

# OFFICE - MEDICAL AVAILABLE FOR LEASE



## OFFERING SUMMARY

Available SF: 360 - 5,715 SF

Lease Rate: \$1.50 - 1.85 SF/month  
(MG)

Building Size: 30,506 SF

## PROPERTY OVERVIEW

Welcome to 1023 S Mount Vernon Ave, an exceptional single-story office building that offers outstanding floor plans designed to meet a variety of business needs. The property boasts a huge parking lot, making it a convenient choice for businesses with high parking needs, such as medical practices, accounting firms, tax services, bookkeeping offices, legal practices, and technology companies. With its strategic location and ample parking space, this property provides the ideal environment for businesses to thrive. Whether you're seeking a new space for your growing practice or looking to establish your firm in a vibrant business community, this property offers the perfect combination of convenience and professional appeal.

## LOCATION OVERVIEW

Multi-tenant office suites with some medical offices. Available for lease at Mount Vernon Business Center. Immediate move-in possible. Conveniently located at the intersection of South Mount Vernon Avenue and Santo Antonio Drive. Includes three building addresses: 1023 S. Mt. Vernon - 1025 Santo Antonio - 1027 Santo Antonio. Quick access to 10 and 215 freeways. Easy to find - near WalMart SuperCenter and many businesses in the Cooley Ranch area.

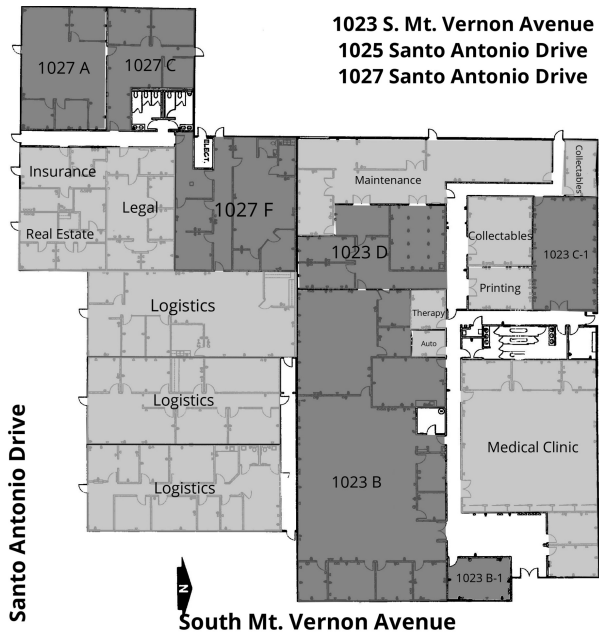
## PROPERTY HIGHLIGHTS

- single story office building with outstanding floor plans
- expansive parking lot perfectly suited for high parking need businesses
- building signage and monument sign available

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AVAILABLE SPACES



UNAVAILABLE AVAILABLE

LEASE TYPE MG | TOTAL SPACE 360 - 5,715 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$1.50 - \$1.85 SF/MONTH

SUITE	AVAILABLE	SIZE	TYPE	RATE	DESCRIPTION
1023 B	Available	5,715 SF	Modified Gross	\$1.50 SF/month	multiple perimeter offices, open areas, and separate break room
1023 B-1	Available	360 SF	Modified Gross	\$1.85 SF/month	open floor plan with interior and exterior windows near main entrance
1023 C-1	Available	957 SF	Modified Gross	\$1.50 SF/month	open floor plan with windows facing North
1023 D	Available	1,289 SF	Modified Gross	\$1.50 SF/month	former dental lab with multiple offices, open area, and lab/work area
1027 A	Available	1,300 - 2,260 SF	Modified Gross	\$1.50 SF/month	open area and multiple offices
1027 C	Available	960 - 2,260 SF	Modified Gross	\$1.50 SF/month	professional multi-office suite with private restroom
1027 F	Available	1,973 SF	Modified Gross	\$1.50 SF/month	professional multi-office suite with private restroom

