

FONTANA MEDICAL PLAZA

8110 MANGO AVE, FONTANA, CA 92335

FOR SALE OR LEASE

±25,700 SF MEDICAL OFFICE
BLDG ON ±2.63 AC OF LAND



PROPERTY OVERVIEW

This property is a fully-improved, medical office building that can be immediately occupied, licensed & placed into service. The property offers a Unique Owner-User Medical Office Opportunity.

Some of the Immediate Use Opportunities include:

- Primary Care Medical Group Offices
- Existing Infrastructure for an Urgent Care Clinic
- Potential Surgery Center

BUILDING HISTORY:

This building has been a successful location for a primary care medical group practice, including pediatrics and OB/GYN specialties, from 1988 through May 2025. Since the prior medical group was acquired by Optum in 2022, physician retention / loss evolved to the point of lease non-renewal.

URGENT CARE CLINIC:

Until a few years ago, this building had a successful urgent care operation with separate patient entry and a separate patient waiting room. This urgent care infrastructure remains in place today. Urgent Care Clinic has a separate entrance for physicians and staff.

PRIMARY TENANT INTERIOR IMPROVEMENTS:

Ready to use improvements for medical offices with 40 exam rooms, 19 offices, 6 restrooms, 3 patient entrances, 3 lobby/waiting rooms, 3 registration counters, 5 nurse's stations, 1 kitchen/break room, and a large conference room.

PROPERTY HIGHLIGHTS

FOR SALE:

- Asking Price: \$5,500,000
- Parking: 150 Spaces (Including ADA)
- Parking Ratio: 5.84:1,000 SF
- Fire Sprinklers
- Three Existing Tenants: Dentist, Podiatrist, & Pharmacy
- Material ADA Parking Compliance Improvements Completed
- Property is zoned Gateway Core which is for properties within the city's Downtown Core Project area. Its purpose is to create strong gateways to Downtown Fontana, encourage mixed-use development with residential and commercial spaces, and promote downtown businesses in order to revitalize the downtown area

FOR LEASE:

- From $\pm 1,101$ SF - $\pm 20,121$ SF
- Asking Rate: \$2.40/SF
(on a Full Service Gross Lease Basis)

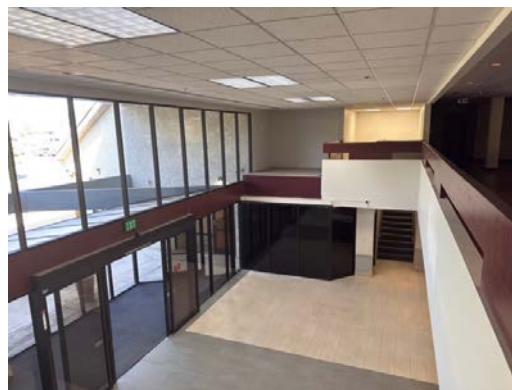
SUITES AVAILABLE FOR LEASE		
SUITE	SQUARE FEET	OCCUPANCY
103-104	20,121 RSF	Vacant
106	1,101 RSF	Vacant
107	1,183 RSF	Vacant



