

9481 PITTSBURGH AVE, SUITE 100

Rancho Cucamonga, CA 91730

MEDICAL OFFICE
FOR LEASE



PROPERTY DESCRIPTION

Step into this fully furnished medical office and experience the ultimate turnkey solution for your practice. Every detail has been meticulously curated to provide a seamless transition for medical professionals seeking a functional, ready-to-use space. From medical equipment to carefully selected furnishings, this property offers a complete solution for your medical practice. The layout is thoughtfully designed to optimize patient flow and staff efficiency, creating a welcoming and efficient environment. With a prime location and ample parking, this fully equipped medical office presents an unparalleled opportunity to establish or expand your practice in Rancho Cucamonga. Elevate your medical services with this meticulously outfitted, premier lease opportunity.

PROPERTY HIGHLIGHTS

- Available now - fully furnished medical office
- Medical equipment and supplies included
- Thoughtfully designed layout for patient flow and staff efficiency
- Call to schedule tours

LOCATION DESCRIPTION

Rancho Cucamonga is a vibrant community with an unbeatable mix of work and play. Well located in the Inland Empire, the area is home to a dynamic health conscious population. San Antonio Regional Hospital and Kindred Hospital are just a short drive away. There are abundant dining options for lunch meetings and after-work gatherings. Victoria Gardens, an open-air shopping destination featuring retailers like Apple, H&M, and Anthropologie is close and well as the enormously popular Ontario Mills Mall. Nature enthusiasts will appreciate the proximity to the scenic hiking trails of the San Gabriel Mountains. With a thriving business community and an abundance of shopping and recreational opportunities, it's no wonder so many people find Rancho Cucamonga an outstanding opportunity for medical practices seeking a highly desirable location.

OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (MG)
Available SF:	3,400 SF
Turn Key Opportunity	

