20,132 SF | FOR SALE

10807 LAUREL STREET

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RANCHO CUCAMONGA, CA 91730

CBRE

OFFERING MEMORANDUM

INVESTMENT HIGHLIGHTS

100% Leased, Established Tenant Roster
Fully occupied across six suites with zero vacancy, spanning healthcare practices in pain management, foot and ankle surgery, endocrinology, and oncology alongside established professional-services tenants. A diversified roster delivers stable, in-place income from day one.

Staggered Rollover
Lease expirations ladder across 2028 through 2030, and a 2.86-year weighted-average lease term preserves near-term income stability while creating a steady cadence of mark-to-market opportunities.

Meaningful Mark-to-Market Upside
Multiple in-place rents sit well below market, led by the largest tenant at 34.6% of the building. As gross leases convert to NNN on renewal, both base rent and expense recoveries step up, projecting net operating income to nearly $617,000 by year five.

Turnkey Buildout
Recently renovated and fully built out for medical use, minimizing downtime and capital expenditure for an incoming owner-operator or investor.

Supply-Constrained Inland Empire Corridor
The Inland Empire stands as the only major metro in Southern California with single-digit office vacancy, insulated from the remote-work headwinds that have hit coastal markets. Demand is driven by population-serving healthcare, government, and professional-services tenants rather than volatile corporate headquarters activity, and the construction pipeline continues to contract, with no new speculative office product on the horizon. Medical office is the region's standout performer, supported by an aging population and a persistent lack of new supply, positioning a fully built-out, move-in-ready medical asset to lease and hold well ahead of raw shell space.

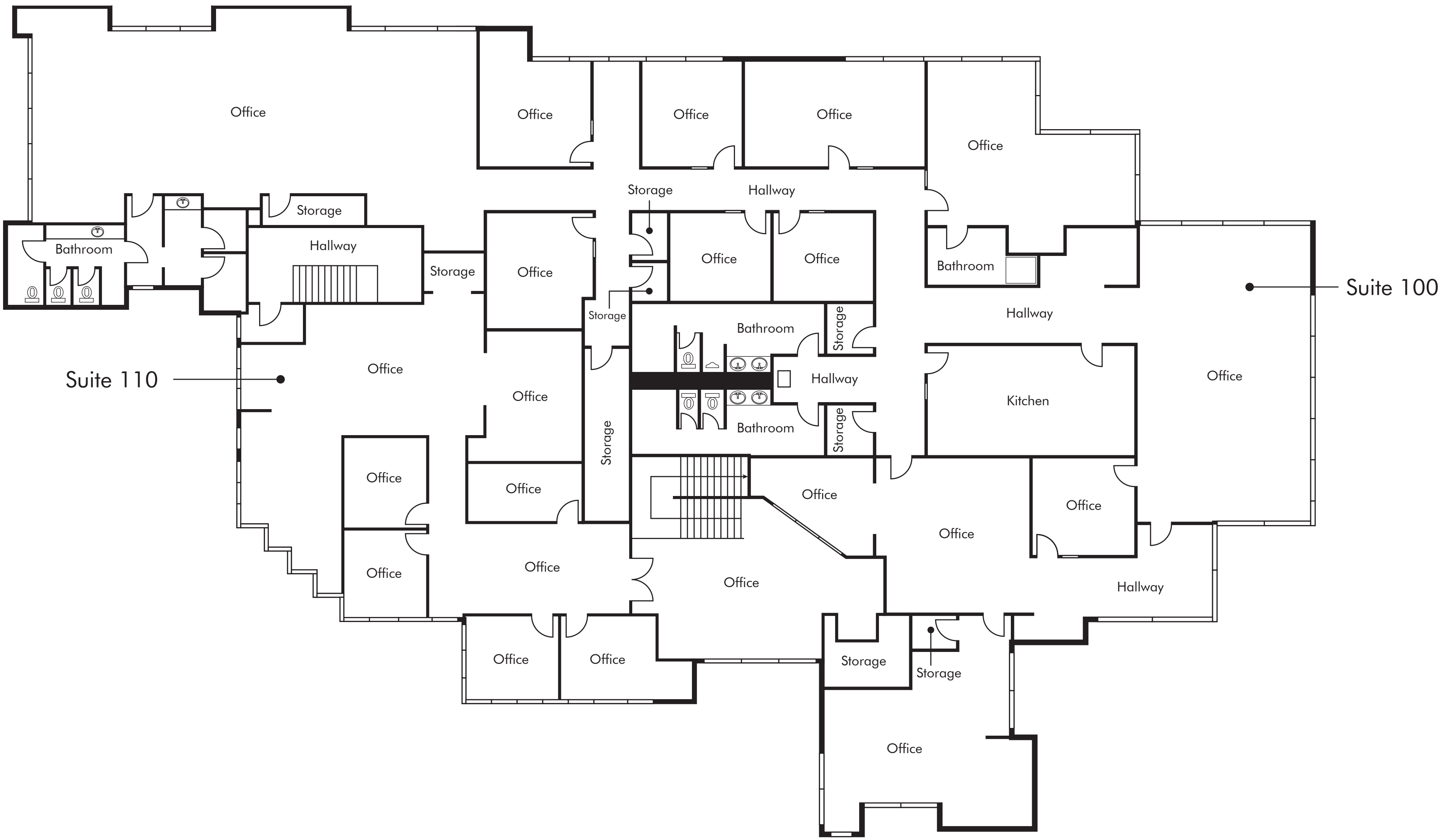
Strong Access and Affluent Demographics
Direct access to the 10, 15, and 210 freeways plus Metrolink positions the asset within an affluent, growing San Bernardino County submarket, where average household income exceeds $135,000.

