

FOR LEASE

Claremont Professional Centre

Pride of Ownership Property Near
Hospitals, Colleges and Major Interstate



1952-1966

INDIAN HILL BLVD
POMONA, CA 91767

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

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The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. lee-pasadena.com

PROPERTY HIGHLIGHTS

The **Claremont Professional Centre** is strategically located at a major signalized intersection with average daily traffic volume at 30,746 vehicles at the border of Claremont and Pomona. The subject property is less than 1-minute away from the I-210 freeway which generates a 2025 average of 285,607 vehicles a day per Costar and would potentially increase the viable trade area for most businesses. The on-site and adjacent parking would be conducive to most medical, creative office and retail uses.

Leasing opportunities range from 1,100 to 3,200 SF and includes a 2nd generation dental office and salon suite with multiple private rooms. Potential uses include a med spa; specialty medical; general dentistry; veterinary services and creative office along with retail of many types. Within a 2-mile radius, the average yearly spending per household for healthcare services is \$40,324,422 with total consumer expenditures of \$920,379,071.

Call broker for touring instructions and availability information on any of these amazing suites at this pride of ownership property.

PROPERTY DETAILS

| | |
|--------------------|-----------------------|
| Asking Rate: | Negotiable |
| Terms: | Negotiable |
| Total Building SF: | ±10,732 SF |
| Lot Size: | ±37,333 SF |
| Year Built: | 1982 |
| Parking Ratio: | 5:1,000 |
| Zoning: | CX |
| APN: | 8322-007-022 and -023 |

AVAILABLE SUITES

| SUITE | SUITE SIZE | RATE | NOTES |
|------------------|------------|----------------|--|
| 1956 Indian Hill | 2,316 SF | \$2.65 PSF NNN | 2nd generation dental office |
| 1964 Indian Hill | 2,100 SF | Negotiable | Creative office/retail (can potentially add 1,100 SF) |
| 1978 Indian Hill | 1,100 SF | Negotiable | Creative office/retail (can potentially add 2,100 SF) |
| 1996 Indian Hill | 2,000 SF | Negotiable | 2nd generation beauty salon |

