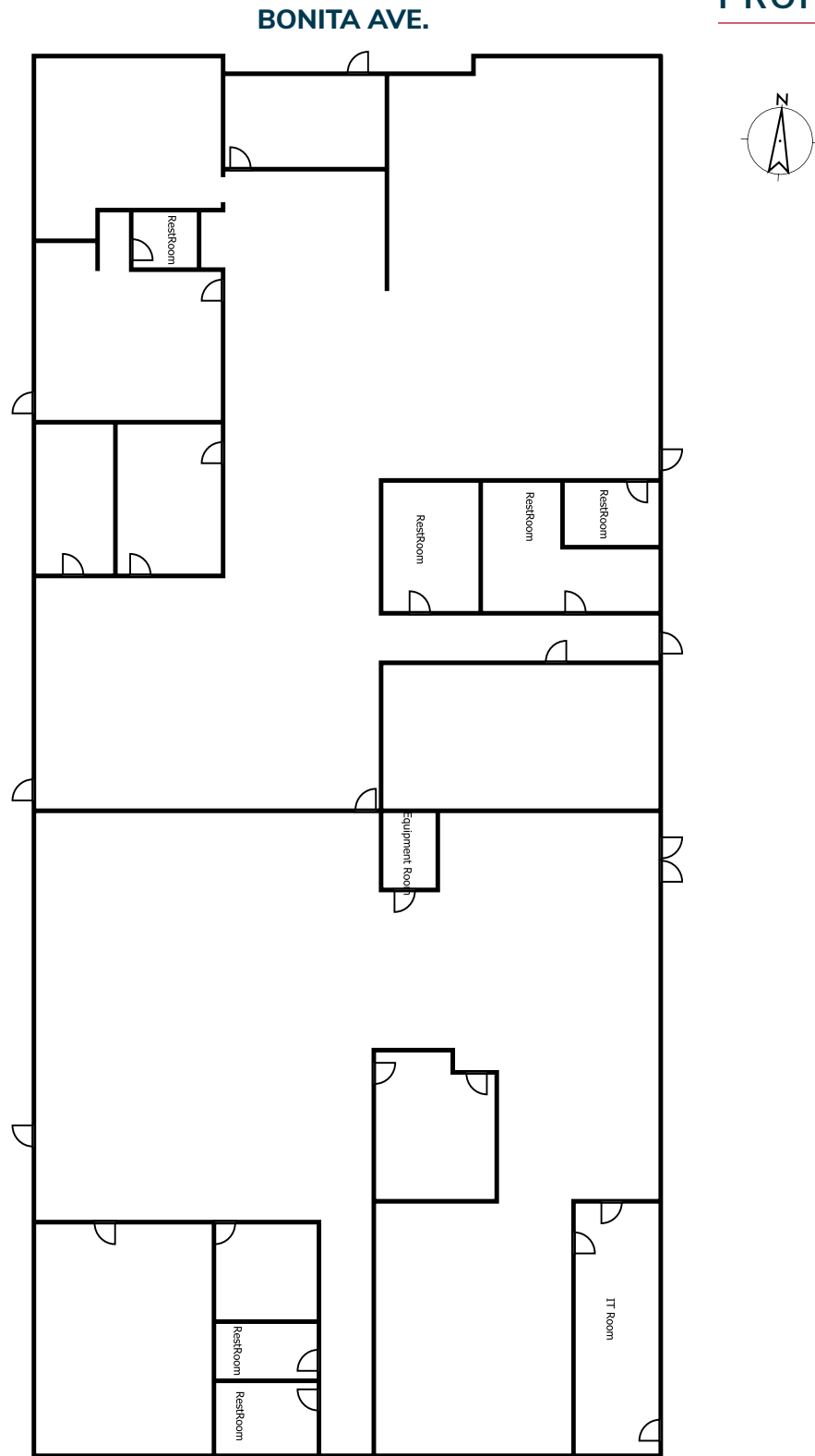


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**PROPERTY** floor plan



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