Property Description

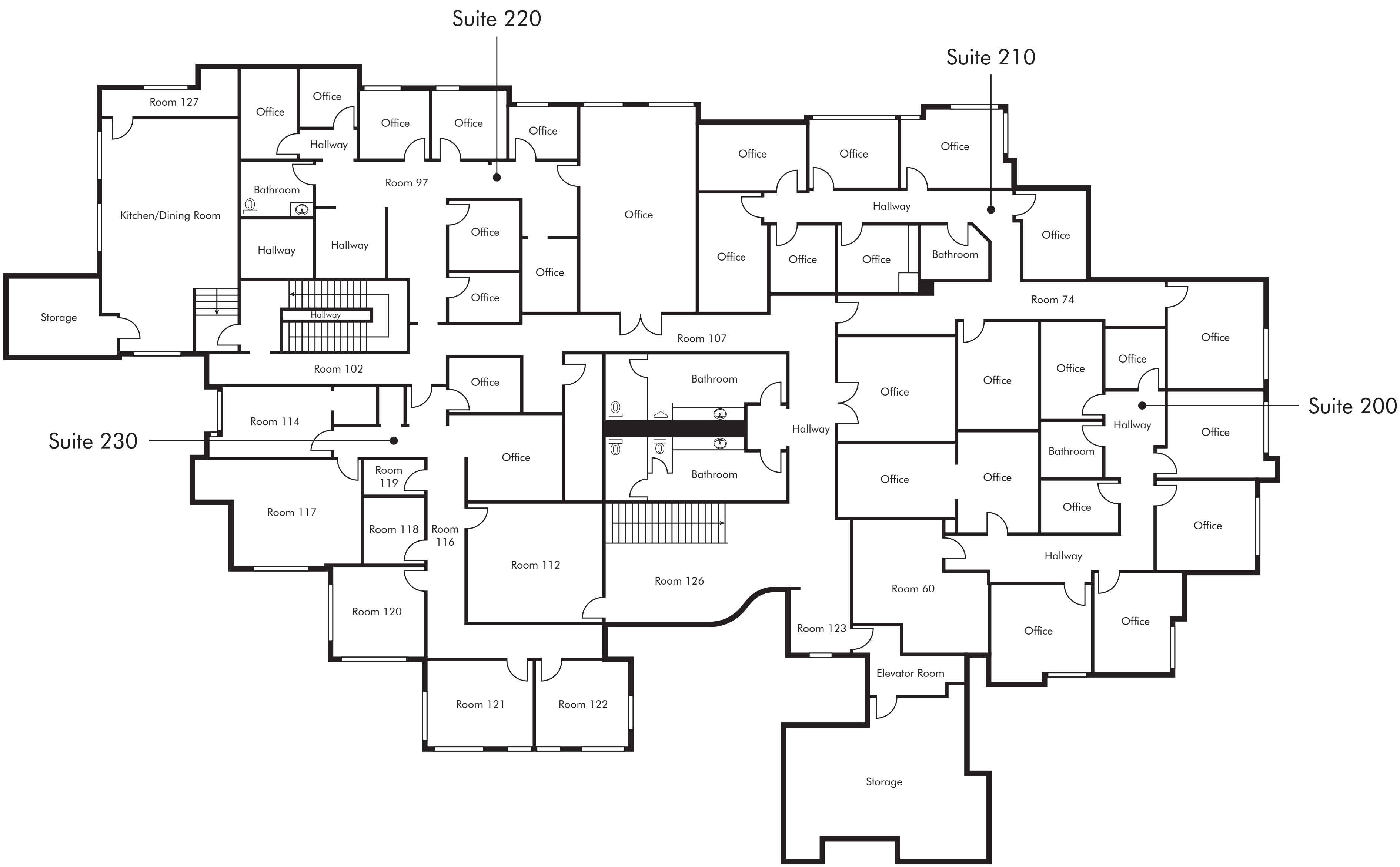
Address	10807 Laurel Street, Rancho Cucamonga, CA 91730
APN	0208-353-21
Building Size	±20,132 SF
Land Size	±1.39 Acres / ±60,548 SF
Parking Ratio	5:1,000
Zoning	ME1 Mixed Employment 1 Zone
Elevator	One (1)
Stories / No. of Buildings	Two (2) / One (1)
Land Use	Commercial
Site Access	Points of access: From Laurel Street / Red Oak Street / Aspen Avenue
Grounds	A Combination of Asphalt and Concrete Paving Throughout the Site. Lighting Consists of a Combination Pole and Building Fixtures. Landscaping Consists of Trees, Shrubs, Flowers and Mulch Beds
Foundation	Slab on Grade, Concrete Spread Footers With Reinforcing Steel
Structure	Wood frame & Stucco
Roof	Raised Metal Seam Roof
Exterior Finishes, Doors & Windows	Painted stucco with aluminum storefront glass and punch windows
Interior Improvements	Standard Commercial Improvements Adequate for Medical Office Uses

