

# 980 E FOOTHILL BLVD # A 103

Upland, CA 91786

OFFICE CONDOMINIUM  
FOR SALE



## PROPERTY DESCRIPTION

545 SF medical office condominium recently remodeled in the healthcare zone of Upland. Boasting a fresh and contemporary interior, this efficient office suite is designed to elevate the practice of any discerning medical professional. The property's strategic location offers easy access for patients and staff, while its adaptable layout and pristine finishes provide the perfect foundation for a thriving medical practice. With attention to detail evident in every corner, this exceptional unit presents an inviting and professional environment tailored to meet the needs of a medical office buyer or doctor seeking a prestigious and functional workspace. Move-in ready - fully approved by City of Upland.

## PROPERTY HIGHLIGHTS

- 545 SF modern medical office
- Waiting area, open area and restroom
- Bright and inviting interior

## LOCATION DESCRIPTION

Prominently located in Upland, this vibrant neighborhood offers a perfect blend of work and convenience for a prospective medical office buyer. The area is surrounded by renowned medical facilities such as the San Antonio Regional Hospital, providing a strong network for collaboration and referrals. With easy access to major freeways and just a short drive from Ontario International Airport, the location is ideal for medical professionals with regional or international reach. Nearby dining options and retail centers offer convenience for patients and staff, while the community's focus on health and wellness creates an inviting atmosphere for any medical office or investor eyeing Upland for their next venture.