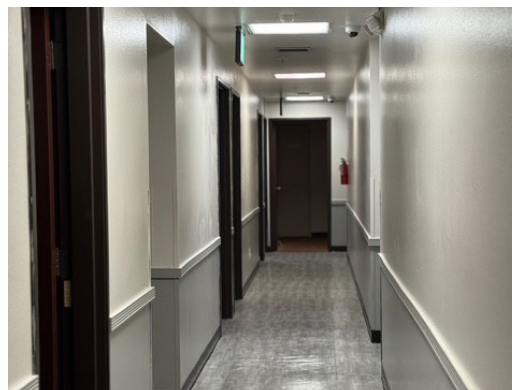
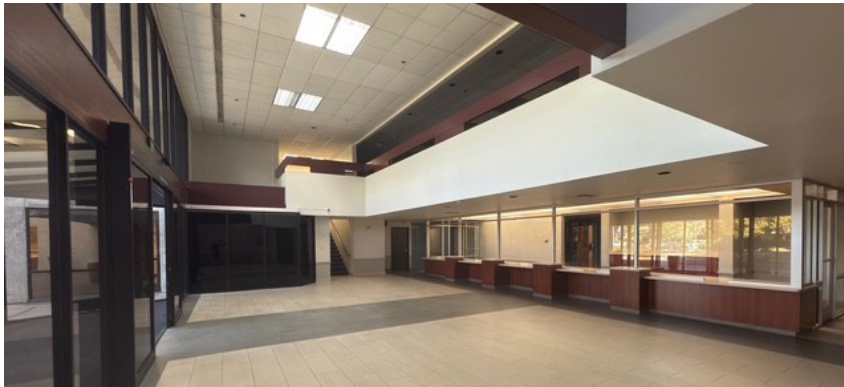
ADDITIONAL PHOTOS



