



Magnolia Centre

299 West Foothill Boulevard
Upland, California 91786

Property Highlights

- Professionally Managed Two-Story Office Building
- 2,287 Ground Floor Medical Space Available
- 1,564 to 1,796 SF 2nd Floor Offices Available
- Elevator Served & Covered Parking
- Eyebrow Signage Available
- 2nd Floor Suites w/ Mountain Views
- Original Historic Route 66 w/ over 27,000 CPD

Offering Summary

Lease Rate:	\$1.75 - 1.95 SF/month (MG; Full Service)
Building Size:	36,870 SF
Available SF:	1,564 - 2,287 SF
Lot Size:	2.17 Acres

For More Information

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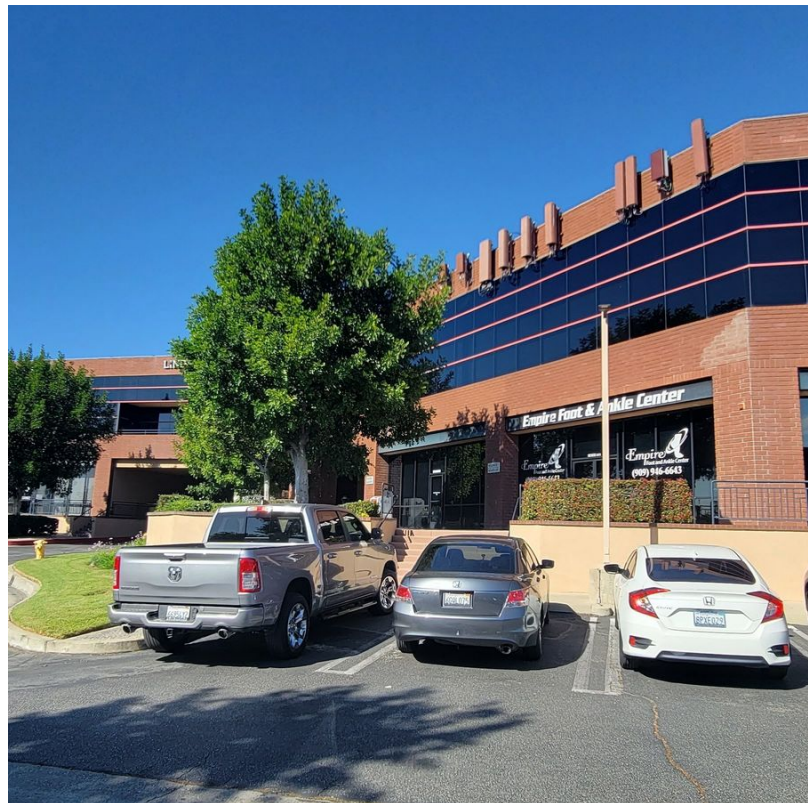
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For Lease