## OFFERING SUMMARY

Sale Price:	\$272,500
Lot Size:	545 SF
Building Size:	545 SF

### STEVEN D. ROPPEL

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### SEAN BAILEY

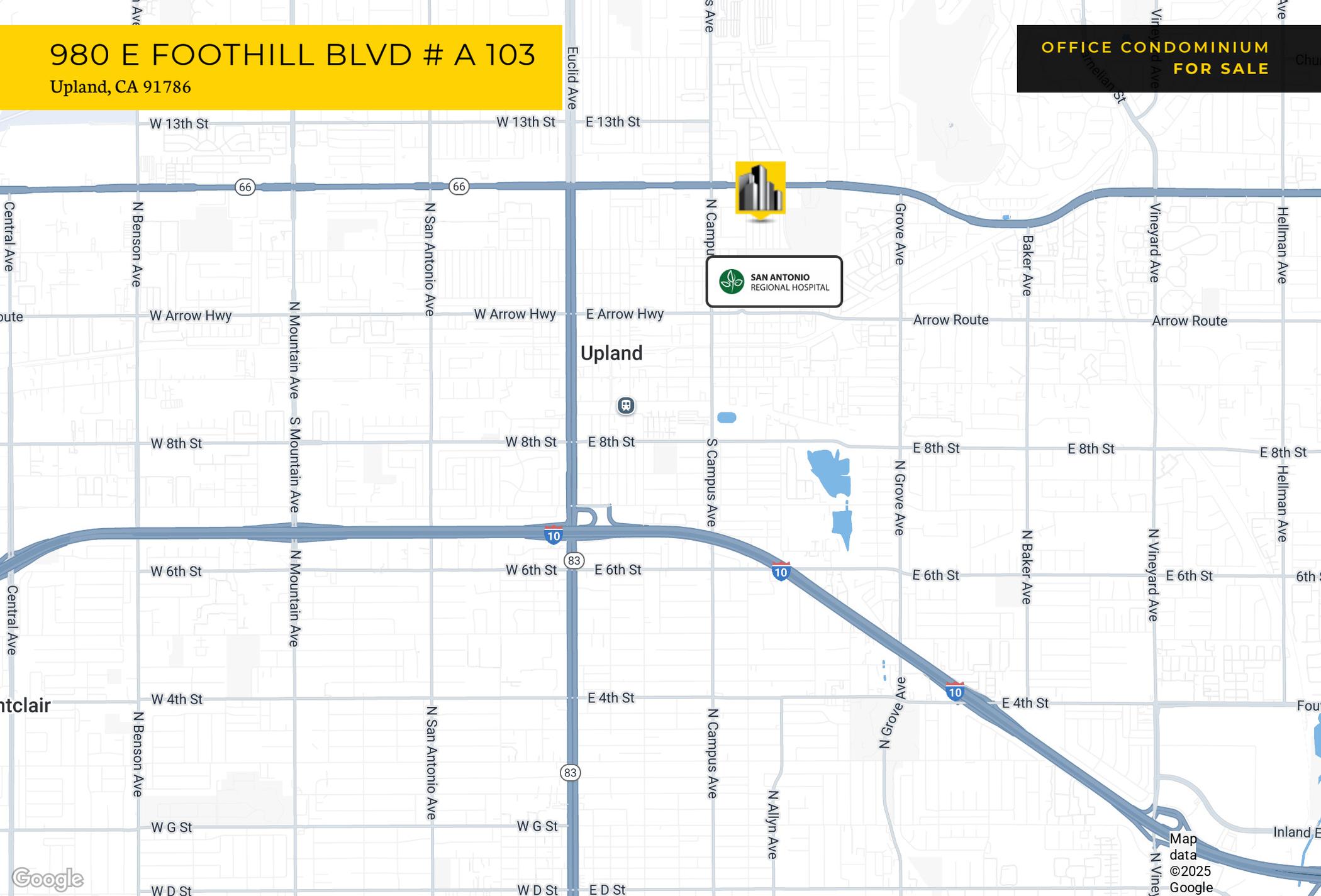
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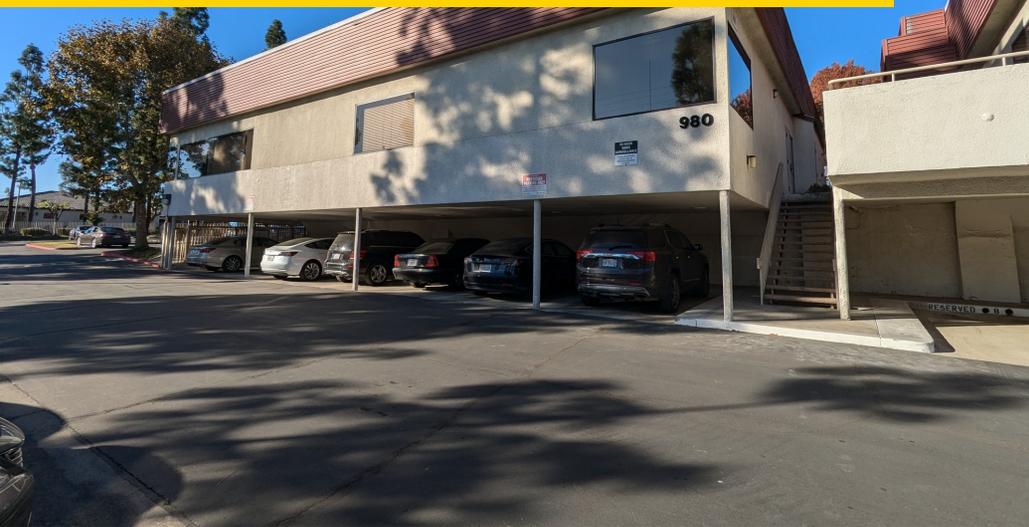
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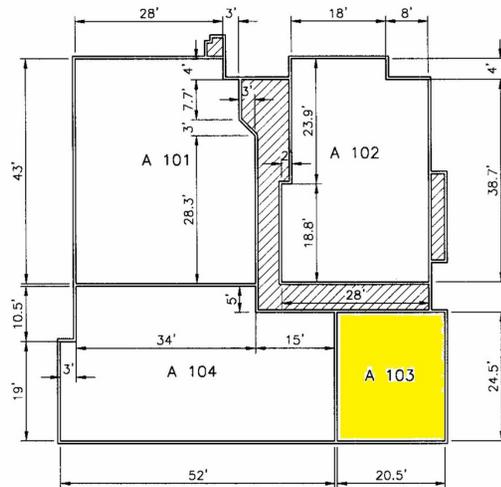
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## CONDOMINIUM PLAN

