

CLAREMONT GATEWAY

678 S. INDIAN HILL BOULEVARD, CLAREMONT, CA 91711

OFFICE BUILDING FOR LEASE



KAVITA BHATIA

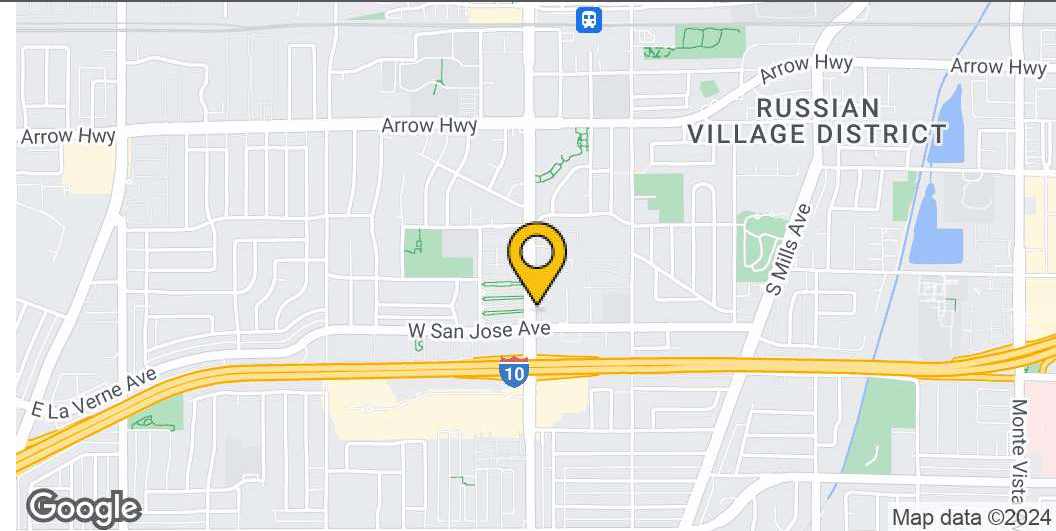
President/Broker
909.210.1570
Kavita@TheAcreage.net



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LOCATION DESCRIPTION

Situated in the vibrant heart of Claremont, the building is easily accessible via major highways and public transportation, offering excellent connectivity for commuting and business operations. The area is surrounded by a diverse mix of businesses, retail shops, and dining options, providing a lively and convenient environment for both work and leisure.

LEASE HIGHLIGHTS

- We offer flexible lease terms that can be structured to support your business's growth trajectory, with rates that reflect the value of this prime location.

Acreage Real Estate #02034779

Kavita K. Bhatia #01895064

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OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (MG)
Available SF:	1,011 (+/-) SF
Lot Size:	26,892 (+/-) SF
Building Size:	17,775(+/-) SF

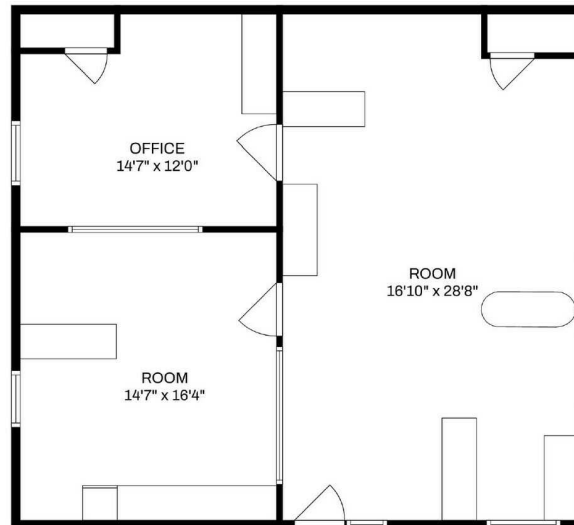
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,169	57,013	135,392
Total Population	26,940	188,486	441,463
Average HH Income	\$109,895	\$103,633	\$108,388