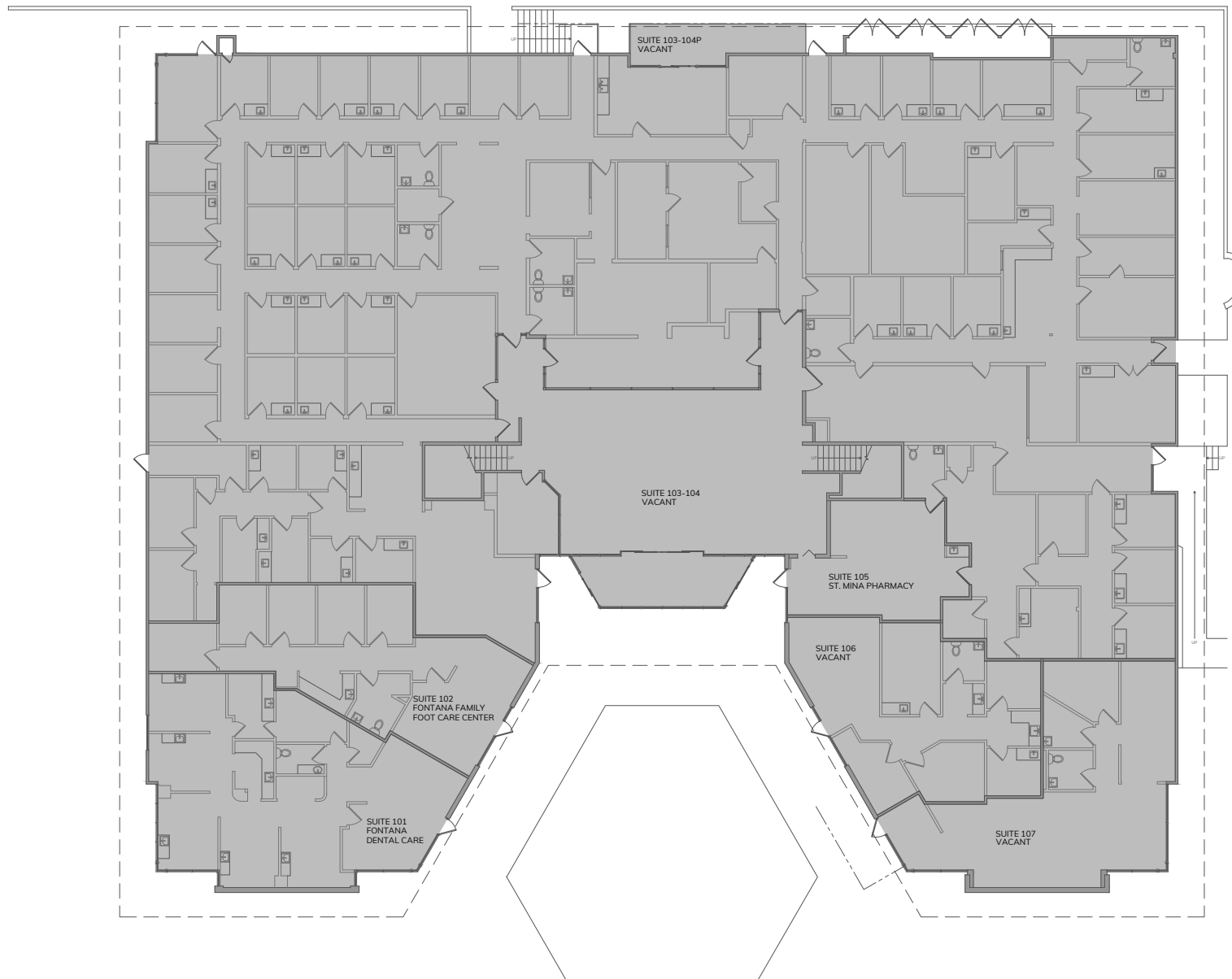
INTERIOR PHOTOS



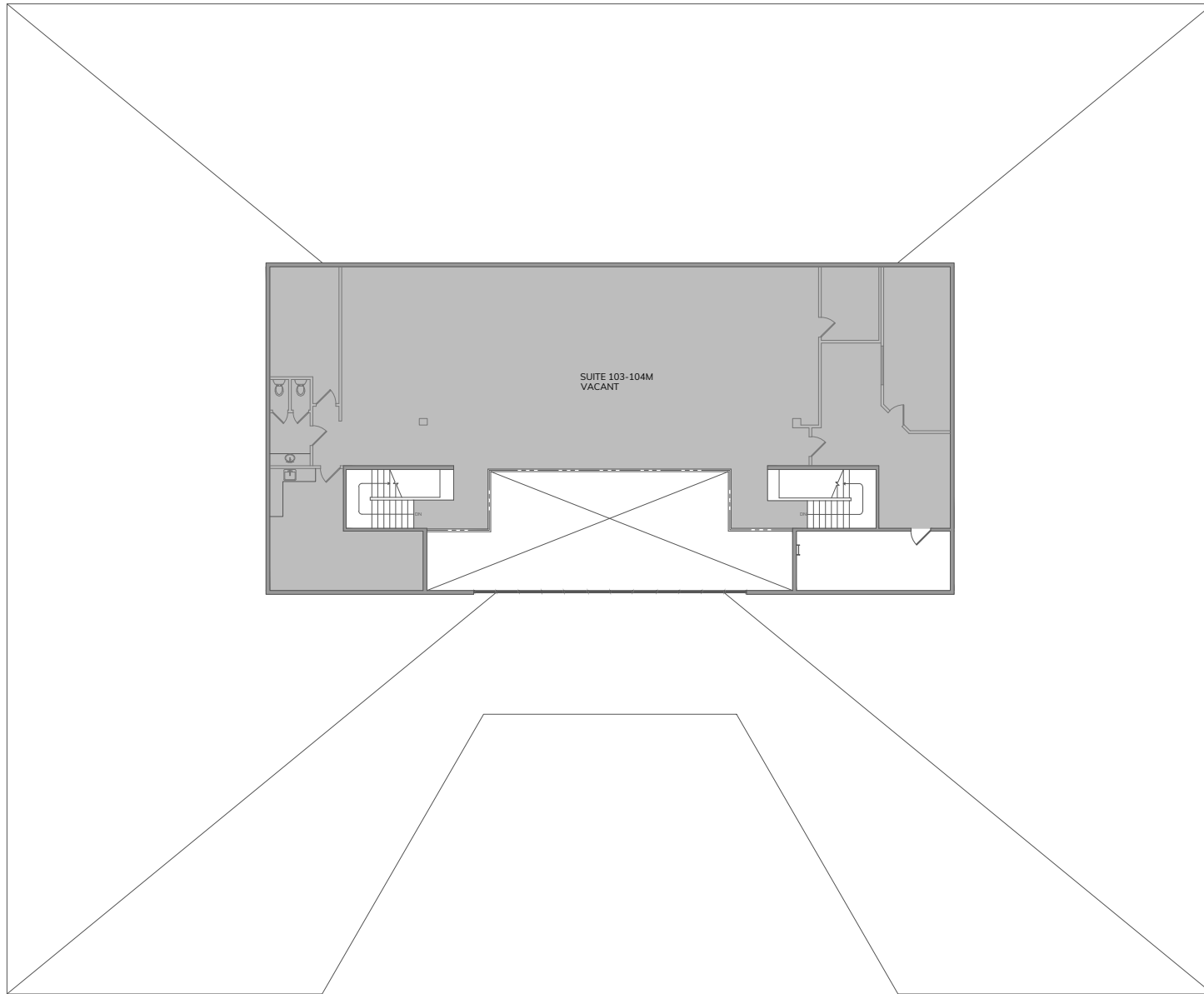
