



MOUNTAIN ARROW CENTER

OFFICE | MEDICAL | RETAIL

AVAILABLE FOR LEASE

545 – 585 Mountain Avenue | Upland, CA

CBRE

PROPERTY OVERVIEW & HIGHLIGHTS

- Mountain Arrow Center is a mixed-use center located in a professional setting
- Owned by Lewis Group of Companies – Reputable and Established Ownership with over 60 years experience
- Professionally Managed by Lewis Group of Companies Management Team
- Ideal for retail, office, and medical use
- Efficient floor plans that can accommodate diverse business uses
- Generous windows allow for natural light in office interiors
- Ample parking available
- Convenient access to major highways (10, 60 and 210) and Foothill Boulevard
- Elevator access
- Excellent property management
- High-speed internet and advanced technology infrastructure
- Built in 1979
- Located within 10 minutes of San Antonio Community Hospital and Pomona Valley Community Hospital
- Notable amenities in the surrounding area including:
 - Ontario Mills – 15 minutes
 - Ontario International Airport – 15 minutes
 - Montclair Regional Mall / Transit Center – 7 minutes
 - Upland Metrolink Station – 6 minutes



ASKING RATES

\$1.75 Per Rentable Square foot,
Per month, Modified Gross



LEASE TERM

3-5 years



PARKING RATIO

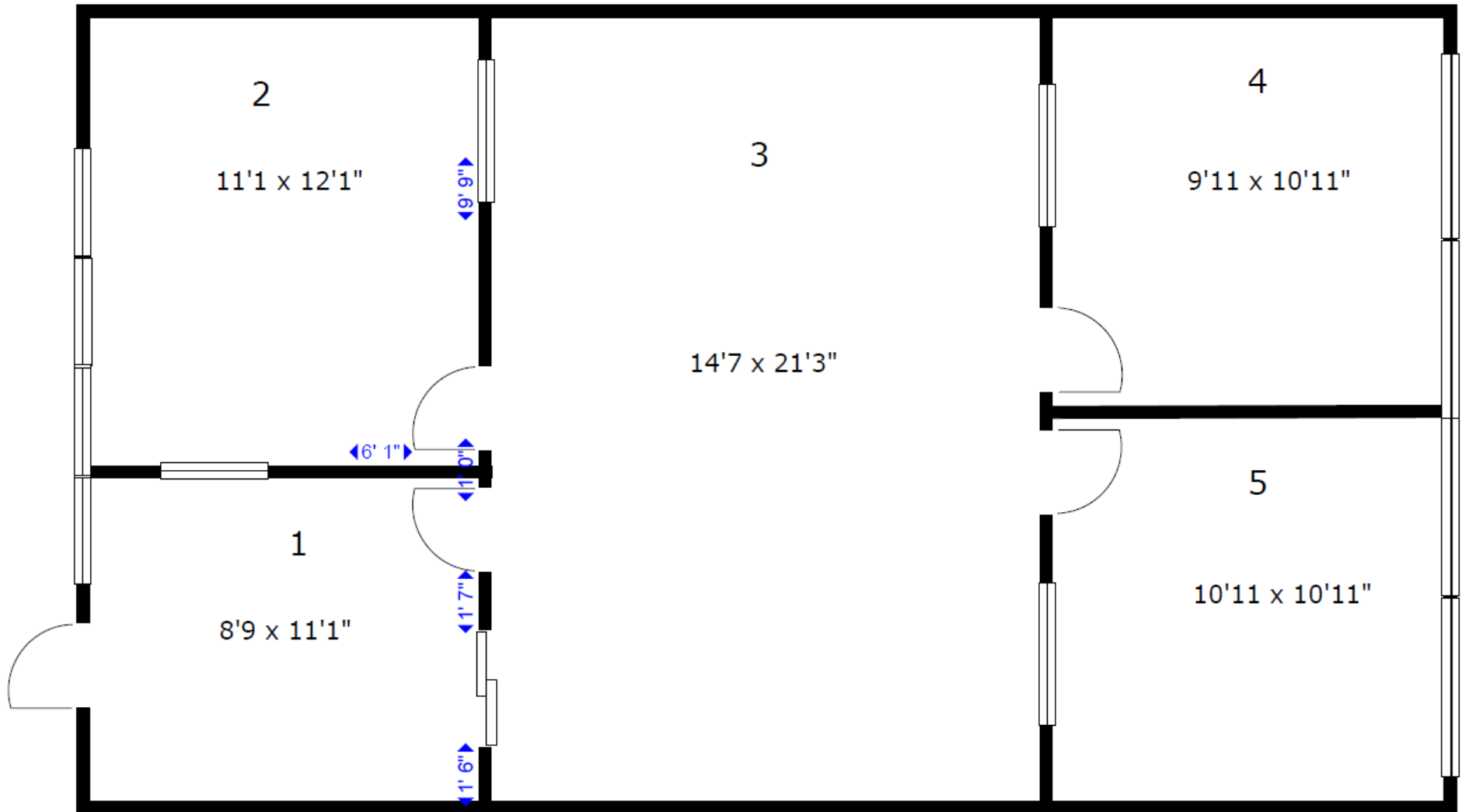
4:1,000

AVAILABLE SPACE

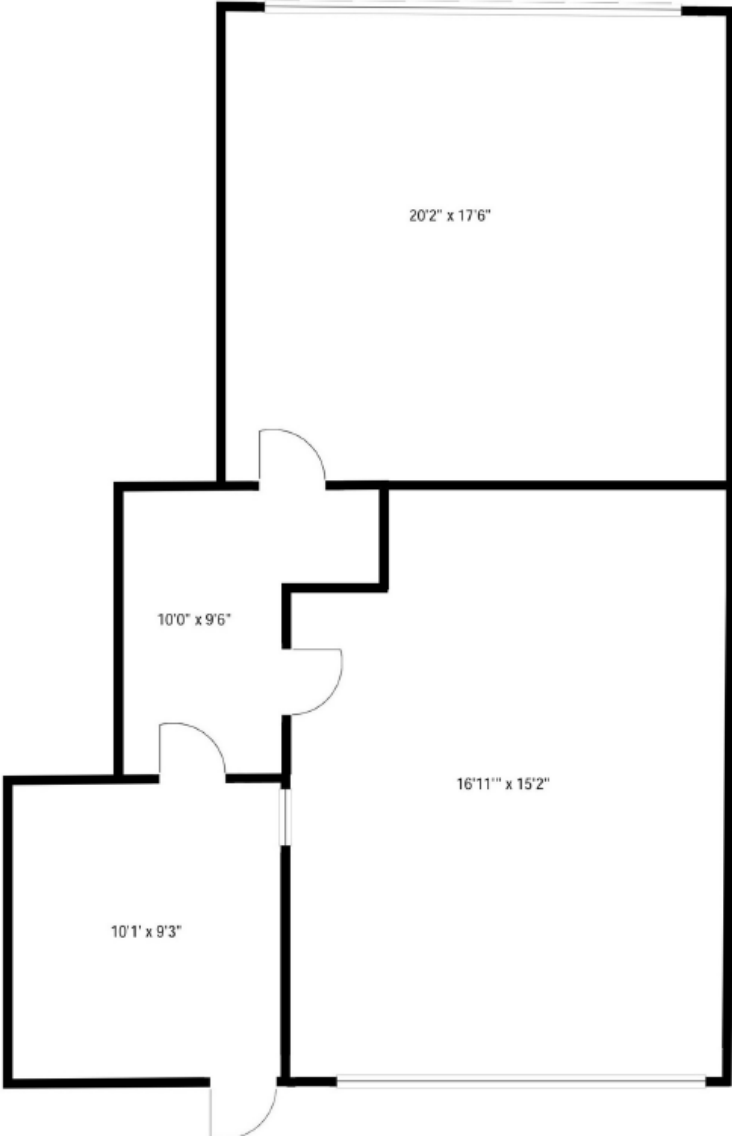
Address / Suite	Available Sq. Ft.	Rental Rate	Comments
545 Mountain Avenue			
103	±833 RSF	\$1.75 PSF, MG	Reception, three (3) offices, open area
104	±833 RSF	\$1.75 PSF, MG	Two (2) offices, conference room
105	±916 RSF	\$1.75 PSF, MG	Reception, five (5) offices, open area