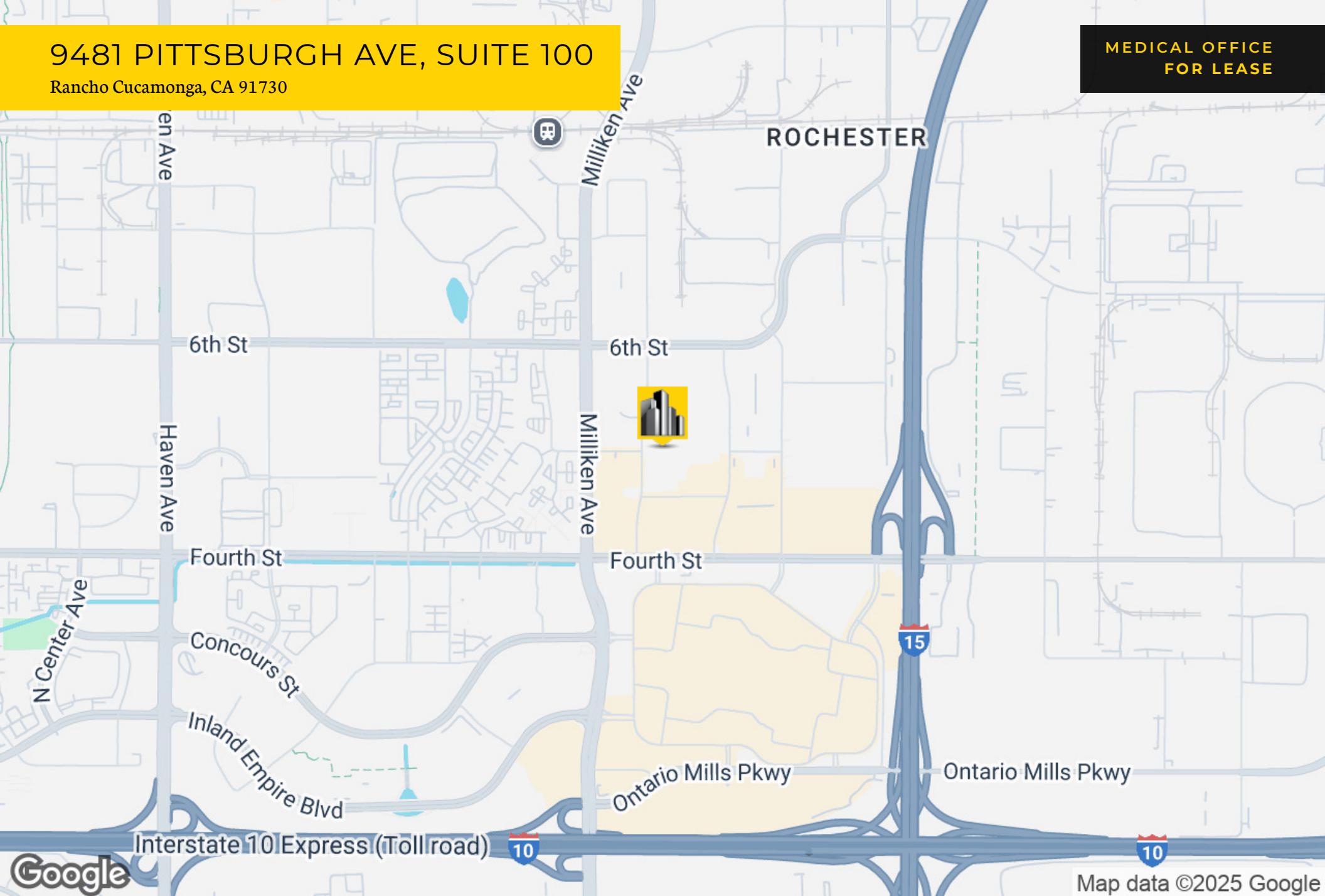
STEVEN D. ROPPEL

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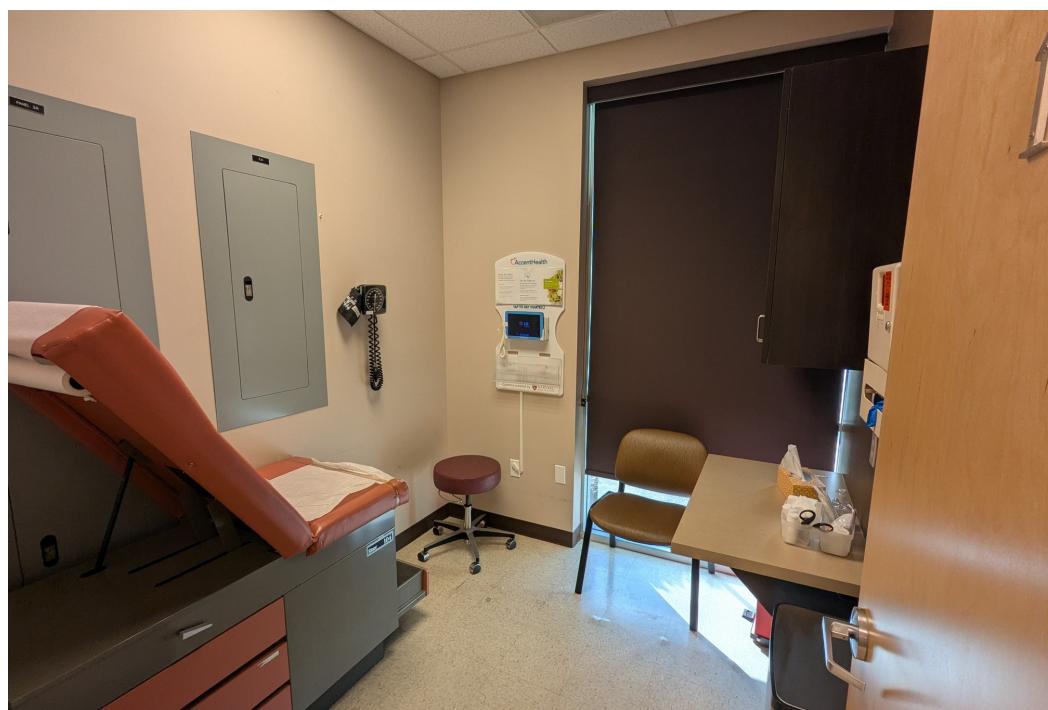
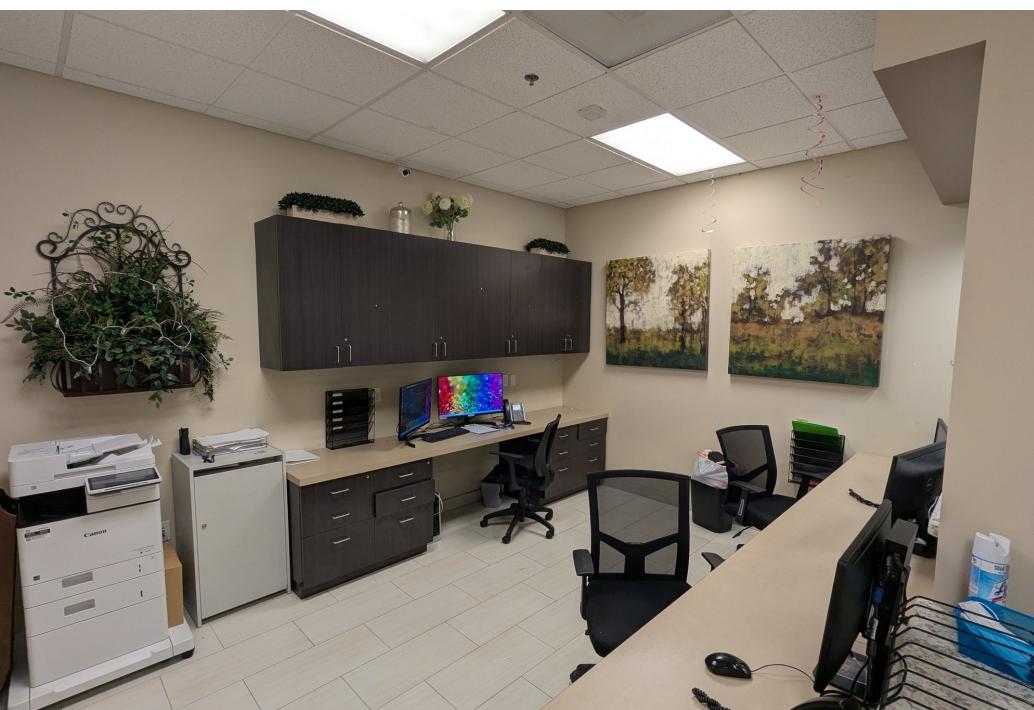
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ALLIED
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POPULATION

