

# 1,846 SF MEDICAL OFFICE



## FOR LEASE



## 1,846 SF Medical Office Condo For Lease

### Grandview Medical Plaza

13768 Roswell Avenue  
Chino, California 91710

#### Property Highlights

- 1,846 SF Medical Office Condo
- 5 Exam Rooms (4 with Sink)
- 1 Office, Waiting Room, Reception & Restroom
- Affluent Neighborhood - Over \$100K Average HH Income
- Ample Parking with Multiple Ingress and Egress Points
- Easy Access to 71 and 60 Freeway
- Adjacent to Kaiser Permanente & Ivy Garden Senior Condos
- Minutes from Chino Spectrum Towne Center, Marketplace and The Shoppes at Chino Hills

#### DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	2,594	34,229	93,925
Total Population	8,144	113,082	318,387
Average HH Income	\$145,735	\$126,697	\$119,318

#### SPACES LEASE RATE SPACE SIZE

219	\$3.00 SF/month	1,846 SF
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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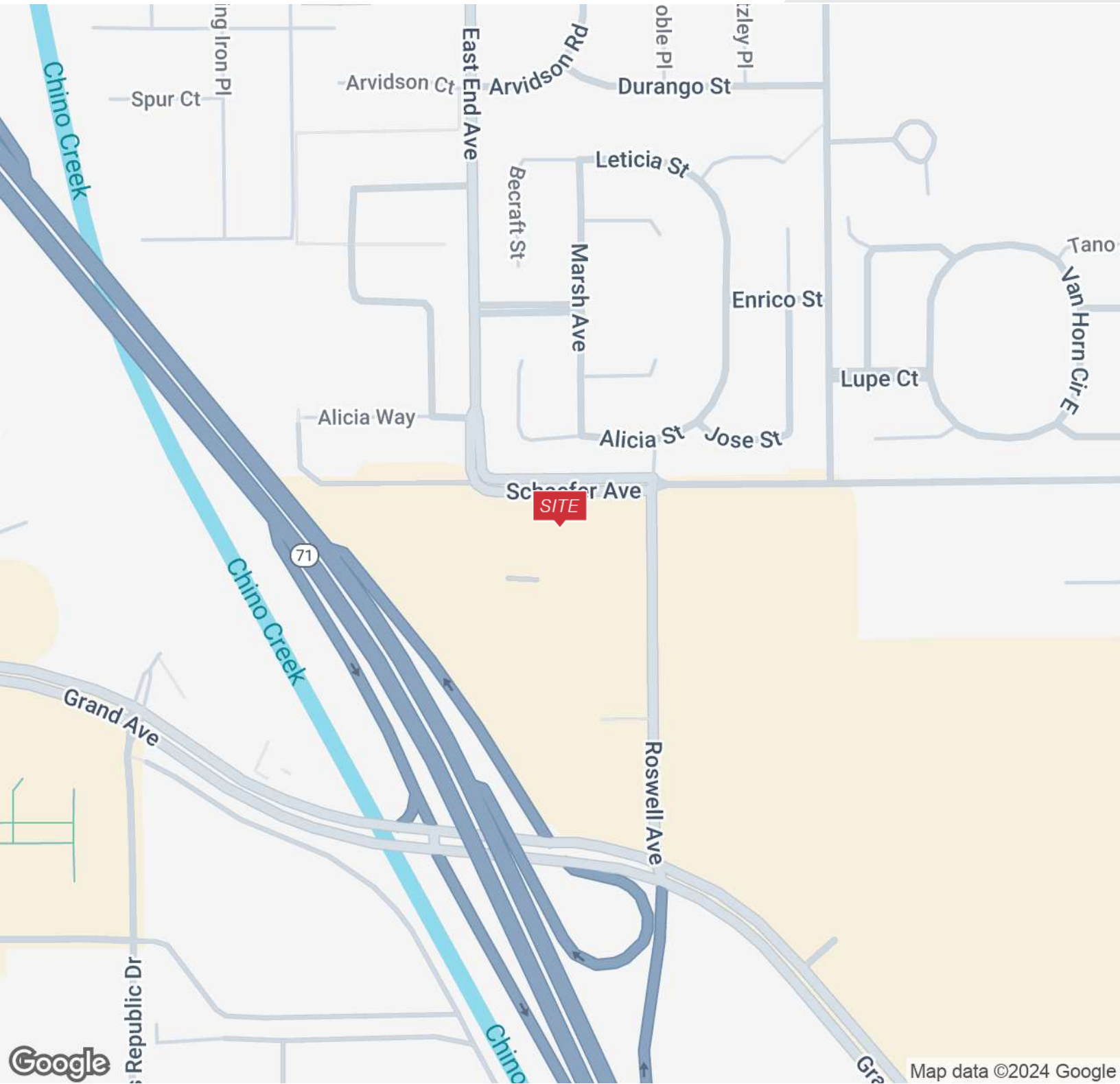
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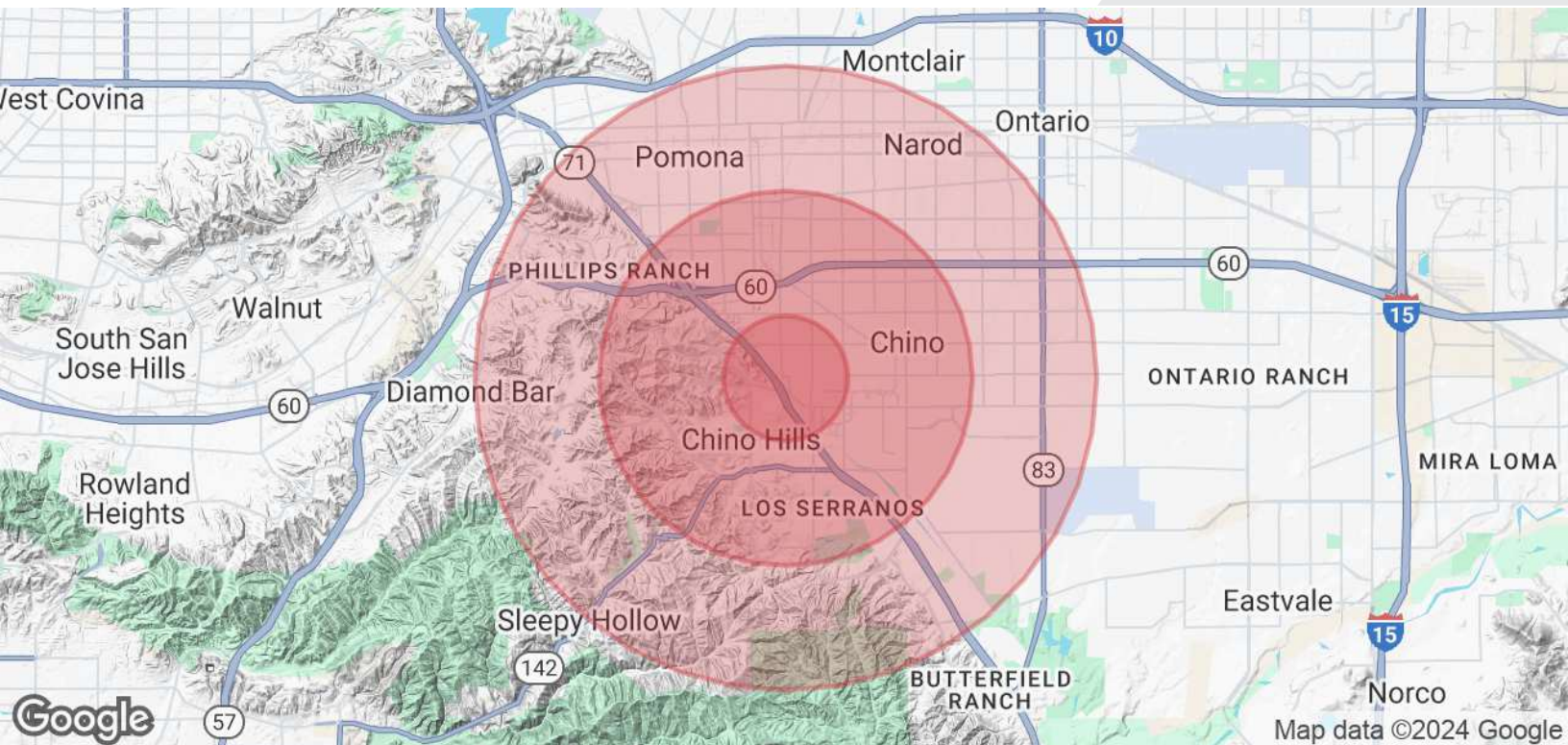
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,144	113,082	318,387
Average Age	42	40	39
Average Age (Male)	41	39	38
Average Age (Female)	44	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,594	34,229	93,925
# of Persons per HH	3.1	3.3	3.4
Average HH Income	\$145,735	\$126,697	\$119,318
Average House Value	\$849,508	\$765,992	\$733,621

Demographics data derived from AlphaMap



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