

SECOND FLOOR OFFICE FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$1.70 SF/month (MG)
Building Size:	5,292 SF
Available SF:	1,600 SF
Lot Size:	19,751 SF
Year Built:	2010
Zoning:	CITY OF FONTANA

PROPERTY OVERVIEW

Outstanding 1,600 rsf office space on the second floor for your business at 8381 Juniper Ave, Fontana, CA, 92335. This premier property offers a modern office space with potential for you to customize the floor plan, providing flexibility to suit various business needs. With ample parking and convenient access to major highways, it ensures seamless connectivity for growing businesses. The well-maintained facility shows professional management creating a welcoming environment, while the proximity to local amenities and dining options enhances the overall appeal. From the thoughtfully designed flexible office layout to the strategic location, this office property presents an exceptional opportunity for businesses seeking a dynamic and convenient workspace in Fontana.

PROPERTY HIGHLIGHTS

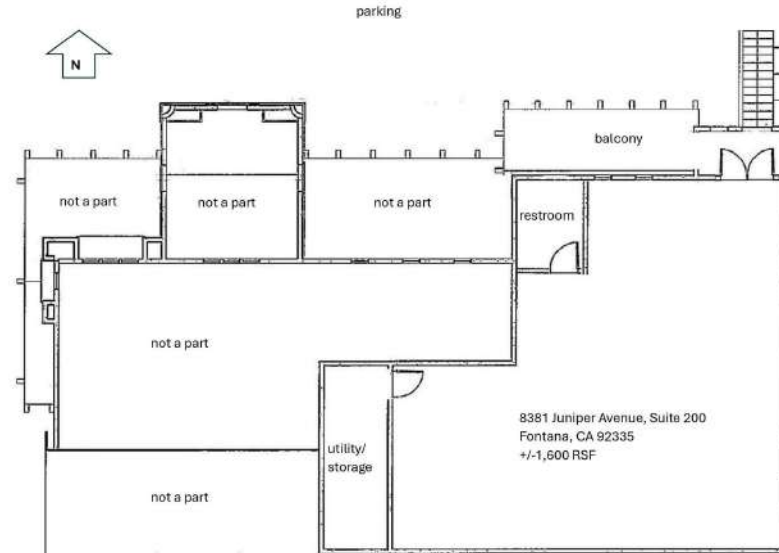
- Modern open office space with good parking
- Quick access to I-10 and SR-210 freeways
- Well-maintained facility and close by businesses
- Flexibility to suit various office needs

STEVEN D. ROPPEL
909.297.0881
sroppe@gmail.com
CalDRE #01151111

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



OPEN OFFICE FLOOR PLAN



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,600 SF	Lease Rate:	\$1.70 SF/month

AVAILABLE SPACES

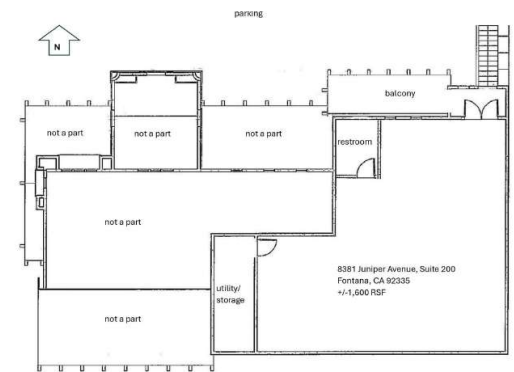
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
200	Available	1,600 SF	Modified Gross	\$1.70 SF/month	Open plan with pleasant view windows and private restroom. Existing cubicles included. Easy stair access from parking lot. Electricity is separately metered. Tenant to perform their own janitorial. No added CAM or NNN.