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PROPERTY PHOTOS



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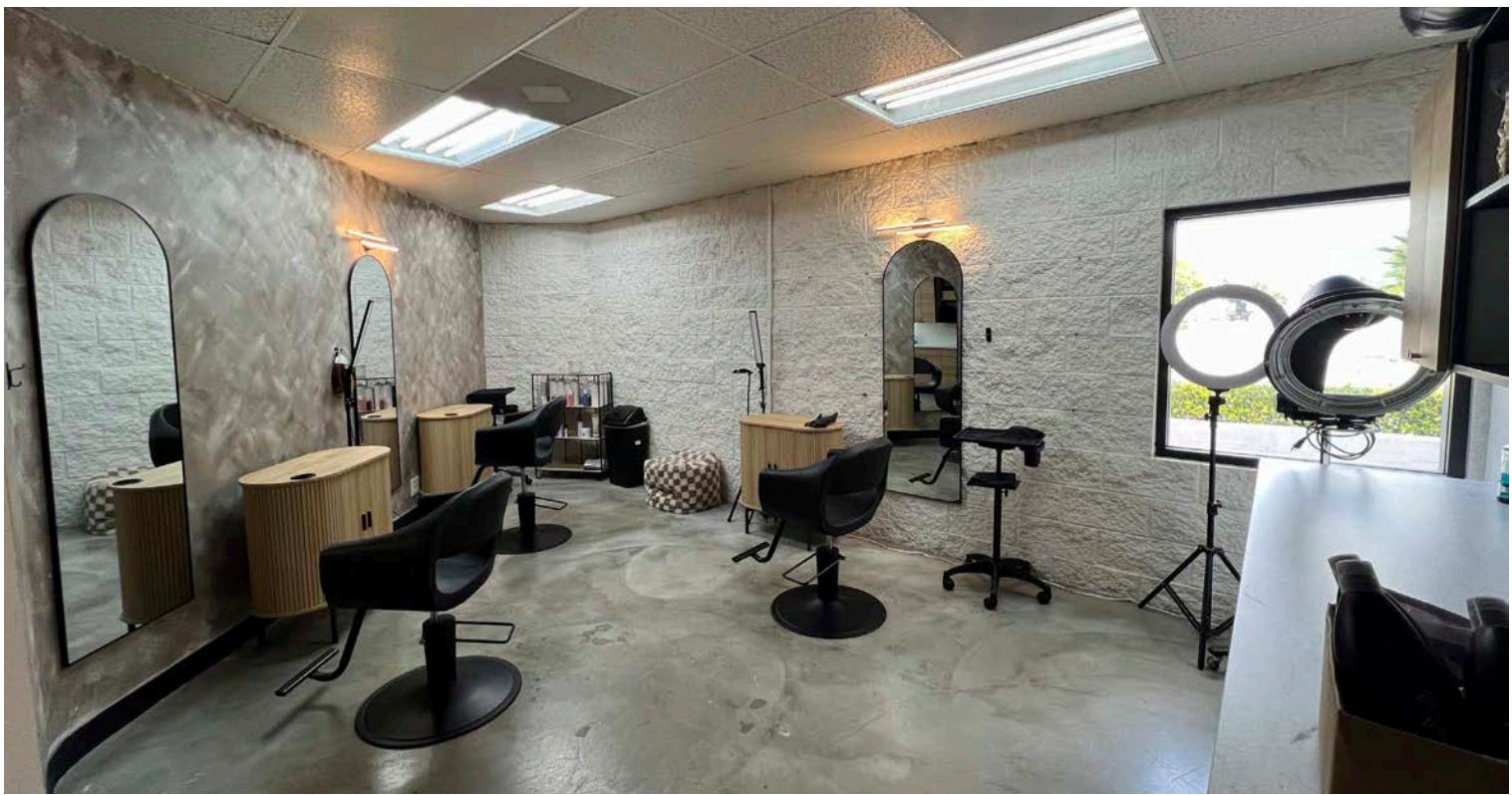
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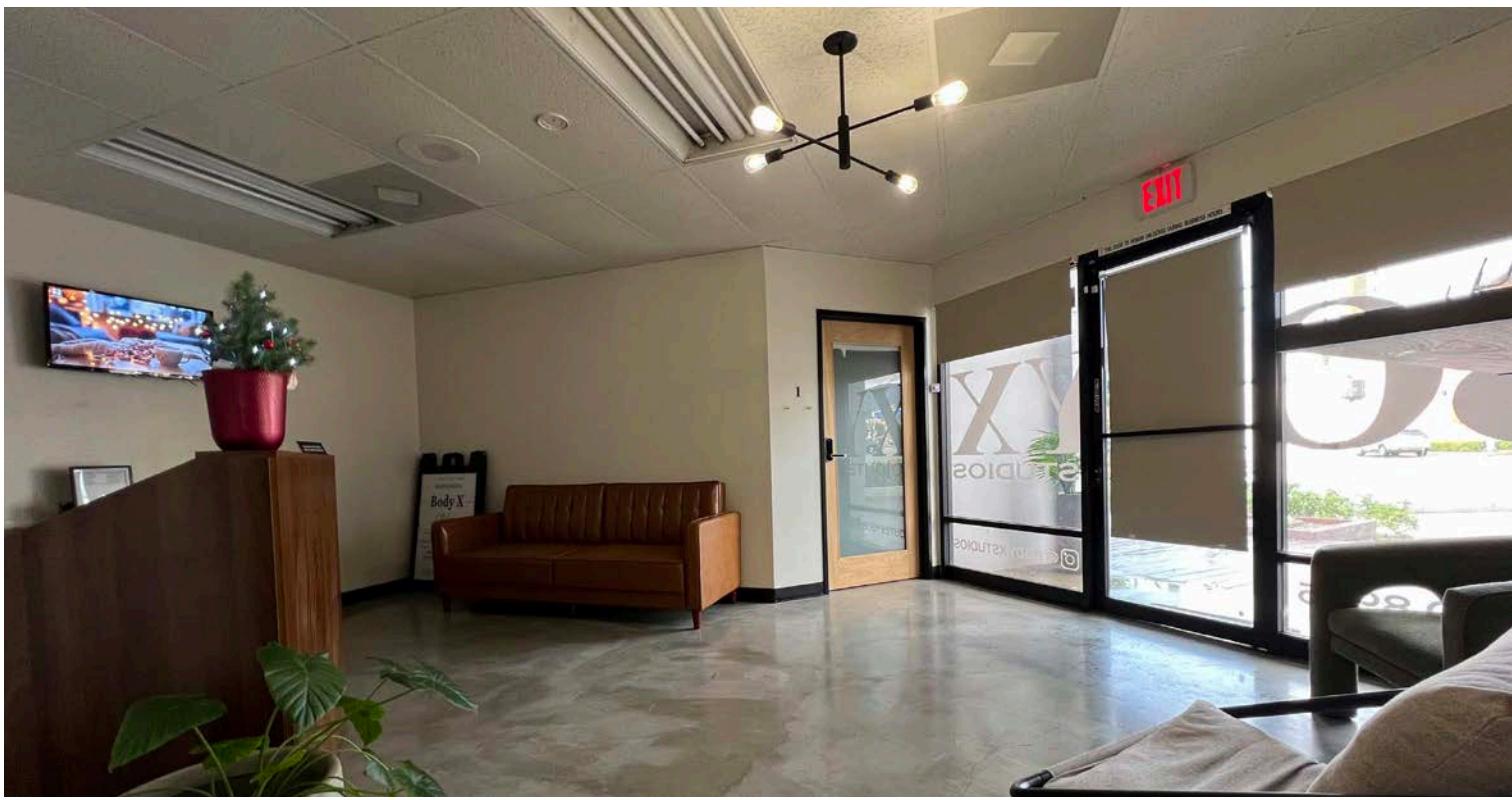
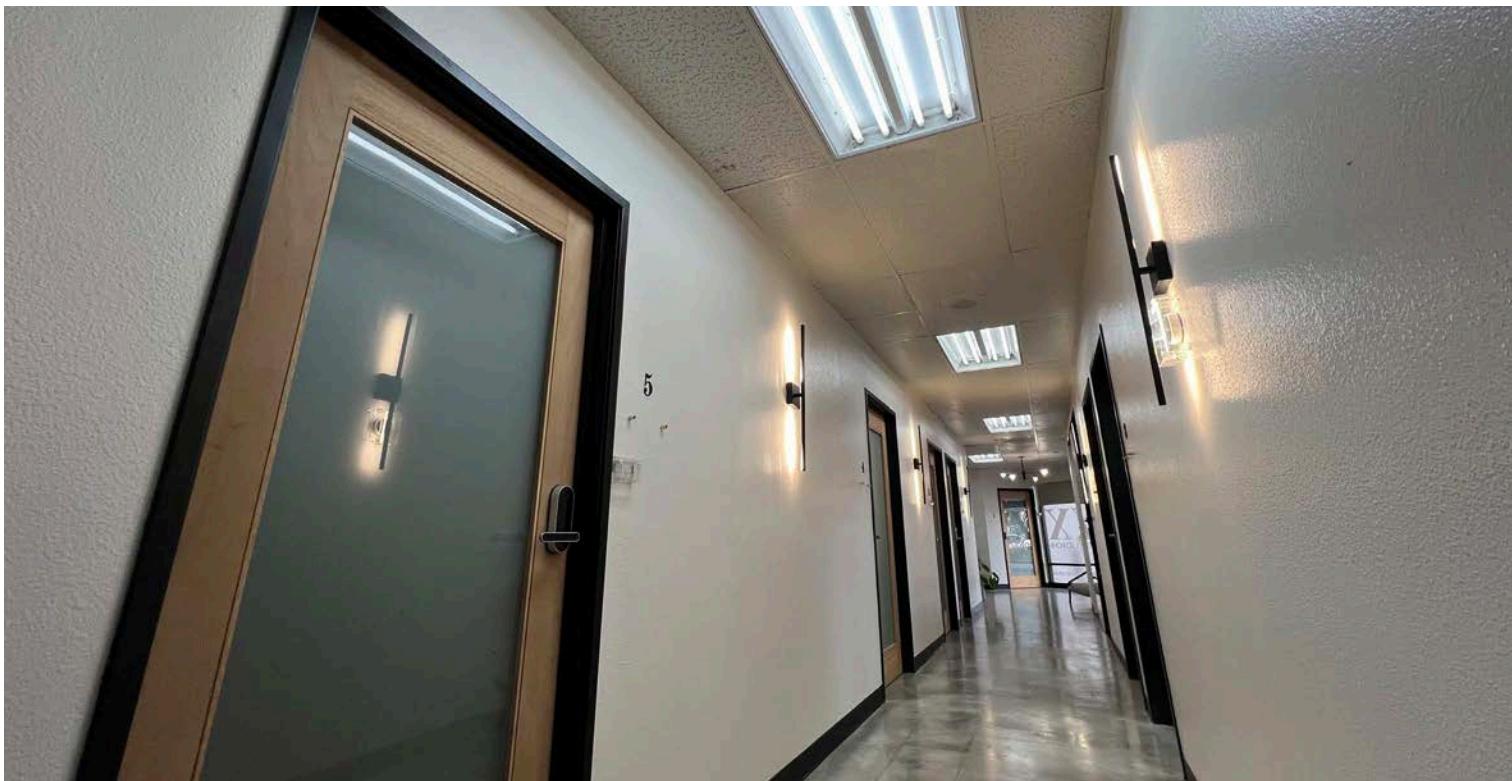
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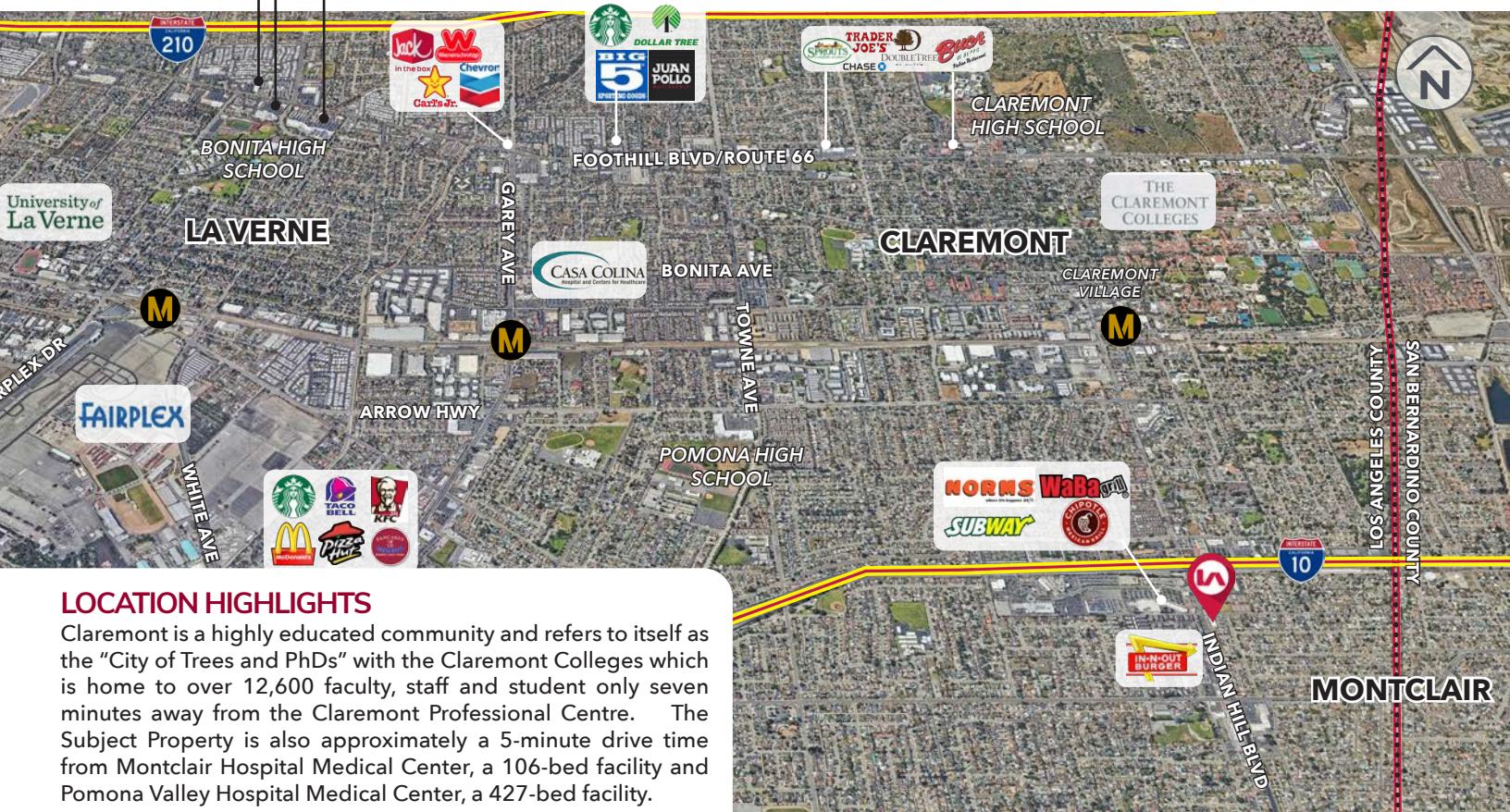