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# ADDITIONAL PHOTOS



1023 South Mount Vernon Avenue, Colton - exterior entrance



1025-1027 Santo Antonio Drive, Colton - exterior



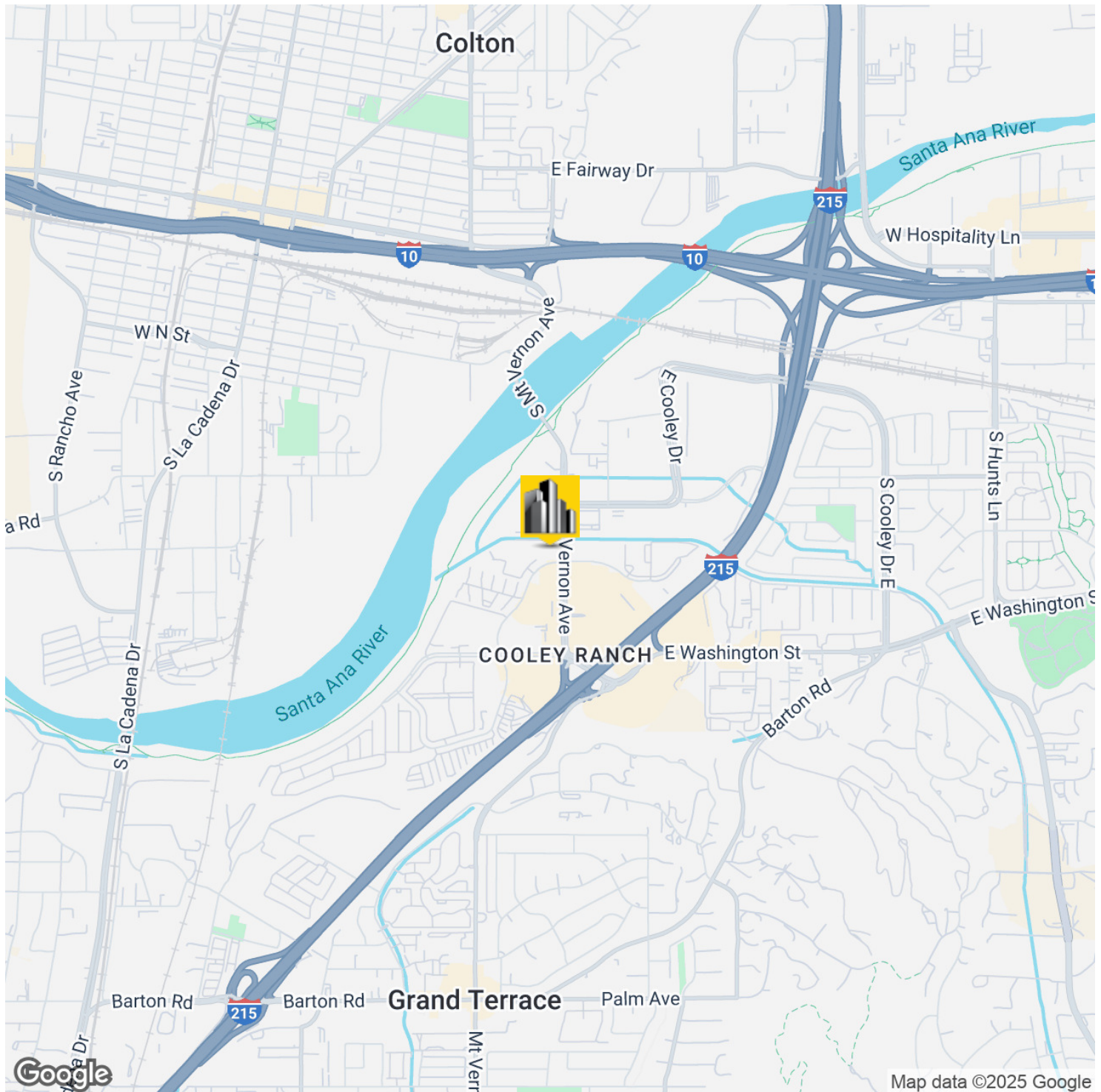
1025 Santo Antonio - interior

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# CONVENIENT LOCATION



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,020	80,881	232,609
Median age	27.5	30.9	29.7
Median age (Male)	29.2	30.1	28.2
Median age (Female)	26.3	31.6	31.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,944	25,320	68,803
# of persons per HH	2.8	3.2	3.4
Average HH income	\$48,291	\$59,780	\$53,932
Average house value	\$299,954	\$275,885	\$256,146
* Demographic data derived from 2020 ACS - US Census			

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