

MEDICAL OFFICES FOR LEASE

EASTVALE MEDICAL PLAZA

14252 SCHLEISMAN ROAD | EASTVALE, CA | 92880



ONE
SUITE
LEFT!



BRETT LARSON, JD, CCIM
951.600.8634 x701
brett.larson@svn.com
CalDRE #01947115

GABRIELA DEVINE
951.600.8634 x706
gabriela.devine@svn.com
CalDRE #02046396

PROPERTY SUMMARY

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OFFERING SUMMARY

LEASE RATE:	\$2.75/SF/month
NNN FEES	\$0.65/SF/month
BUILDING SIZE:	±29,205 SF
AVAILABLE SF:	±1,856 SF
ZONING:	General Commercial
MARKET:	Inland Empire

LOCATION OVERVIEW

Eastvale Medical Plaza is located on the northwestern edge of Riverside County, in the affluent, rapidly-growing City of Eastvale. Conveniently situated within The Marketplace retail center, Eastvale Medical Plaza is accessed via two of the city's major throughfares- Archibald Avenue and Schleisman Road.

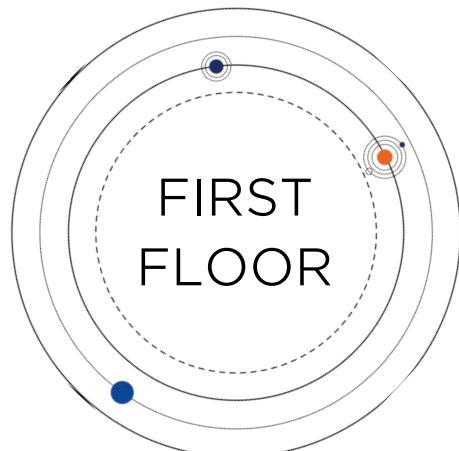
PROPERTY HIGHLIGHTS

- Brand New Class A Medical Building Located in the Heart of Eastvale
- One of Only Two Dedicated Medical Office Buildings in a City of 100,000+ Residents
- Diverse Medical Tenant Mix
- Designed for Medical With Premium Finishes Throughout
- Abundant Parking - 5 Spaces Per 1,000 Square Feet
- Convenient Neighborhood Retail Location Surrounded by Affluent Single-Family Residential