INTERIOR PHOTOS



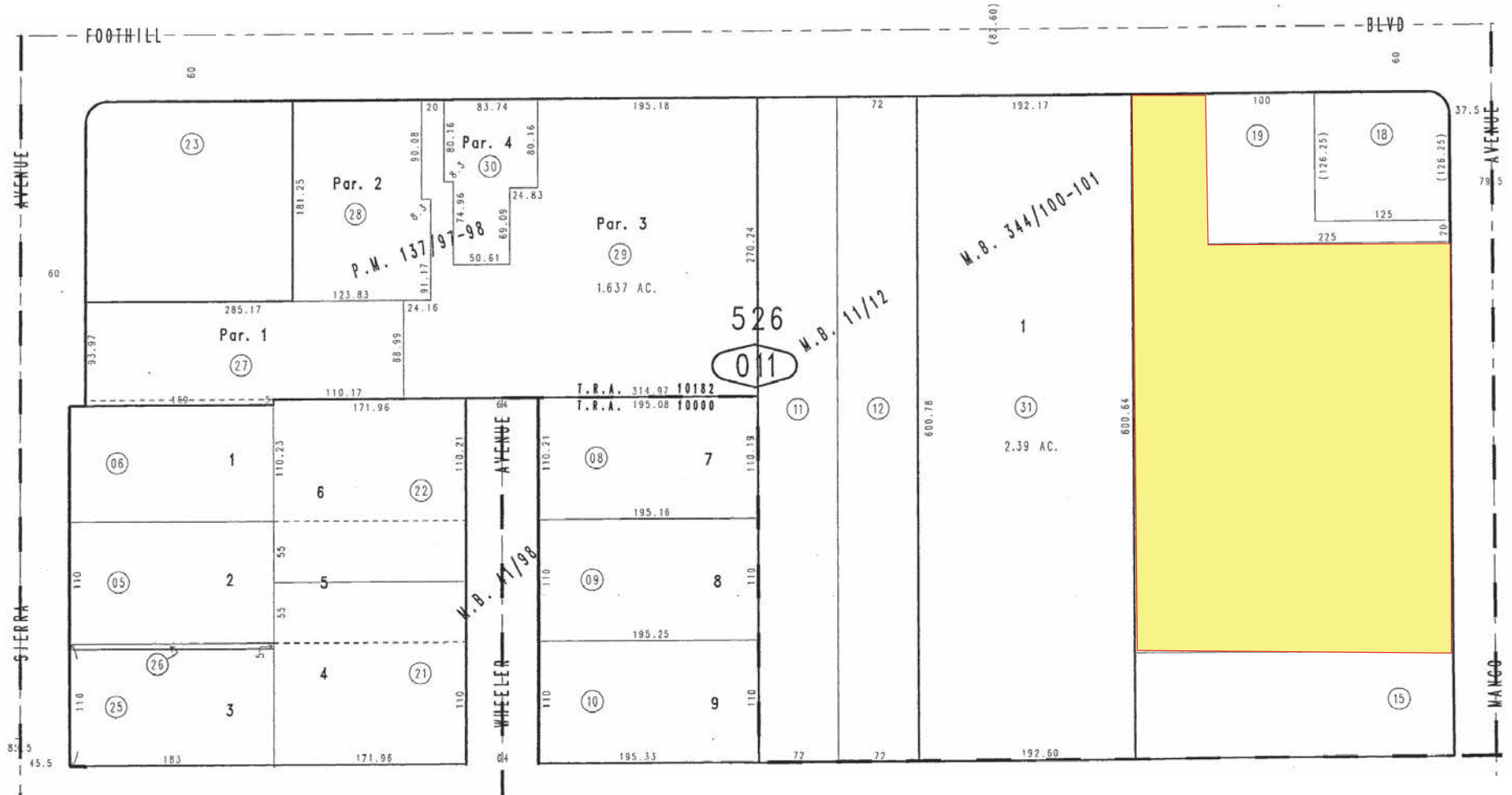
SITE PLAN (FIRST FLOOR)