110	±935 RSF	\$1.75 PSF, MG	Two (2) offices, open space, reception
111	±1,584 RSF	\$1.75 PSF, MG	Reception, training room, four (4) offices, breakroom with sink
201	±1,790 RSF	\$1.75 PSF, MG	Reception, five (5) offices, large open area, kitchenette with sink
203, 204 & 205	±3,145 RSF	\$1.75 PSF, MG	Reception, nine (9) offices, training room, closet, breakroom with sink
211	±1,597 RSF	\$1.75 PSF, MG	Reception, four (4) offices, two (2) conference rooms, breakroom with sink
569 Mountain Avenue			
Suite A	±767 RSF	\$1.75 PSF, MG	One (1) office, one (1) conference room, storage, open area
Suite C	±289 RSF	\$1.75 PSF, MG	One (1) office, conference room
Suite E	±883 RSF	\$1.75 PSF, MG	Open space, one (1) office
Suite F	±203 RSF	\$1.75 PSF, MG	Open space
Suite G	±498 RSF	\$1.75 PSF, MG	One (1) office, open space
559 Mountain Avenue	±1,591 RSF	\$1.75 PSF, MG	Open space with salon stations with wash stations, storage room, restroom with sink
575 Mountain Avenue	±1,244 RSF	\$2.00 PSF, MG	Reception, three (3) offices, open space, restroom with sink
577 Mountain Avenue	±1,100 RSF	\$2.00 PSF, MG	Two (2) offices, conference room, open area, restroom with sink
579 Mountain Avenue	±1,400 RSF	\$2.00 PSF, MG	Reception, conference room, three (3) offices, restrooms with sink
585-B Mountain Avenue	±2,249 RSF	\$2.00 PSF, MG	Reception, two (2) conference rooms, six (6) offices, restrooms, breakroom with sink

575, 577 & 579 can be made contiguous for up to 3,744 rentable square feet, modified gross
 569-A, 569-F, 569-G can be made contiguous for up to 1,458 rentable square feet, modified gross

FLOOR PLAN – 545 N. MOUNTAIN | SUITE 103
833 SQ .FT.