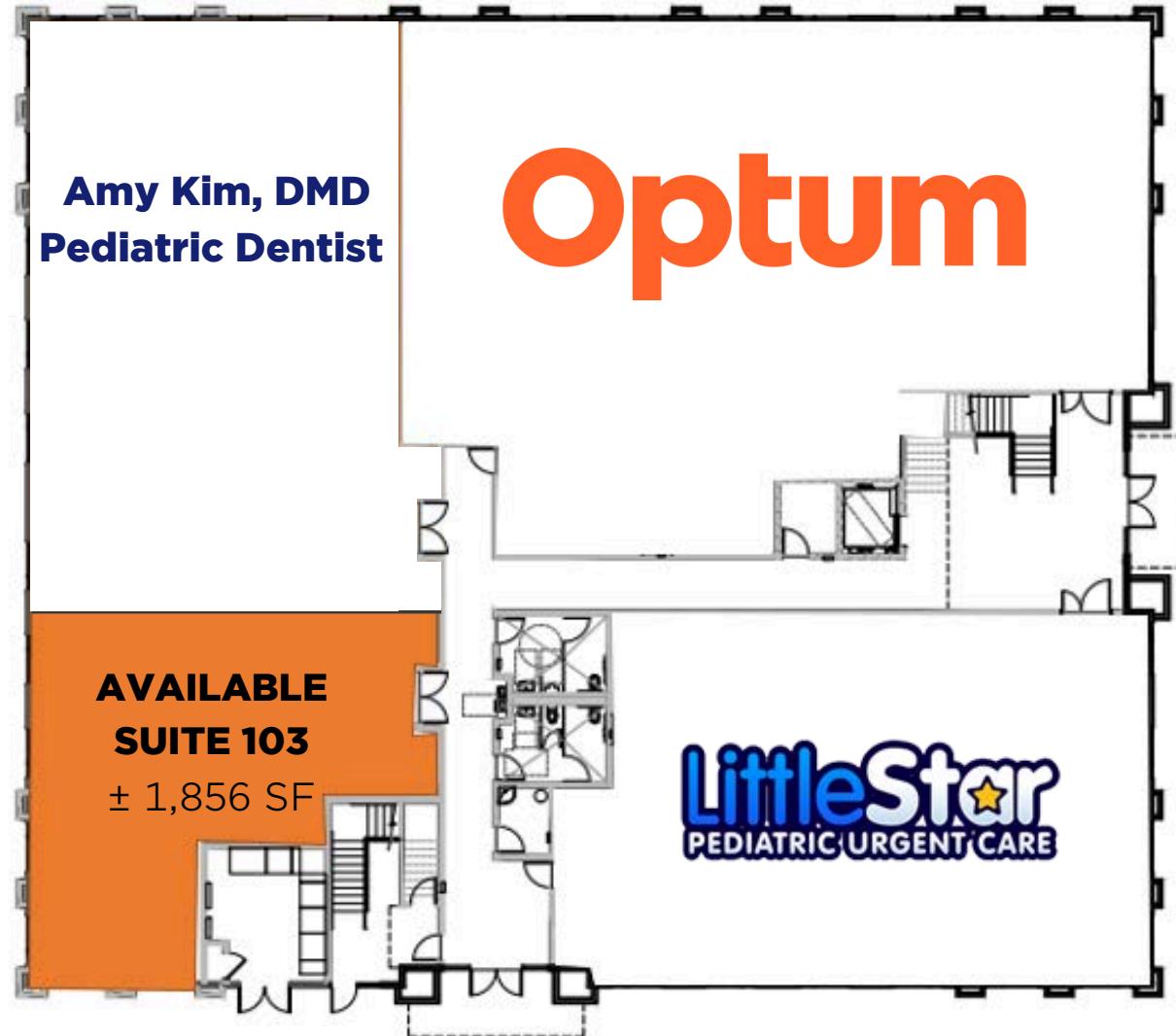
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UNIT	SF	PRICE/SF	TENANT
103	±1,856 SF	\$2.75 NNN	AVAILABLE