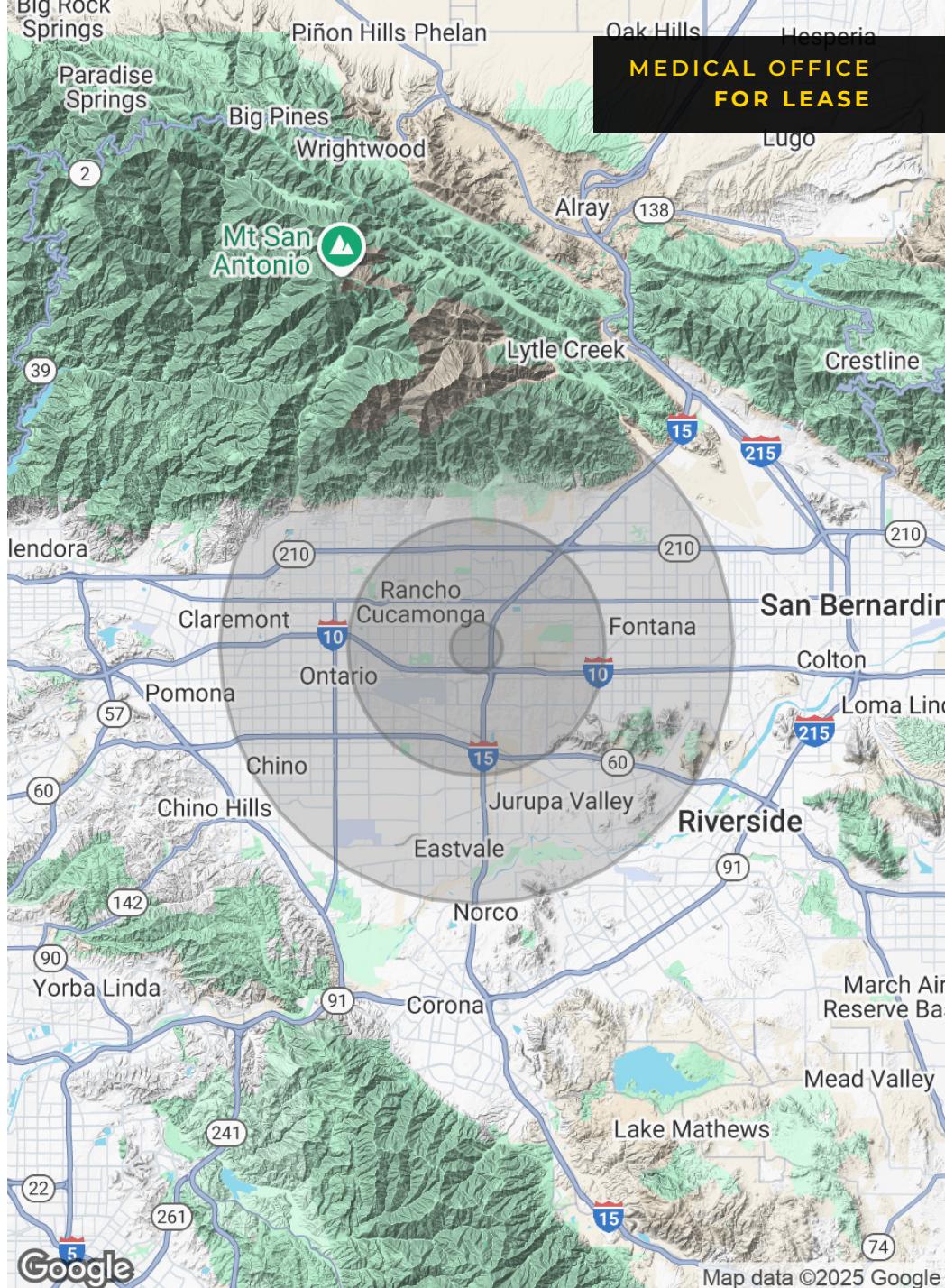
	1 MILE	5 MILES	10 MILES
Total Population	3,811	295,104	1,065,209
Average Age	37	38	37
Average Age (Male)	35	37	36
Average Age (Female)	37	39	38

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,851	94,379	307,622
# of Persons per HH	2.1	3.1	3.5
Average HH Income	\$96,831	\$119,653	\$123,642
Average House Value	\$379,124	\$656,261	\$640,349

Demographics data derived from AlphaMap

Oak Hills
Hesperia
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