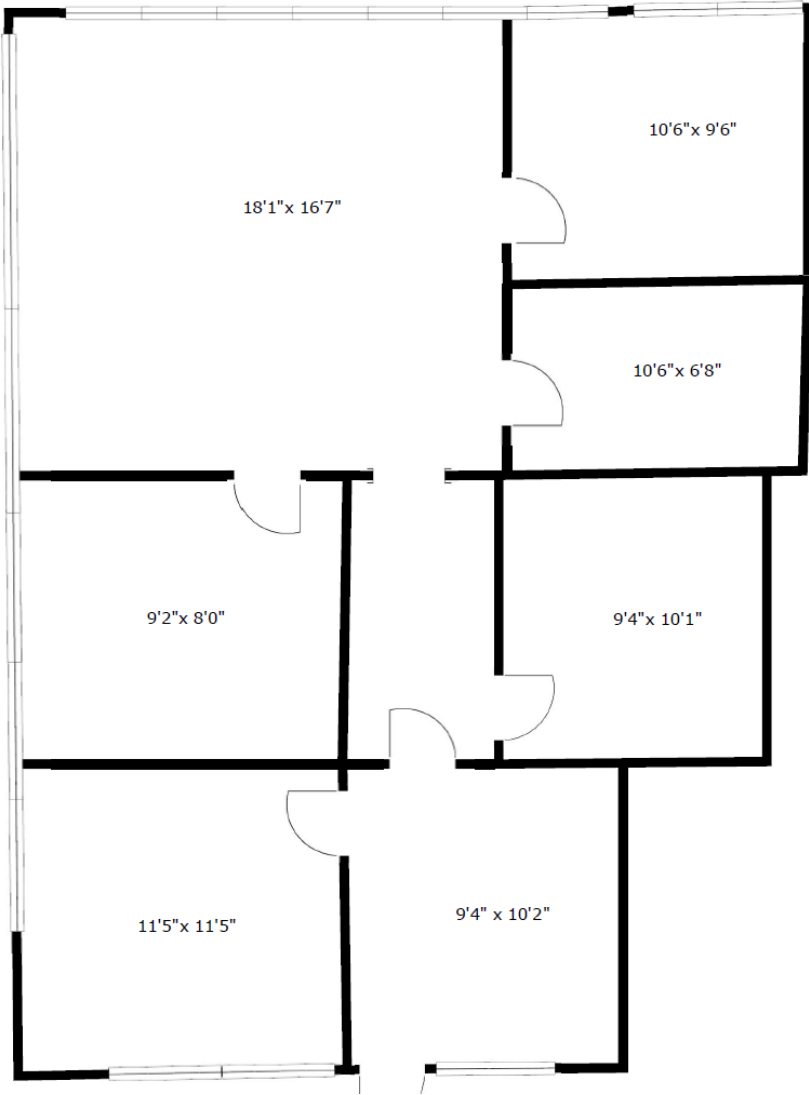


FLOOR PLAN – 545 N. MOUNTAIN | SUITE 104
833 SQ .FT.



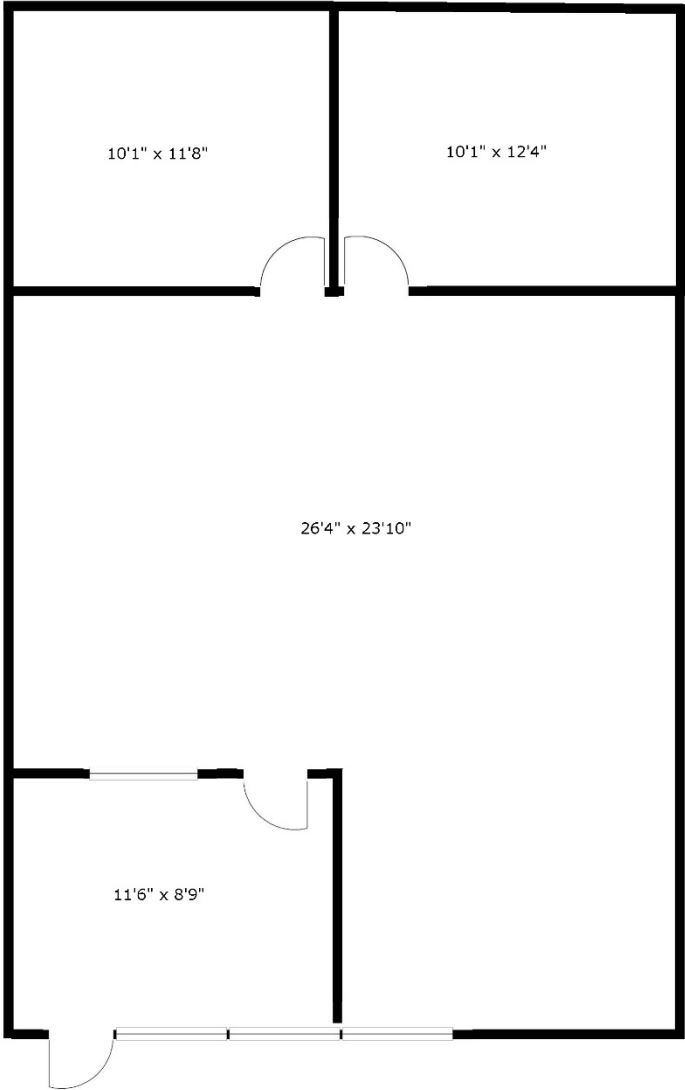
FLOOR PLAN – 545 N. MOUNTAIN | SUITE 105