Utilities	
Gas	Southern California Gas Company
Electric	Southern California Edison (SCE)
Water	The Cucamonga Valley Water District

1ST FLOOR PLAN



2ND FLOOR PLAN



Advance Comprehensive Pain Care

[(https://www.acpaincare.com/)](https://www.acpaincare.com/)

Advance Comprehensive Pain Care is a specialist pain management practice with offices in Moreno Valley, Riverside, and Rancho Cucamonga, California. Led by double board-certified pain management expert Munish Loomba, MD, the practice offers outstanding and compassionate care to patients living with musculoskeletal conditions and chronic pain.

In addition, Advance Comprehensive Pain Care, Inc. uses state-of-the-art diagnostics to discover the source of pain, including imaging technologies and procedures like medial branch block injections.

High Desert Foot & Ankle Clinic

(https://www.hdpodiatry.com/)

High Desert Foot And Ankle Clinic is the leading institute for the treatment of foot and ankle problems in the Inland Empire. Its doctors comprehensively treat all foot and ankle problems — from simple hammertoes, bunions, heel pain, ankle sprains, and fractures to the most complex reconstructive surgery, including the newest Total Ankle Implant, PRP, advanced skin allografts, and limb salvage of the foot and ankle.

The clinic's doctors are highly trained in surgery and bring cutting-edge technology and surgical experience, earning them recognition in the area as experts in foot and ankle surgery.

California Respite Care

(https://calrespitecare.com/)

California Respite Care is a family-oriented agency serving all of Southern California, specializing in respite care for special needs children. The company was founded by its President with a mission that families come first. In service of this mission, the agency strives to provide quality care and service to all of its clients and their families, because that's what they deserve.

Endocrine Advantage A Medical Corporation

(https://www.endocrineadvantage.com/)

The practice specializes in endocrine and bone health, offering expert care for hormone imbalances, thyroid disorders, diabetes, and osteoporosis. Its goal is to support patients' health with personalized, compassionate treatment every step of the way.

EZ Fundings

(https://ezfundings.com/)

EZ Fundings, Inc. believes that homeownership is the cornerstone of the American Dream and is dedicated to making that dream a reality for families and borrowers throughout California.

As a family-oriented and customer-focused mortgage lender located in the heart of Rancho Cucamonga, the company has helped thousands of individuals and families purchase their first, second, and investment properties. EZ Fundings understands that each borrower's situation is unique, and takes the time to carefully review every file and custom-tailor a solution that meets each client's individual needs.

The company offers an array of loan programs, including down payment assistance, FHA, conventional, bank statement only, investment, DSCR, Foreign National, HELOC/HELOAN, and more. Its team of experienced professionals guides clients through the process, ensuring a smooth and seamless experience. EZ Fundings prides itself on 5-star customer service, low rates, and, most importantly, no hidden fees.

IE & Rancho Cucamonga Demographics

Metric	Inland Empire	Rancho Cucamonga
Population	4,647,703	175,478
College-Educated Population	1,707,534	88,582
Median Age (years)	34.3 yrs	36.9 yrs
Average Household Income	$104,810	$135,582
Average Property Value	$471,996	$647,758
Annual Household Spending Budget	$130.0 Billion	$6.8 Billion
Number of Employers	143,178	7,959
Labor Force	2,198,615	95,682
Unemployment Rate	5.8% (Aug 2022)	±4.0% (Aug 2023)

Source: IE & RC Demographics Pages (CBRE)

The Rancho Cucamonga medical office market benefits from strong fundamentals within the broader Inland Empire, which stands as the only metropolitan region in Southern California maintaining single-digit office vacancy rates as of Q2 2026. Vacancy across core submarkets ranges between 4.8% and 6.1%, driven largely by consistent demand from healthcare networks, medical office expansions, and population-serving professional services — rather than the corporate headquarters activity that has struggled in coastal markets. Rancho Cucamonga itself is a premier San Bernardino County location with direct Metrolink access and proximity to the 10, 15, and 210 freeways, supporting strong tenant demand and long-term occupancy stability. With no new speculative office construction on the horizon, the ongoing influx of medical and professional services users is expected to keep availability tight well into the remainder of 2026 and beyond.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FENIX HEALTH MEDICAL ONCOLOGY GROUP
Enhance Medical, Inc.
High Desert Foot & Ankle Clinic
ADVANCE COMPREHENSIVE PAIN CARE
Endocrine Advantage
California RespiteCare

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