SITE PLAN (SECOND FLOOR)



TAX MAP



RETAIL MAP



AERIAL OVERVIEW



PROPERTY AERIAL



FONTANA OVERVIEW

CITY OF FONTANA

Fontana is a large and growing city in the heart of California's Inland Empire, known as a logistics hub and for its robust industrial and manufacturing sectors. Its strategic location, diverse workforce, and established infrastructure make it a powerful economic engine for the region.

KEY FACTORS AND DEMOGRAPHICS

- **Location:** Situated in San Bernardino County, approximately 50 miles east of Los Angeles, Fontana is known as the "crossroads of the Inland Empire" due to its prime position near major transportation arteries.
- **Population:** With a population of over 215,000, it is the largest city in San Bernardino County. The population has seen significant growth, fueled by both new residential developments and strategic annexations.
- **Demographics:** Fontana has a diverse population with a median age of 33.3 years. Hispanics or Latinos represent the largest ethnic group, followed by White (Non-Hispanic), Black or African American, and Asian residents.
- **Economy:** The city's economy is powered by its strength in logistics, manufacturing, and distribution, with major companies operating large facilities here. Key employers include Kaiser Permanente, Fontana Unified School District, Costco, and numerous logistics and construction firms.

TRANSPORTATION & INFRASTRUCTURE

- **Freeway Access:** A multimodal transportation network connects Fontana, with major freeways including I-10, I-15, and SR-210 running through or near the city.
- **Metrolink:** The Fontana Metrolink station offers residents a convenient commuter rail option, with connections to Los Angeles and San Bernardino.
- **Public Transit:** Omnitrans operates an extensive bus system throughout the Inland Empire, providing bus service within Fontana and to neighboring cities.
- **Industrial Hub:** Fontana's economy benefits from its network of industrial parks and distribution centers, attracting national and international businesses.

COMMUNITY HIGHLIGHTS

- **Residential Growth:** The city's rapid expansion has led to the development of new residential neighborhoods, attracting a mix of young professionals and families.
- **Recreation:** Fontana offers numerous cultural, sporting, and recreational opportunities, including over 48 parks, sports fields, the Pacific Electric Trail, and the Mary Vagle Nature Center.
- **Auto Club Speedway:** The renowned NASCAR race track is a major attraction, drawing motorsport enthusiasts and boosting tourism in the area.
- **Downtown Revitalization:** Ongoing redevelopment projects aim to build a vibrant retail sector, create quality residential neighborhoods, and stimulate positive change in the downtown area and beyond.



FONTANA MEDICAL PLAZA

8110 MANGO AVE, FONTANA, CA 92335

RICK LAZAR

951.276.3652

DRE#: 00549349

rlazar@lee-associates.com

SPENCER HULL

951.276.3651

DRE#: 01507542

shull@lee-associates.com