916 SQ .FT.

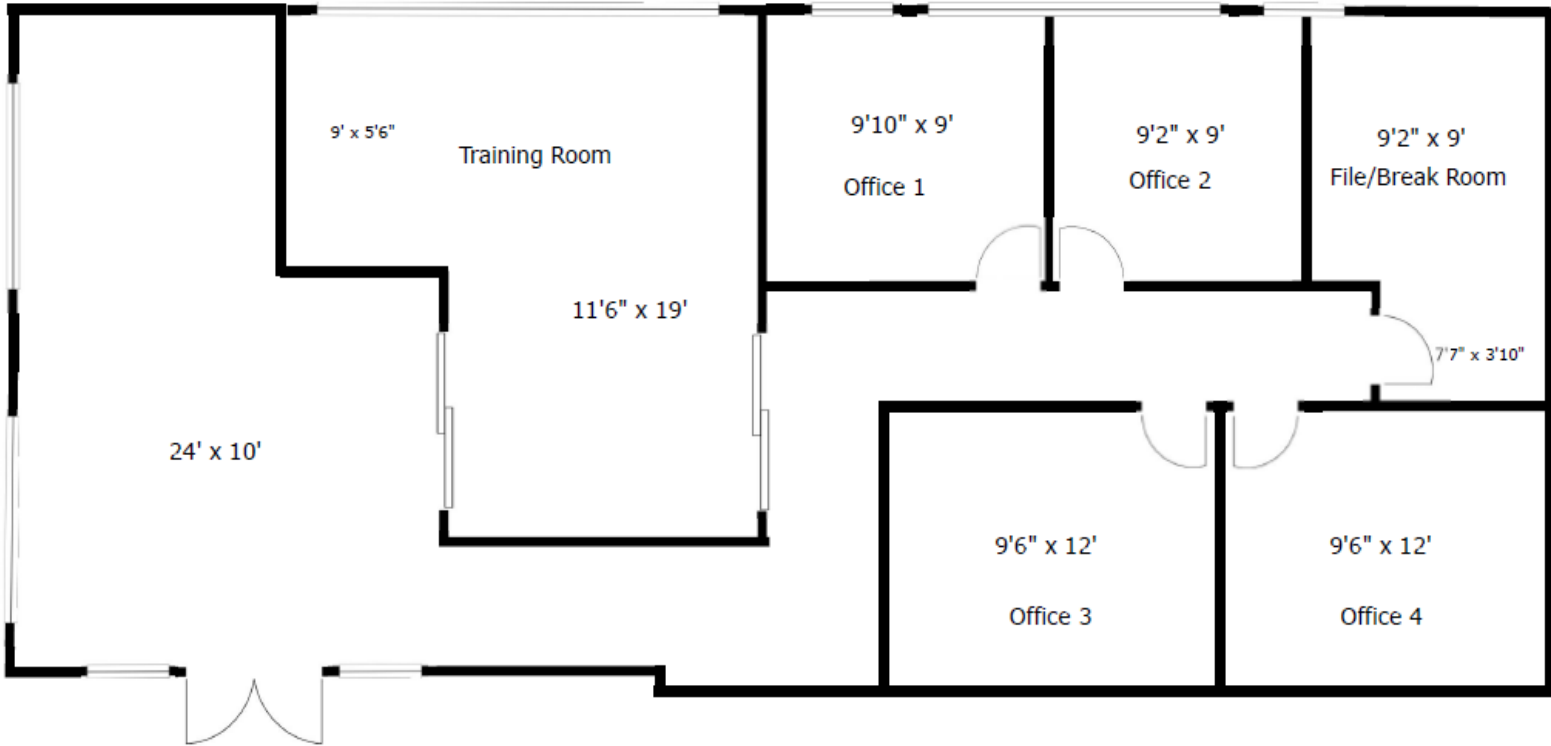


FLOOR PLAN – 545 N. MOUNTAIN | SUITE 110

935 SQ. FT.



FLOOR PLAN – 545 N. MOUNTAIN | SUITE 111
1,584 SQ. FT.

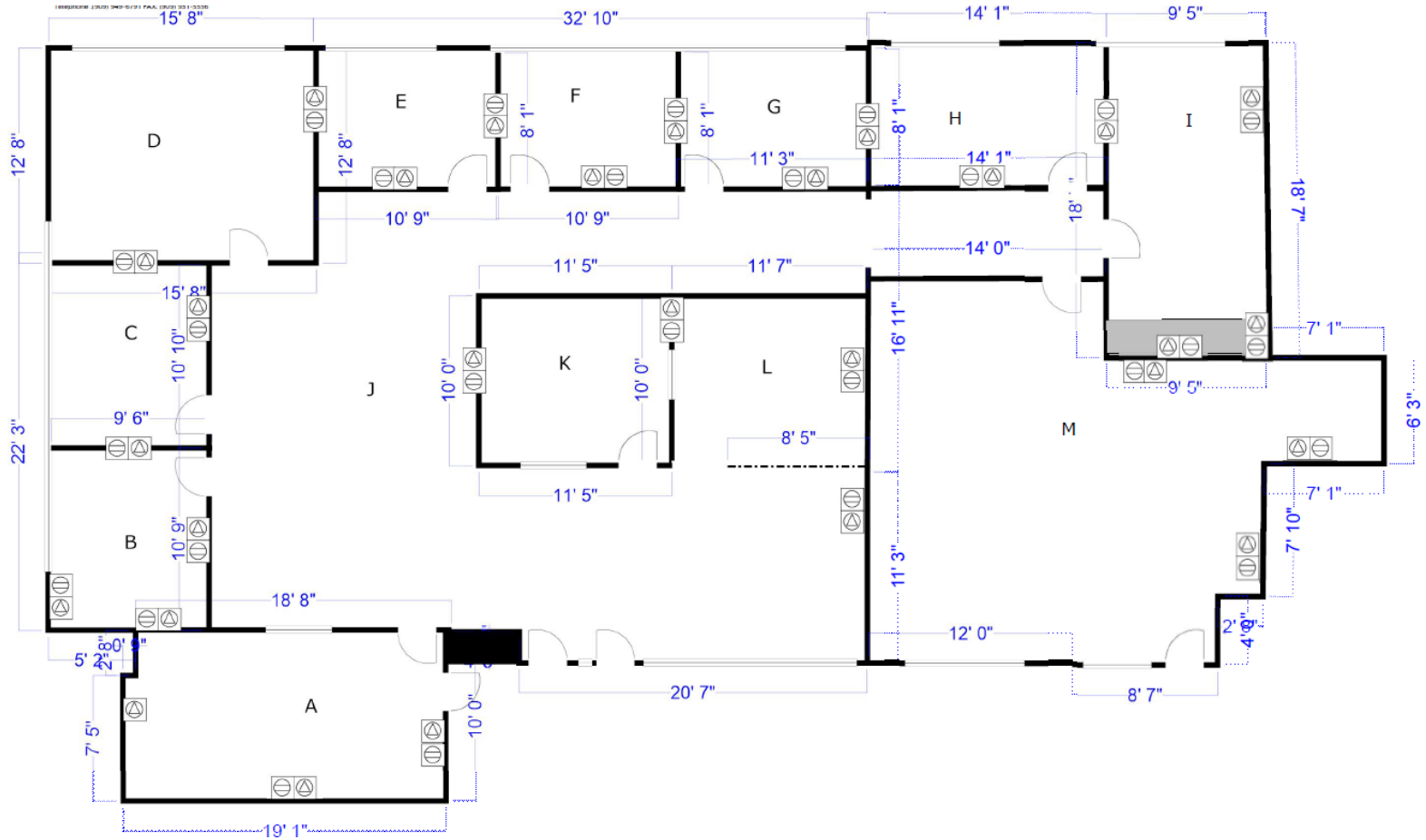


FLOOR PLAN – 545 N. MOUNTAIN | SUITES 201 & 202
1,790 SQ. FT.