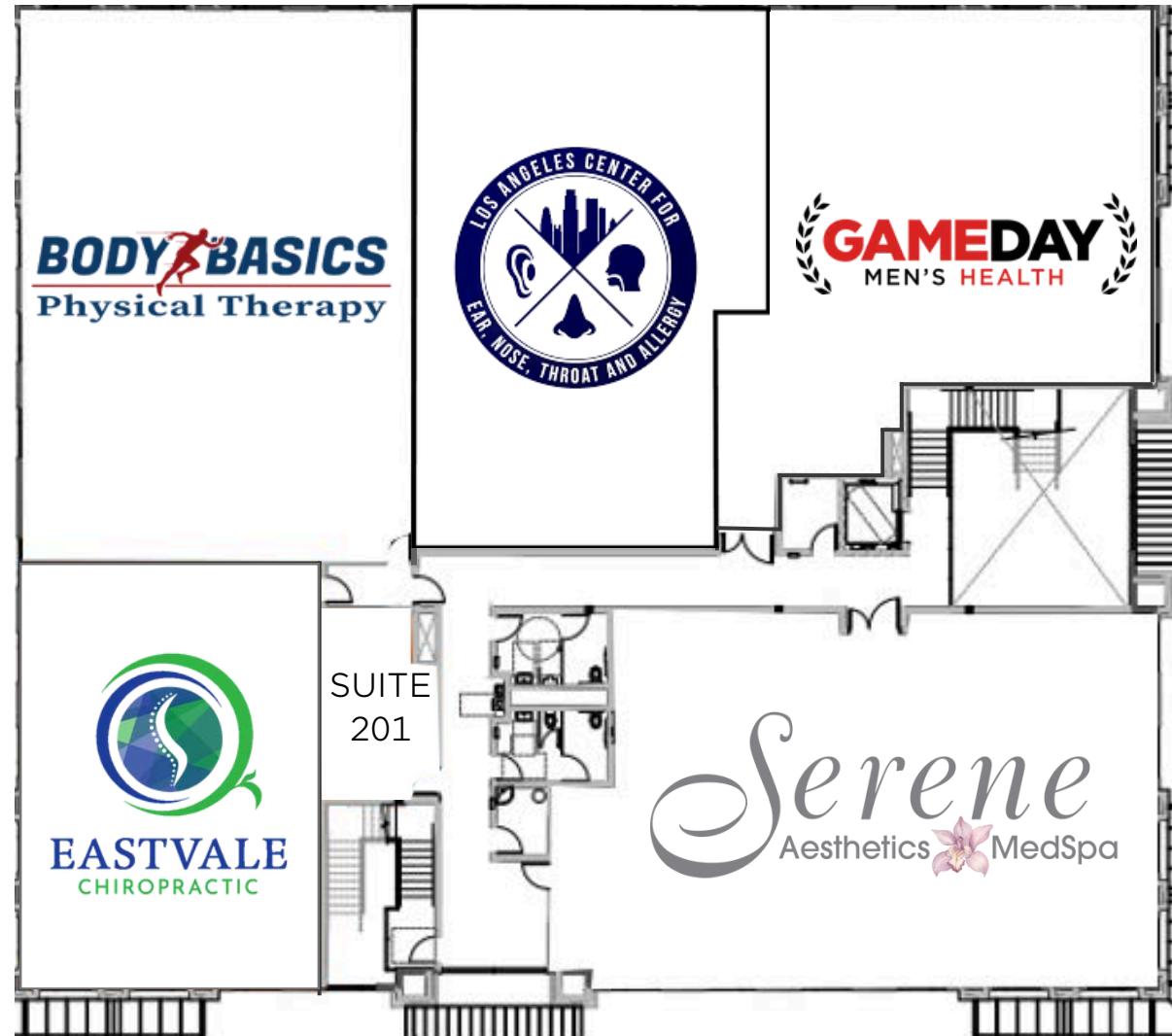
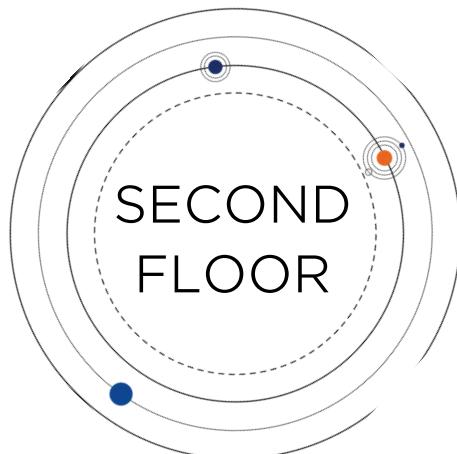
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SECOND FLOOR

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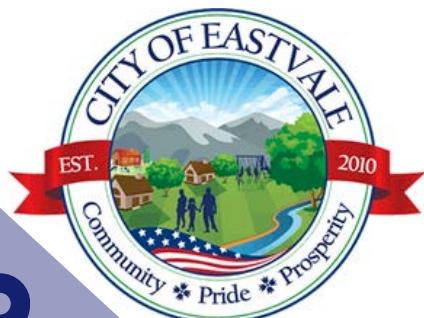
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DEMOGRAPHICS (3-Mile Radius)

EASTVALE MEDICAL PLAZA | 14252 SCHLEISMAN ROAD | EASTVALE, CA



State California
County Riverside
Mayor Michael McMinn
Website eastvaleca.gov

POPULATION



110,870
POPULATION



35.8
MEDIAN AGE



28,639
HOUSEHOLDS

EMPLOYMENT



73%
WHITE COLLAR



16%
BLUE COLLAR



14%
SERVICES



5%
UNEMPLOYMENT RATE

EDUCATION



20%
HIGH SCHOOL
GRADUATE



29%
SOME COLLEGE



41%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$146,905
MEDIAN HOUSEHOLD
INCOME