STEVEN D. ROPPEL
909.297.0881
sroppe@gmail.com
CalDRE #01151111



8381 JUNIPER AVE, SUITE 200 // Fontana, CA 92335

MOVE-IN READY OFFICE



STEVEN D. ROPPEL

909.297.0881
sroppe@gmail.com
CalDRE #01151111

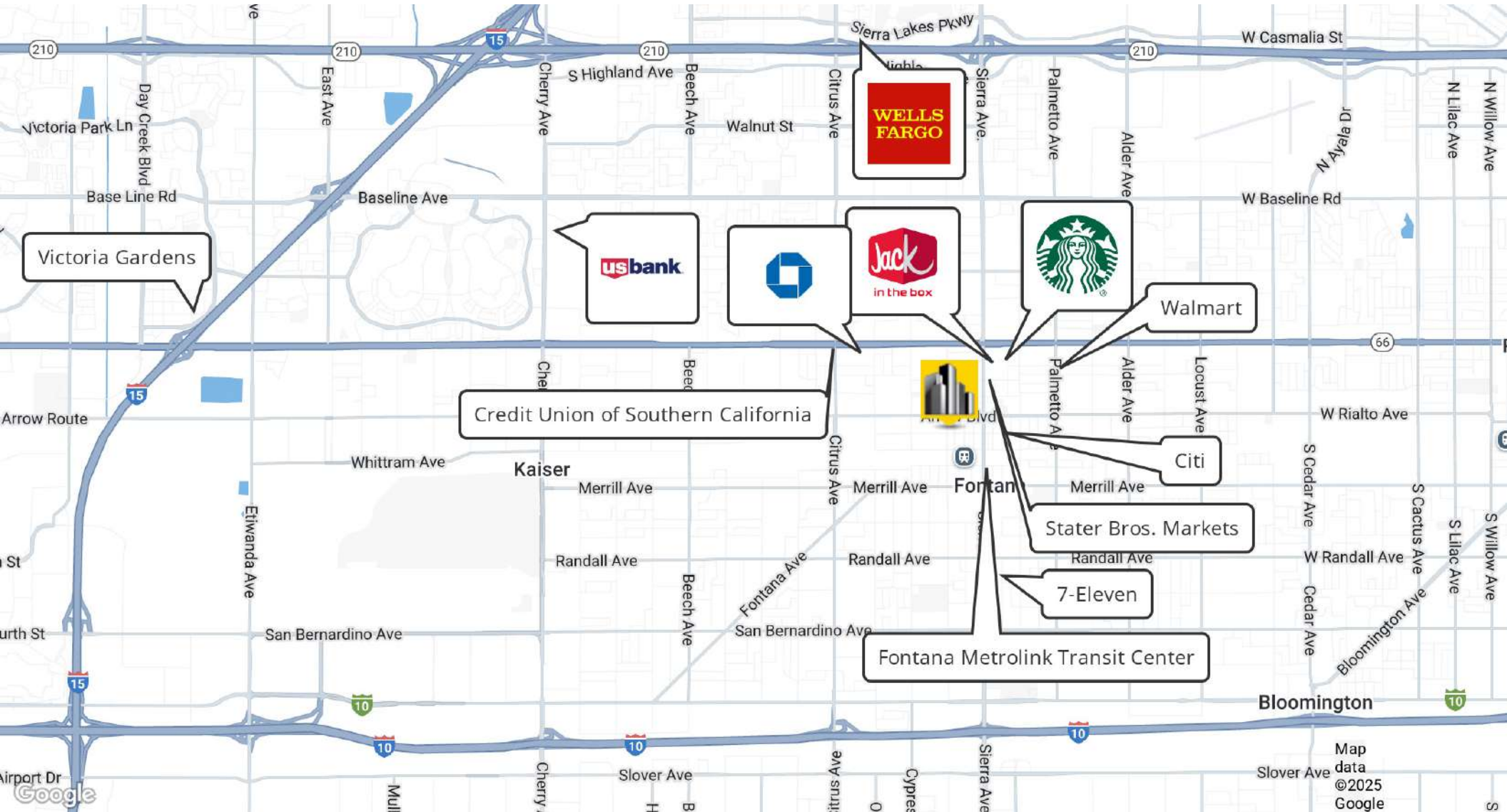
9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



COMMERCIAL REAL ESTATE

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction is dependent on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CONVENIENT LOCATION