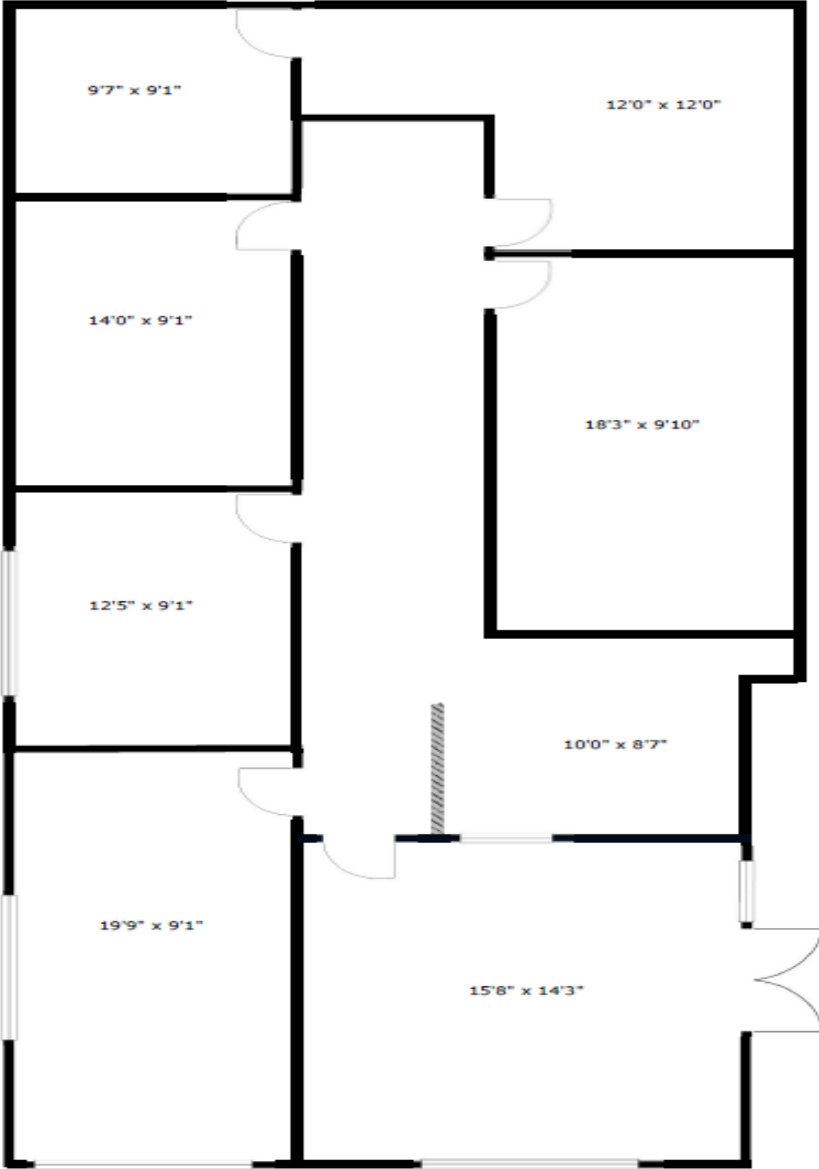
FLOOR PLAN – 545 N. MOUNTAIN | SUITES 203, 204 & 205

3,145 SQ. FT.

