

CHAPARRAL MEDICAL GROUP

1904

Medical Office Building For Sale/Lease

First time on the market in 30 years, don't miss this excellent opportunity to own a freestanding, single-story medical office building located one block from Pomona Valley Hospital and minutes from I-10 freeway in Pomona situated on a 11,366 SF lot with private parking. Entire building also available for lease, built out with perimeter exam rooms, private offices, lobby, reception, workstations, storage area and break room. Call to tour!



Address

**1904 N Orange Grove Ave.
Pomona CA 91767**

List Price

\$1,650,000

Rental Rate

\$2.50 PSF NNN

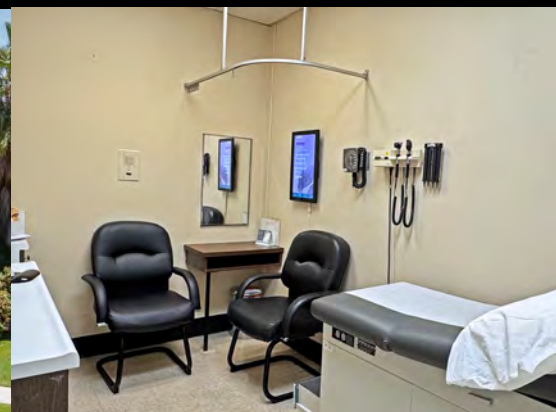
Size SF

±3,599 SF

Year Built

1968

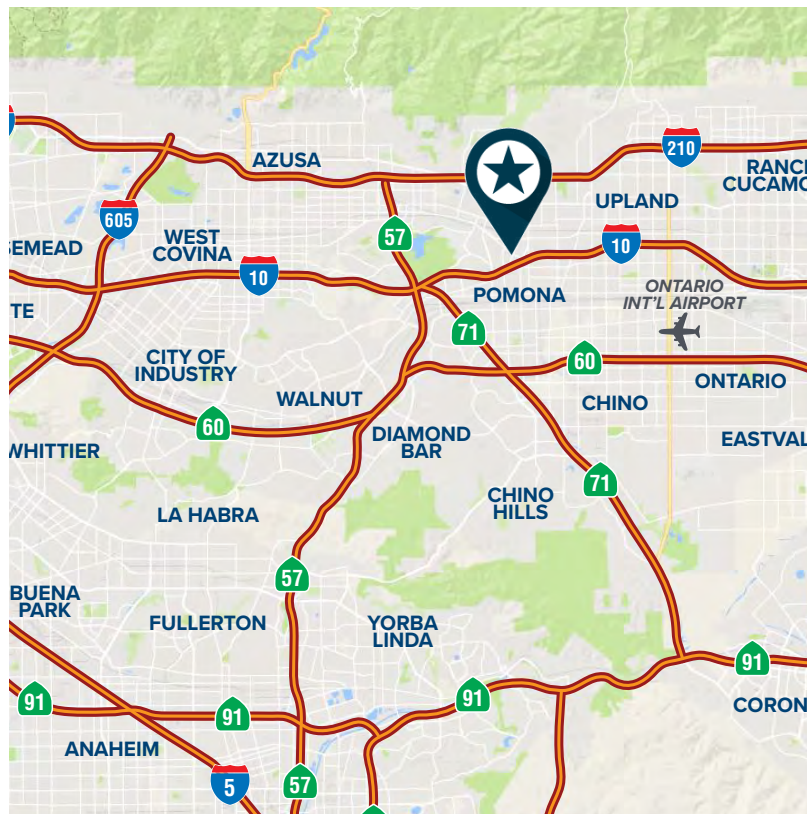
Parking

15 Spaces



Location Highlights

- Located 1-minute from I-10 freeway with direct exit on Orange Grove Ave
- 3-minute walk across the street from Pomona Valley Hospital Medical Center: A 427-Bed, Fully Accredited, Acute Care Hospital
- 1.6 miles south of Casa Colina Hospital
- Western University of Health Science, La Verne University & The Claremont Colleges nearby
- North of I-10 freeway with easy access to 57, 60, 71 and 210 freeways
- Area is supported by medical doctors, specialists and dentists
- Surrounded by abundant retail and restaurant amenities to include Starbucks, Smart & Final, Walmart, Dollar Tree, CVS, KFC, Pizza Hut, McDonald's, Norm's, In-N-Out Burger & more!