IN THE CITY OF UPLAND, COUNTY  
OF SAN BERNARDINO, STATE OF CALIFORNIA  
HORIZONTAL CONTROL DIAGRAM



BUILDING A

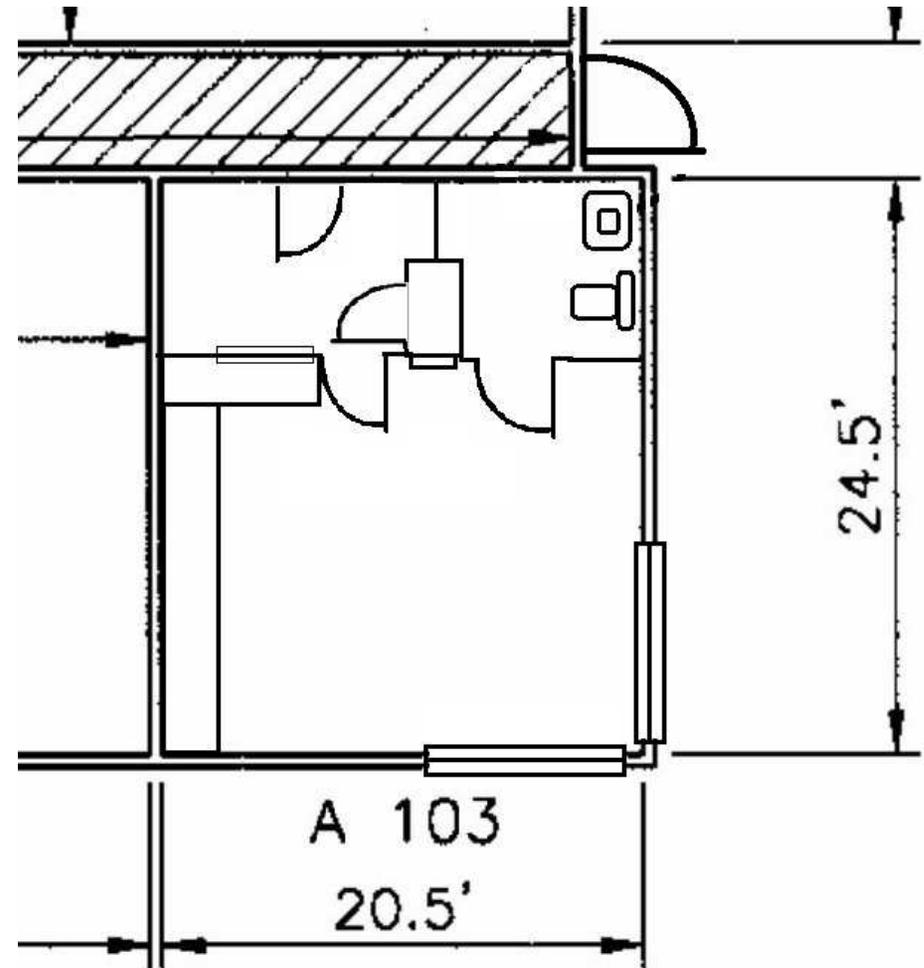
### NOTES:

1. THE FLOOR ELEVATION OF THE UNITS SHOWN HEREON IS 1310.30.
2. THE UPPER ELEVATION PLAN OF THE UNITS SHOWN HEREON IS 1320.30.
3. BUILDING "A" COMMON AREAS INCLUDE THE CORRIDOR, ELECTRICAL/TELEPHONE ROOM, ROOF ACCESS AND WATER HEATER ROOM.
4. BUILDING "A" UNITS SHALL BE DELINEATED AS A-101 THRU A-104.
5. SEE SHEET 5 FOR PROJECT BENCHMARK.