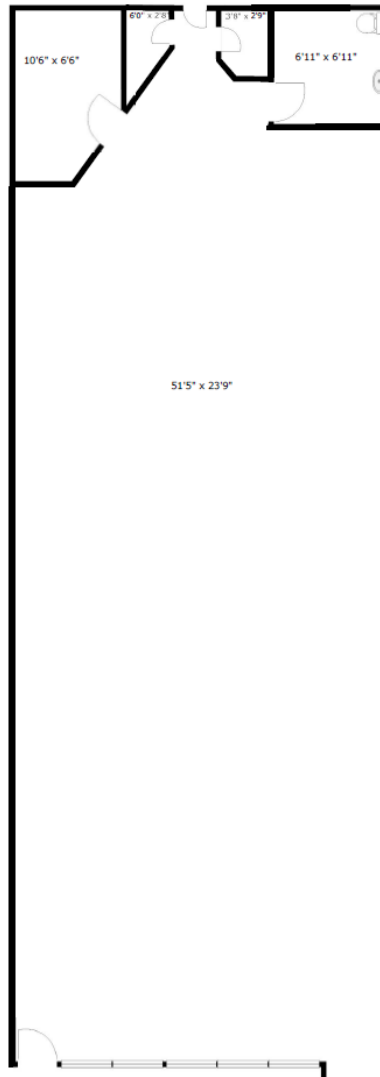


FLOOR PLAN – 545 N. MOUNTAIN - SUITE 211

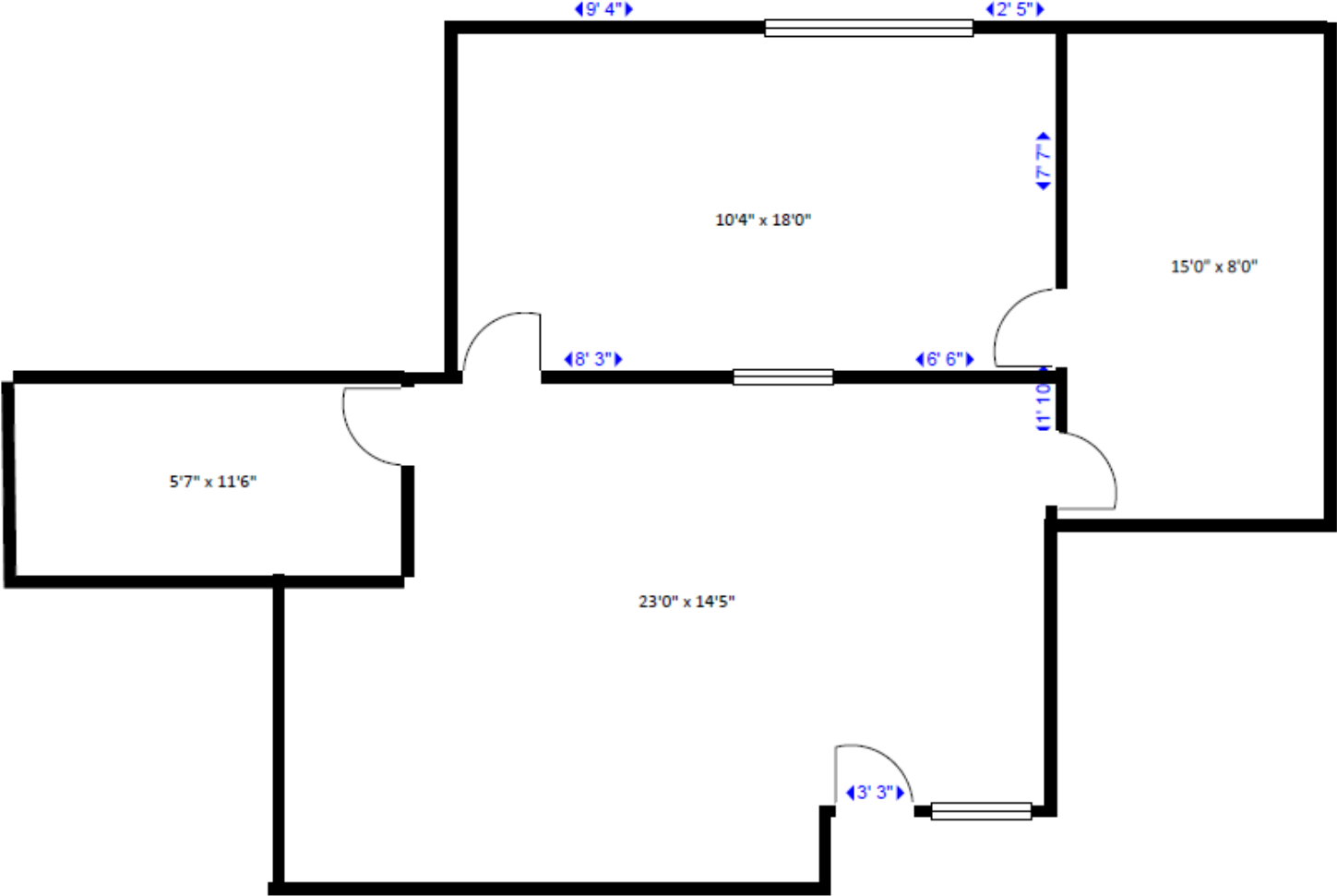
1,597 SQ .FT.



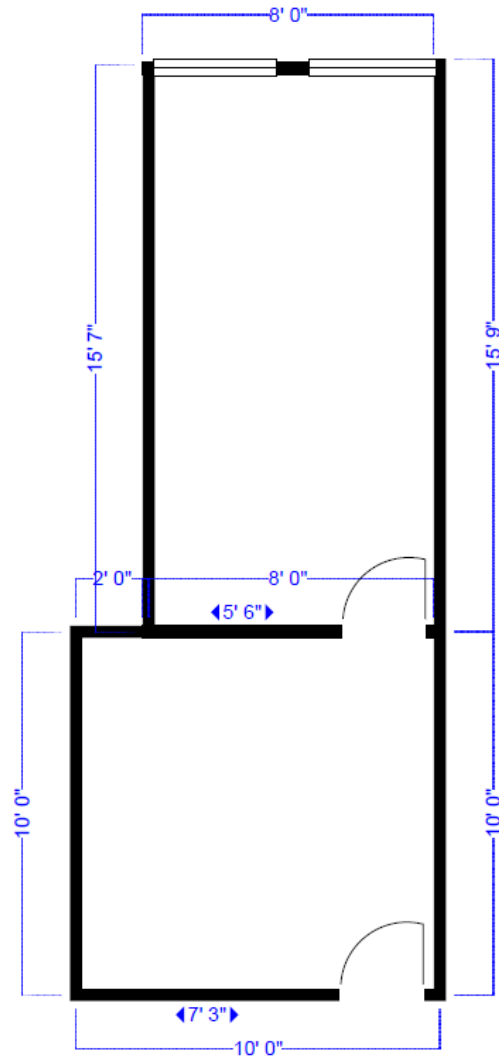
FLOOR PLAN – 559 N. MOUNTAIN
1,591 SQ. FT.



FLOOR PLAN – 569 N. MOUNTAIN | SUITE A
767 SQ. FT.



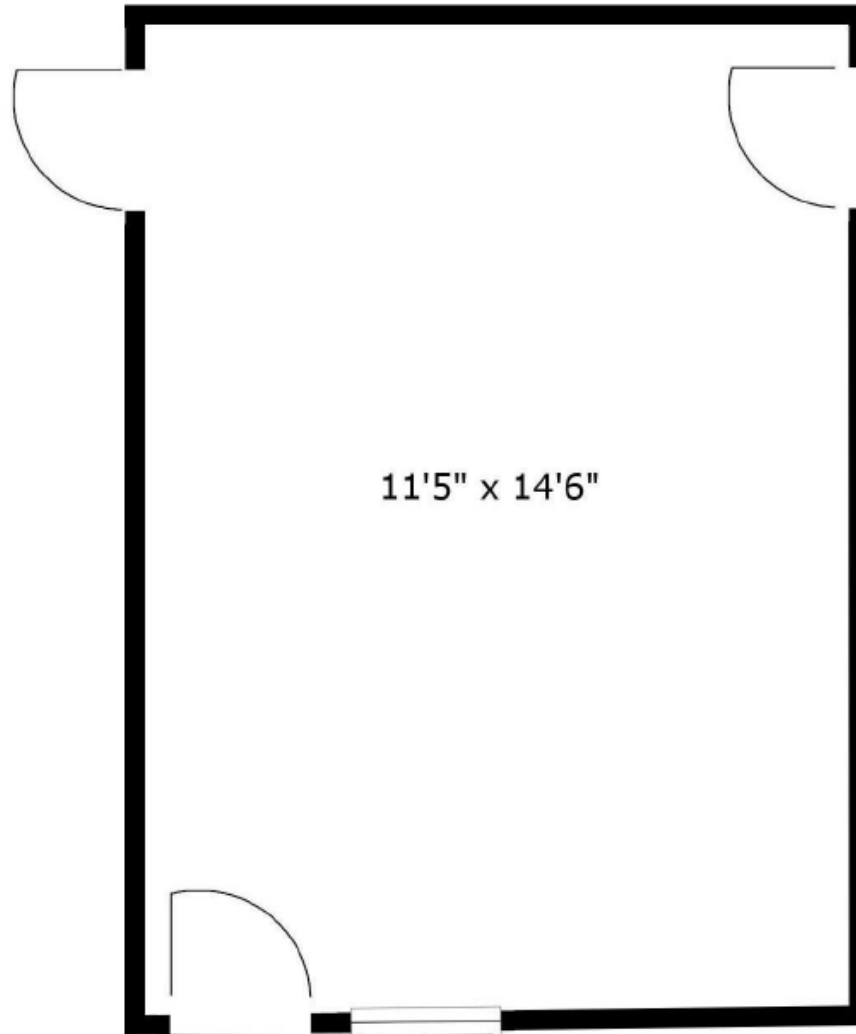
FLOOR PLAN – 569 N. MOUNTAIN | SUITE C
289 SQ. FT