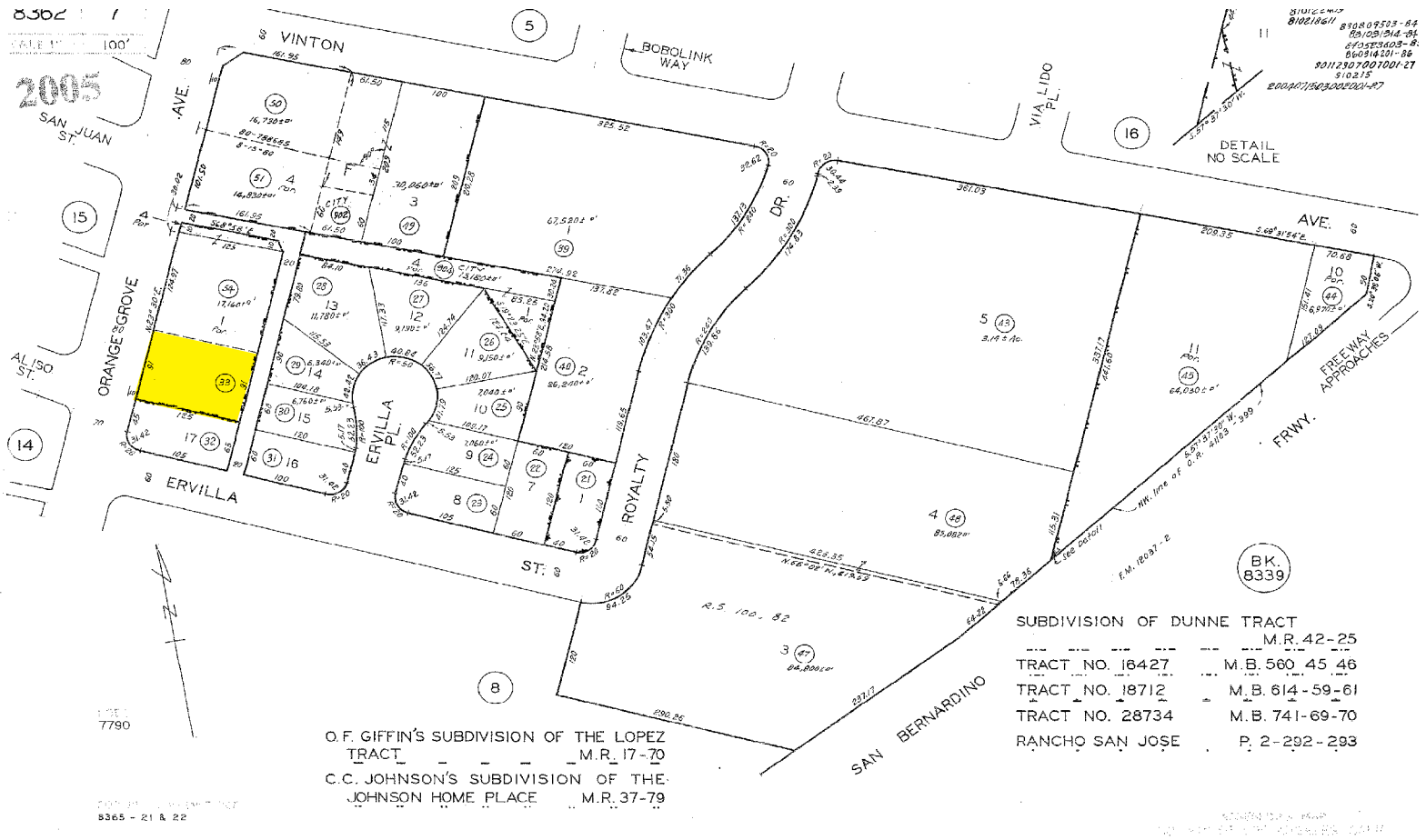
CHRISTOPHER LARIMORE
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Parcel Map



Aerial View



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Property Photos



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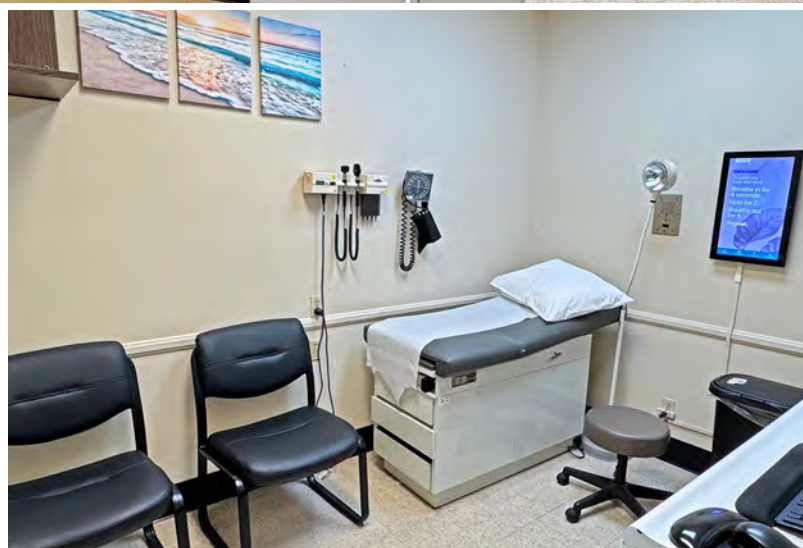
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Interior Photos



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