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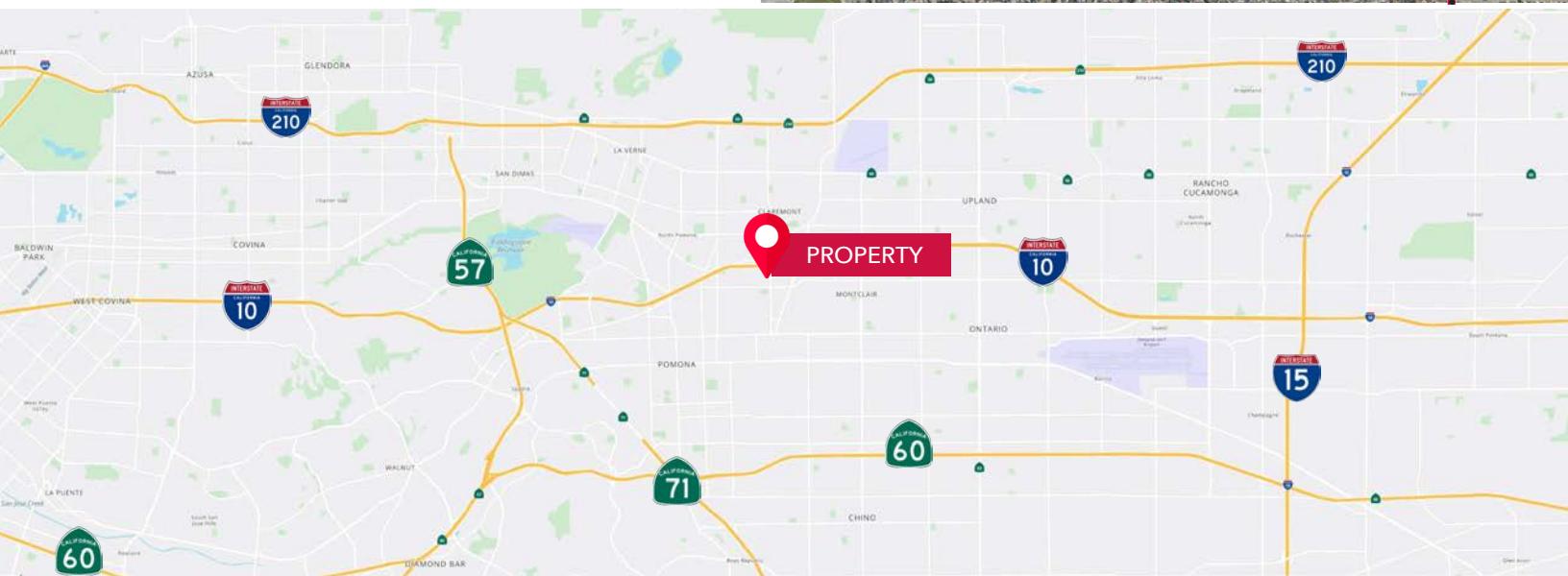
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| | | | |
|------------------|---------------|------------------|-----------------|
| Target | Marshall's | L&L Hawaiian BBQ | McDonald's |
| Amazon Fresh | Staples | Crumbl | Michaels |
| Broken Yolk Cafe | Jimmy John's | CVS | Big Lots |
| Five Below | El Pollo Loco | Kohl's | In-N-Out Burger |
| Starbucks | Blaze Pizza | Shogun | Joann Fabric |



LOCATION HIGHLIGHTS

Claremont is a highly educated community and refers to itself as the "City of Trees and PhDs" with the Claremont Colleges which is home to over 12,600 faculty, staff and student only seven minutes away from the Claremont Professional Centre. The Subject Property is also approximately a 5-minute drive time from Montclair Hospital Medical Center, a 106-bed facility and Pomona Valley Hospital Medical Center, a 427-bed facility.



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