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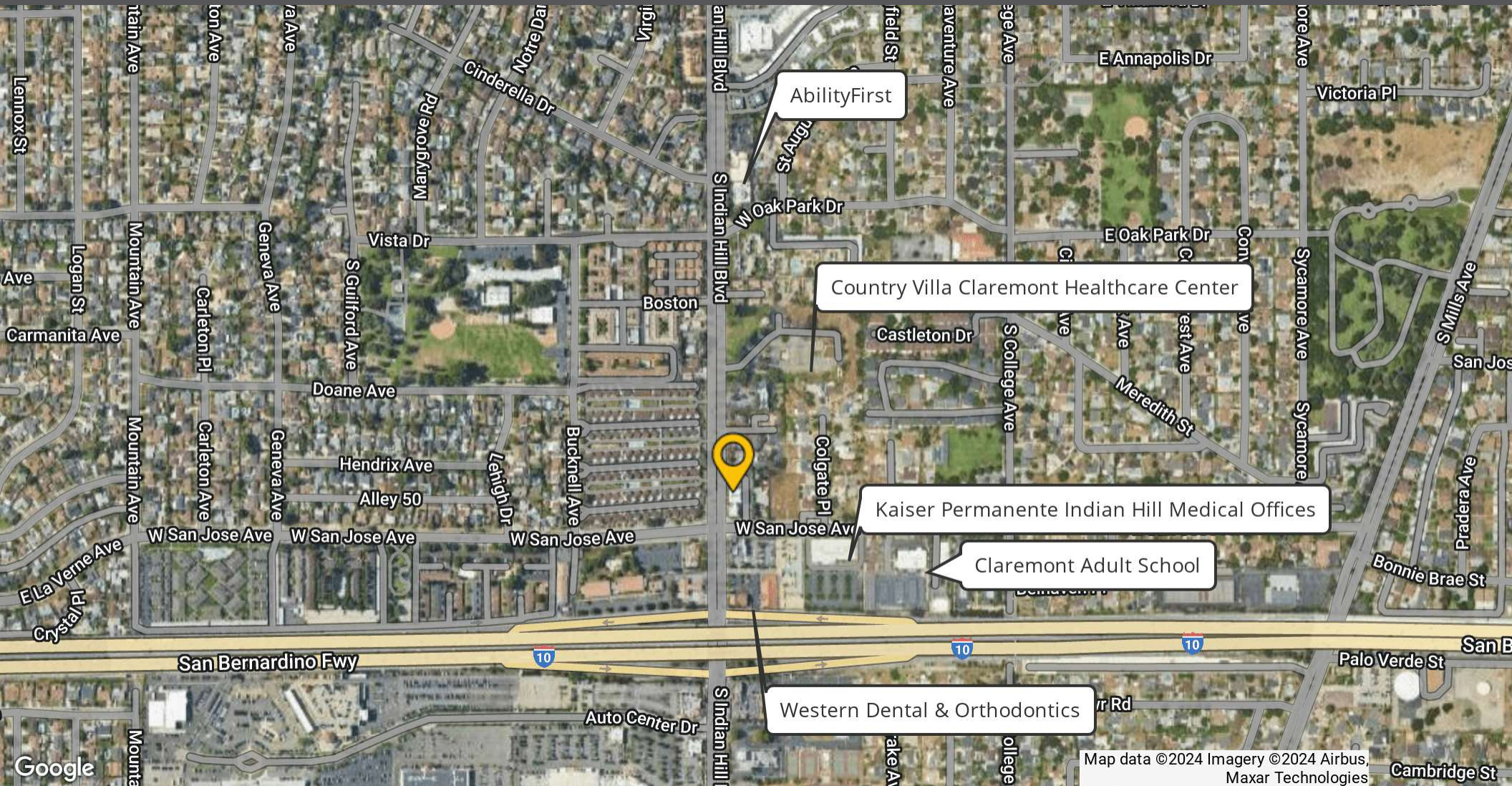
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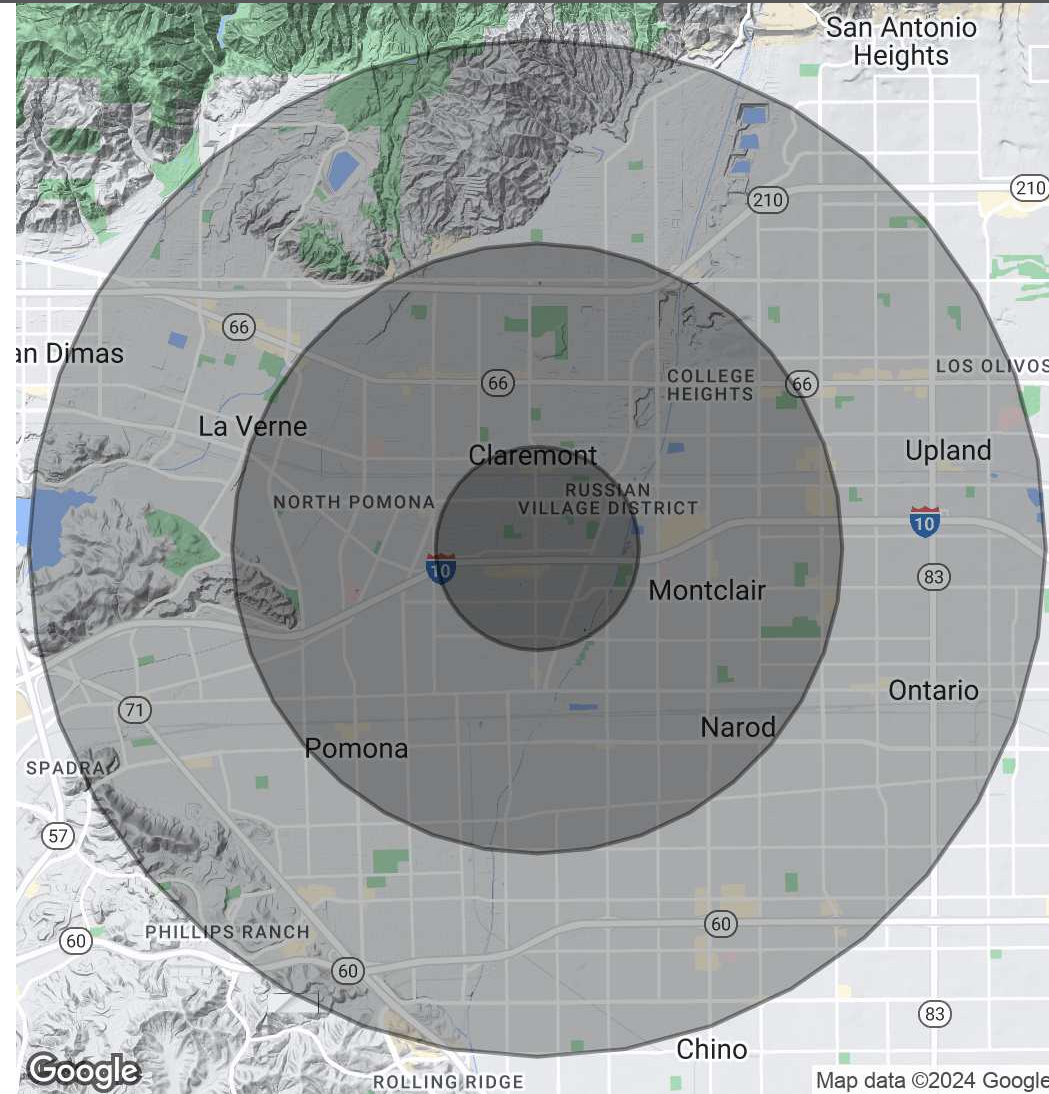
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	26,940	188,486	441,463
Average Age	39	38	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,169	57,013	135,392
# of Persons per HH	3.3	3.3	3.3
Average HH Income	\$109,895	\$103,633	\$108,388
Average House Value	\$702,755	\$671,959	\$677,756

Demographics data derived from AlphaMap



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