SCALE: 1" = 20'

SHEET 11 OF 14 SHEETS



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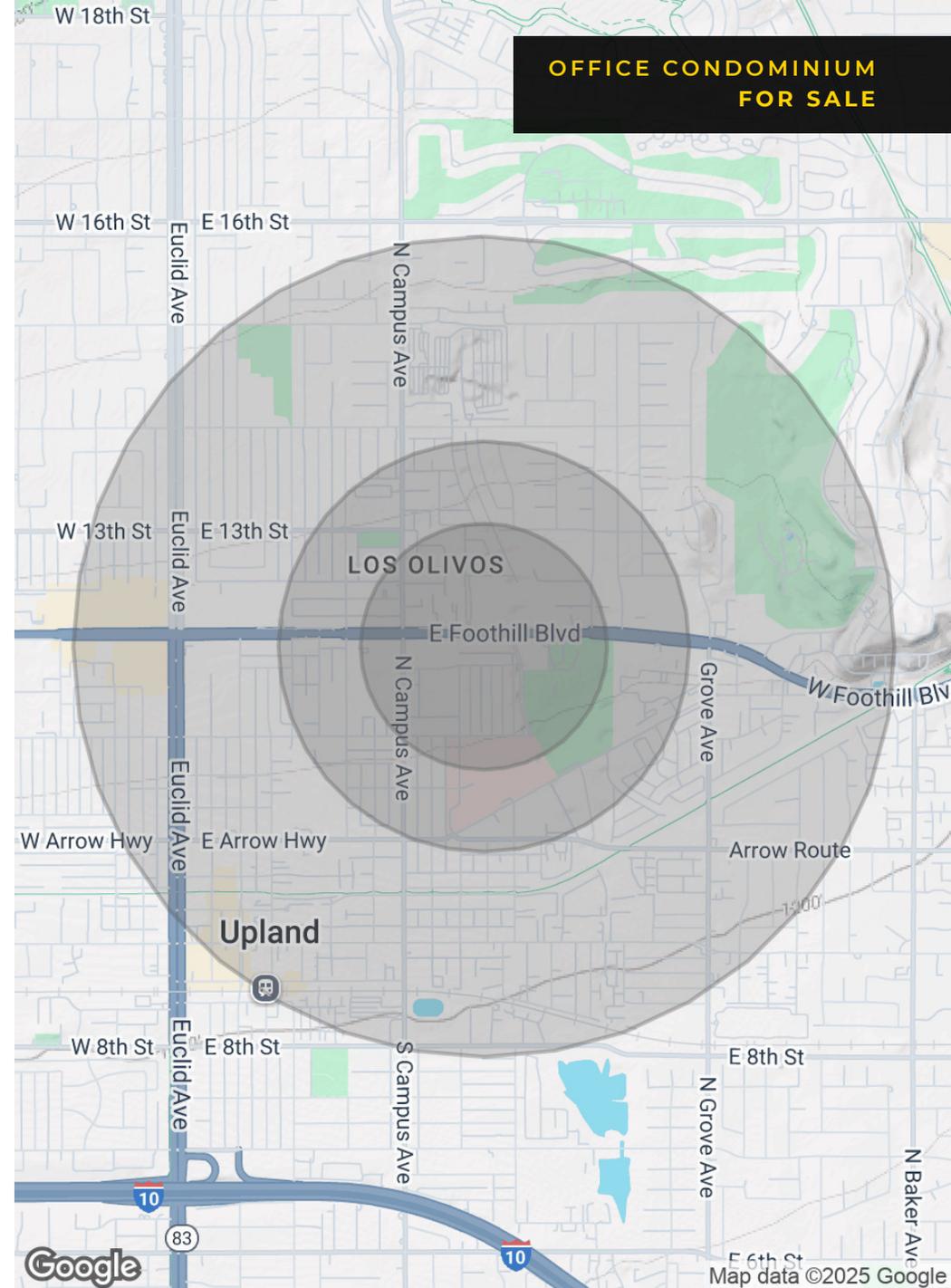
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,077	5,709	20,302
Average Age	41	41	40
Average Age (Male)	38	39	38
Average Age (Female)	43	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	789	2,053	7,031
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$93,486	\$99,188	\$97,825
Average House Value	\$530,764	\$585,839	\$622,486

Demographics data derived from AlphaMap



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