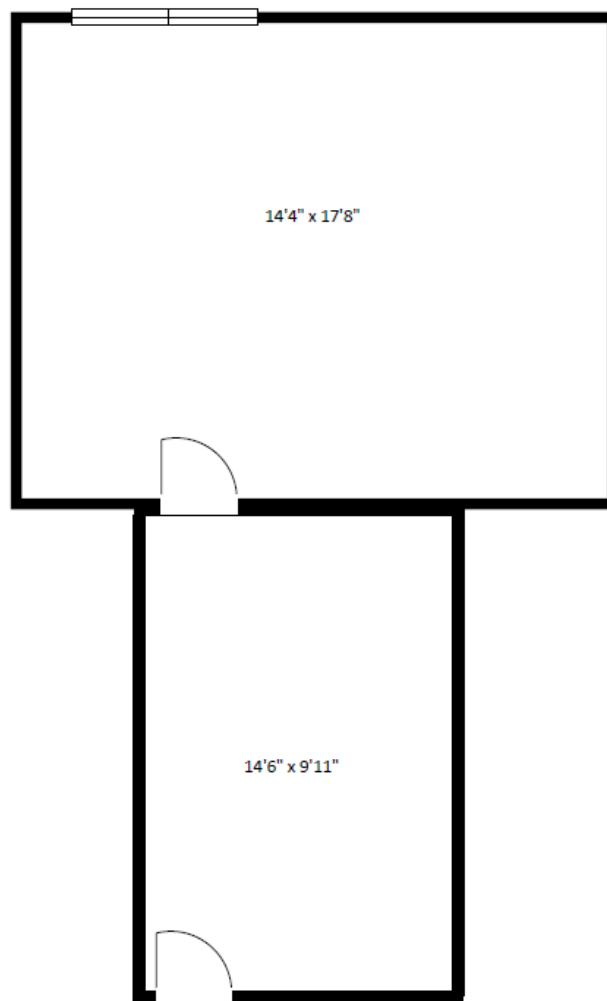
FLOOR PLAN – 569 N. MOUNTAIN | SUITE E
883 SQ. FT.



FLOOR PLAN – 569 N. MOUNTAIN | SUITE F
203 SQ. FT.