1,564 - 2,287 SF | \$1.75 - 1.95 SF/month

Office Space



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For Lease

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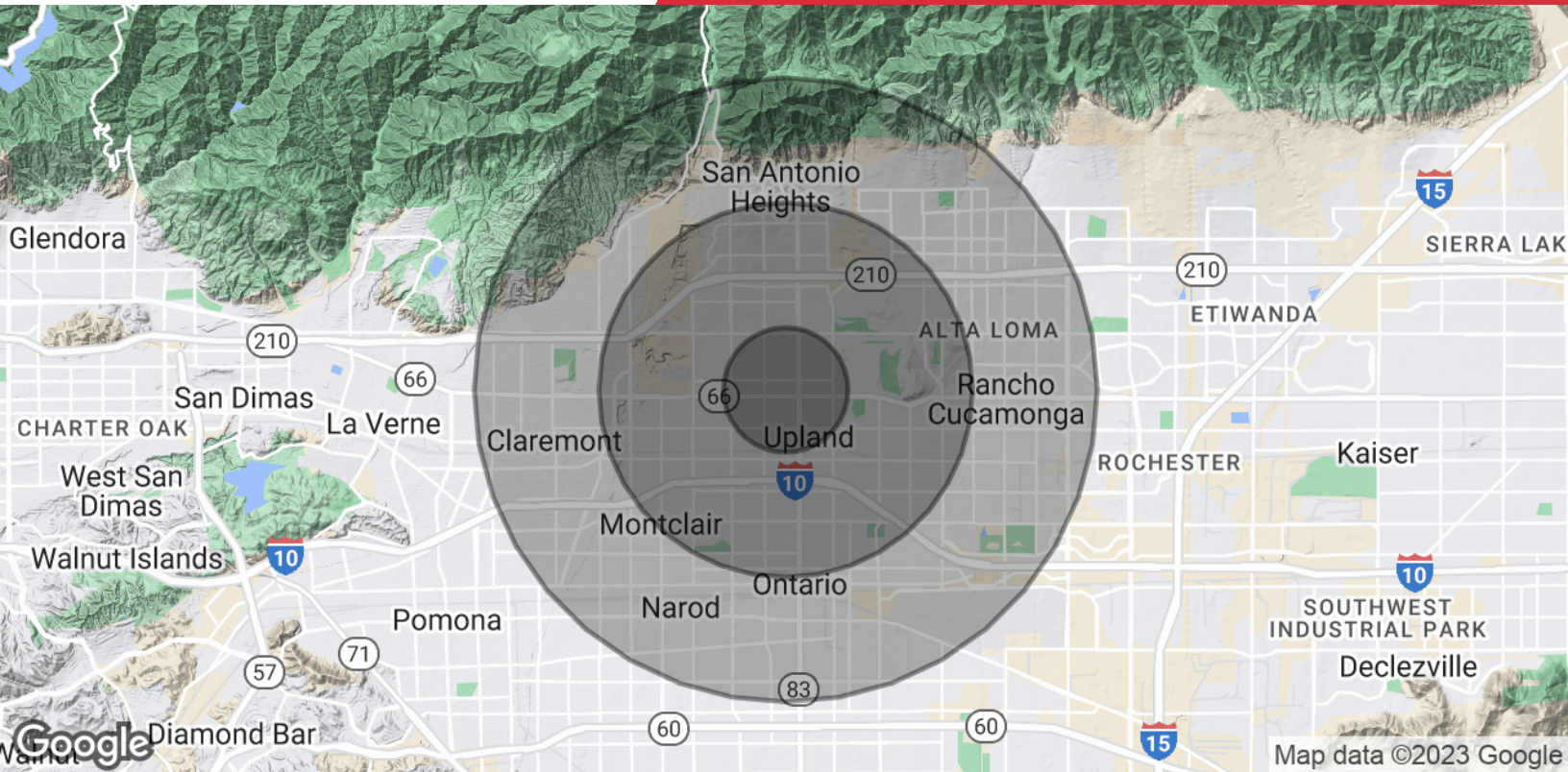
Office Space

Lease Information

Lease Type:	MG; Full Service	Lease Term:	Negotiable
Total Space:	1,564 - 2,287 SF	Lease Rate:	\$1.75 - \$1.95 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 100	Available	2,287 SF	Modified Gross	\$1.75 SF/month	Medical Office Eyebrow Signage Available Corner Suite - lots of natural light Surface and Covered Parking Two Restrooms
Sutie 204	Available	1,796 SF	Full Service	\$1.95 SF/month	Reception Area Two Private Offices Large conference room Mountain Views
Suite 240	Available	1,564 SF	Full Service	\$1.95 SF/month	Large Open Work Area Two Private Offices Lunch/Break Room w/ storage.



Population

	1 Mile	3 Miles	5 Miles
Total Population	20,353	164,625	386,281
Average Age	37.9	36.5	36.7
Average Age (Male)	36.6	35.9	35.6
Average Age (Female)	38.3	37.2	37.6

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	7,122	53,938	124,354
# of Persons per HH	2.9	3.1	3.1
Average HH Income	\$83,714	\$90,143	\$90,471
Average House Value	\$388,523	\$423,367	\$427,854

* Demographic data derived from 2020 ACS - US Census