\$44,836
PER CAPITA
INCOME



\$598,254
MEDIAN NET
WORTH

Source: ESRI
FEBRUARY 2025

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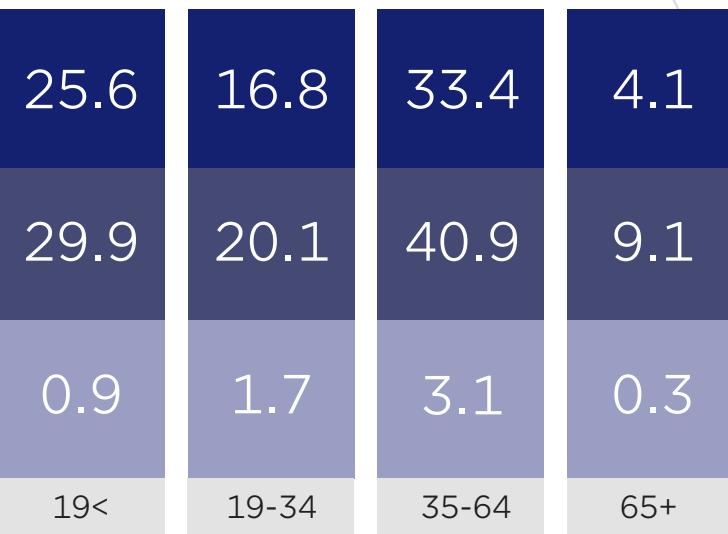
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Health Care | Annual Expiditure

Blue Cross/Blue Shield	\$2,076
Medicare Payments	\$1,247
Physician Services	\$523
Dental Services	\$723
Eyecare Services	\$138
Lab Tests/X-Rays	\$129
Hospital Room/Service	\$423
Convalescent/Nursing Home	\$46



Has One Type Of Health Insurance



Population (ACS)



No Health Insurance

%



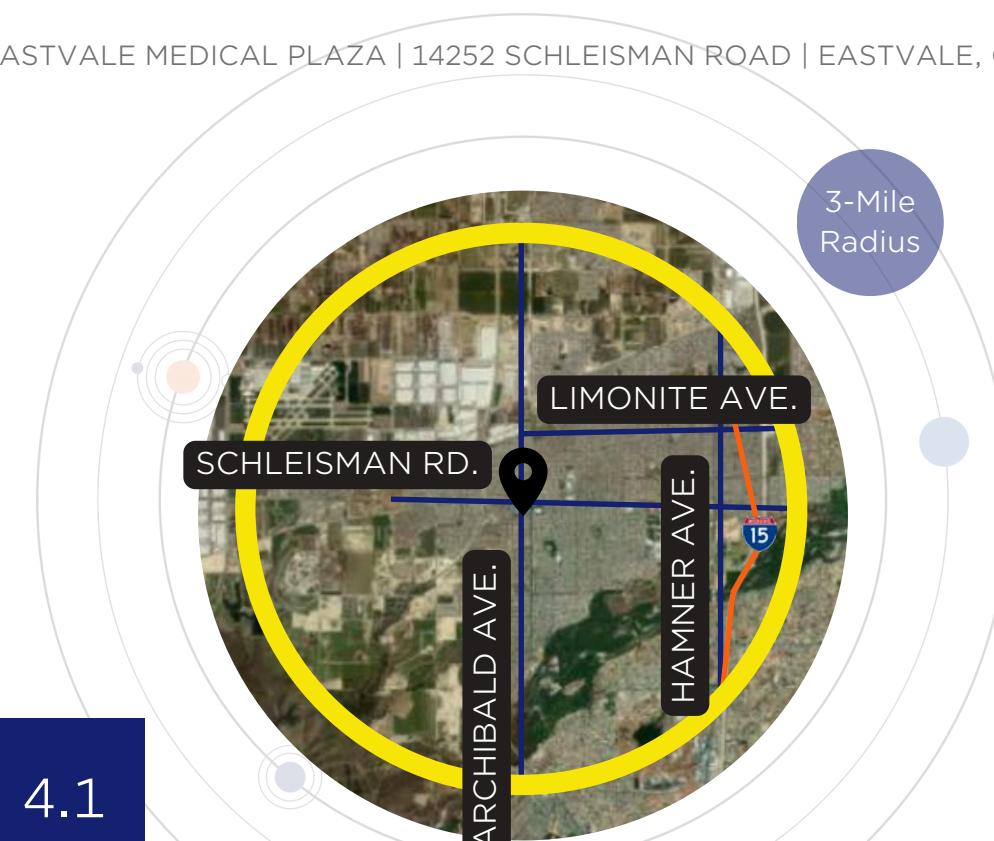
\$7,024
Annual Health
Insurance Expiditure



\$3,837
Annual Medical
Care Expiditure

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PRESENTED BY:



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