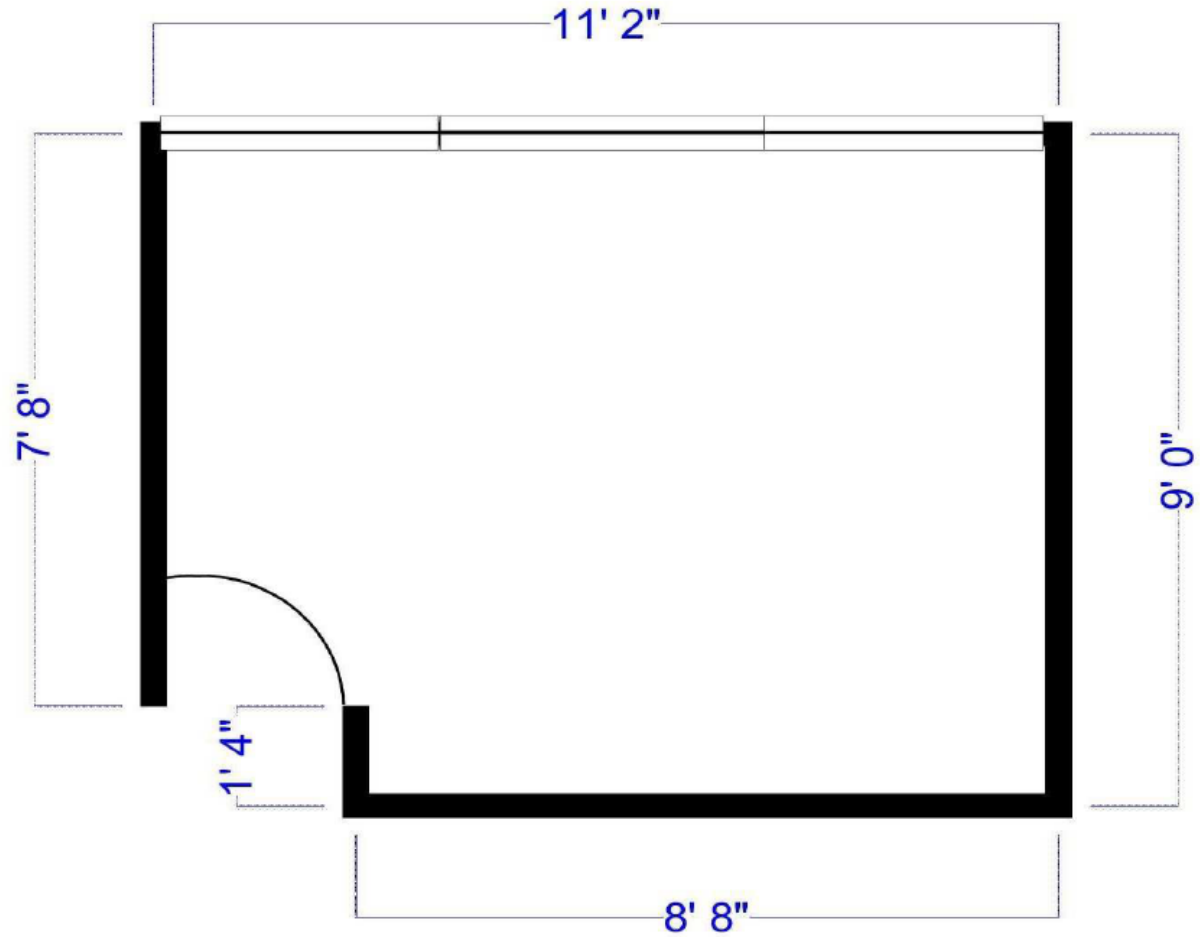


FLOOR PLAN – 569 N. MOUNTAIN | SUITE G
498 SQ. FT.



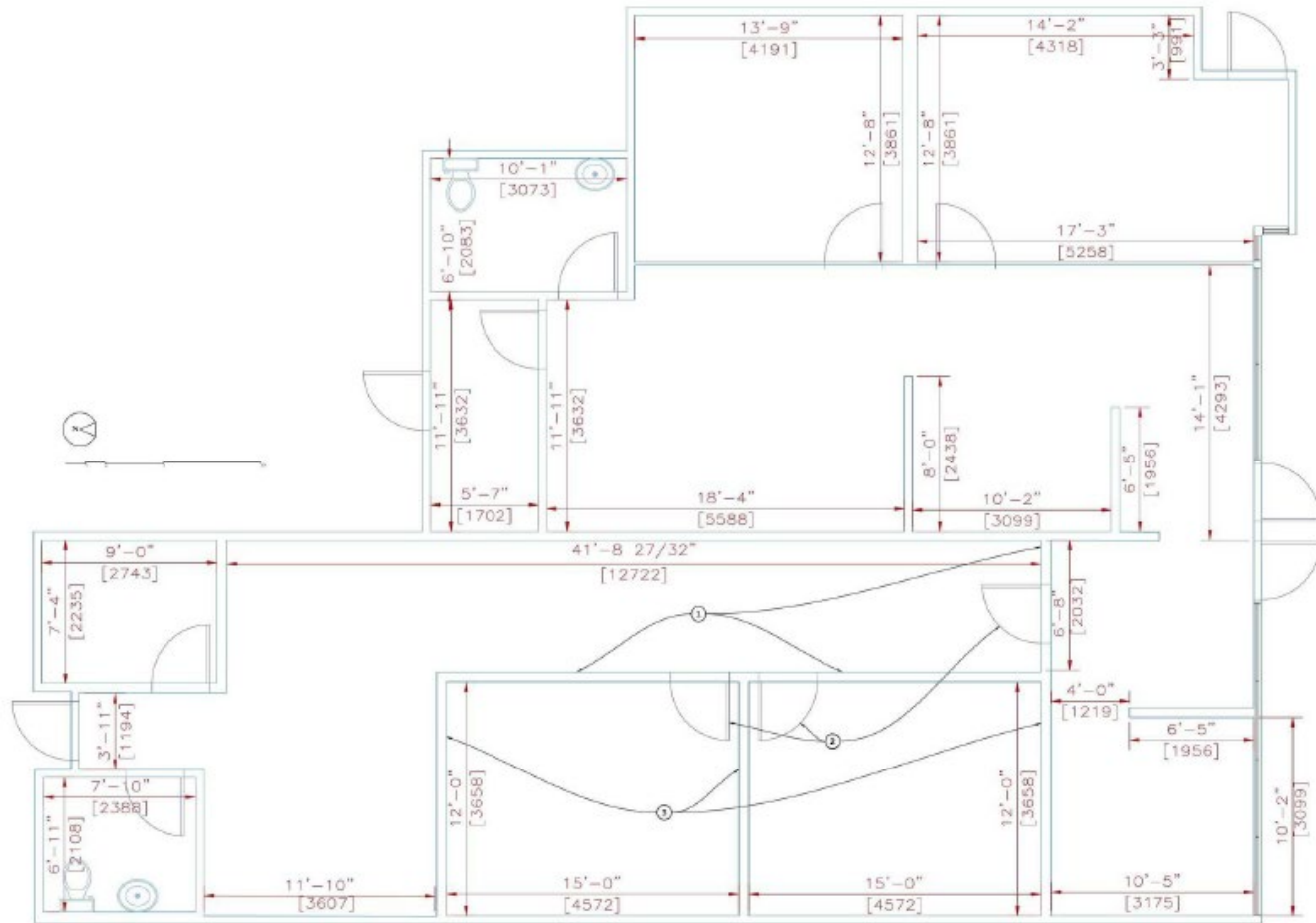
FLOOR PLAN – 569 N. MOUNTAIN | SUITE Z

112 SQ. FT.



FLOOR PLAN – 575 & 577 N. MOUNTAIN

2,344 SQ. FT.



FLOOR PLAN – 579 N. MOUNTAIN
1,400 SQ. FT.



FLOOR PLAN – 585 N. MOUNTAIN SUITE B
2,249 SQ. FT.





545 N. MOUNTAIN AVENUE
SUITE 211



545 N. MOUNTAIN AVENUE
SUITE 211



545 N. MOUNTAIN AVENUE
SUITE 104



545 N. MOUNTAIN AVENUE
SUITE 104





**575 N. MOUNTAIN
AVENUE, UPLAND**



CONTACTS

Philip Woodford

Executive Vice President

Lic. 00908054

+1 909 418 2132

philip.woodford@cbre.com

Kyle Yocum

Senior Vice President

Lic. 01903061

+1 909 418 2172

kyle.yocum@cbre.com

Steven Saunders

First Vice President

Lic. 01932948

+1 909 418 2172

steven.saunders@cbre.com

Blake Wager

Sales Assistant

Lic. 02221946

+1 951 218 1088

blake.wager@cbre.com