STEVEN D. ROPPEL
909.297.0881
sroppe@gmail.com
CalDRE #01151111

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealstate.com



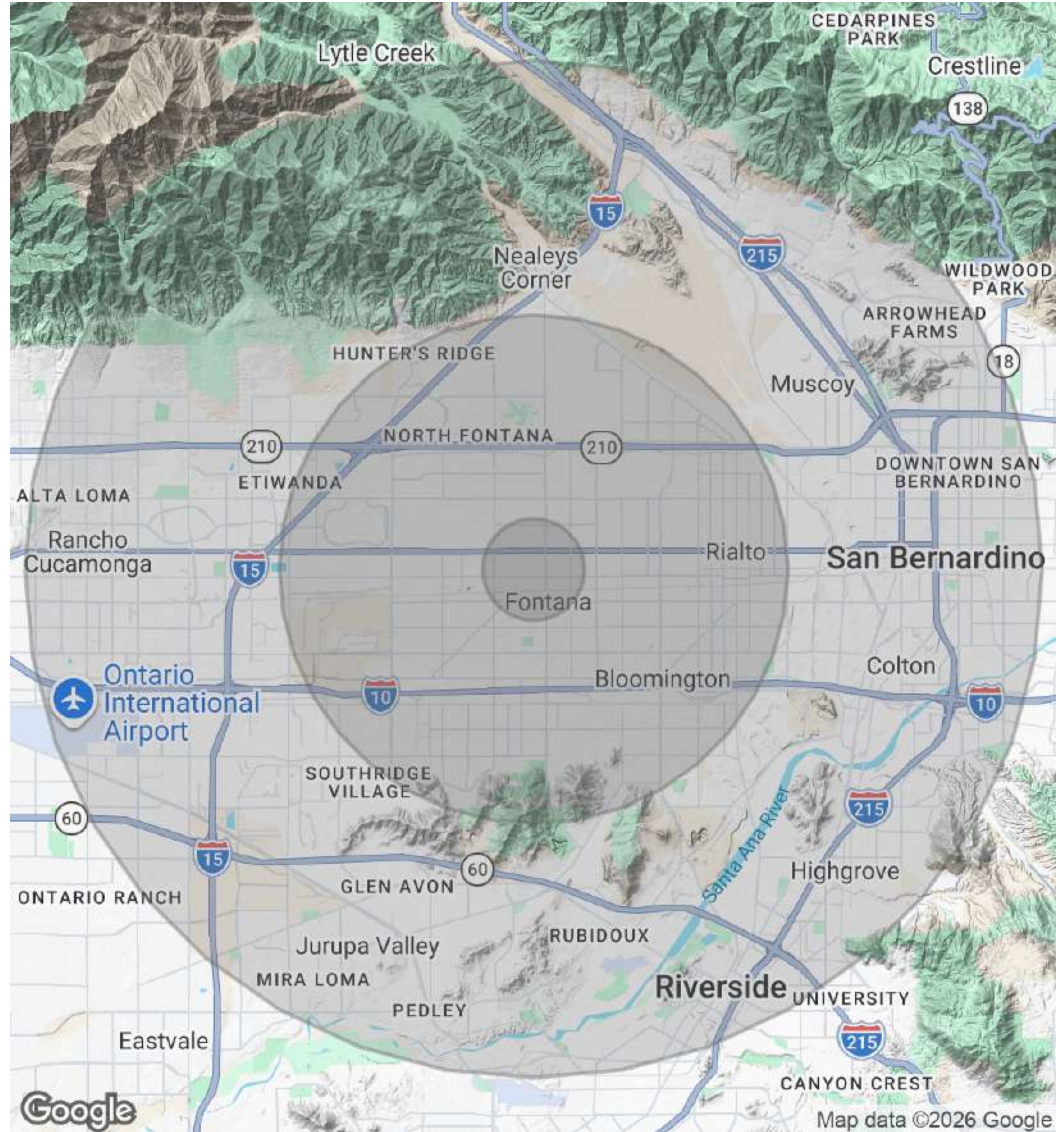
COMMERCIAL REAL ESTATE

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	31,353	365,471	965,903
Average Age	29.8	33.3	34.1
Average Age (Male)	28.6	32.0	33.1
Average Age (Female)	31.1	34.7	35.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,636	96,347	275,475
# of Persons per HH	3.6	3.8	3.5
Average HH Income	\$79,331	\$110,423	\$106,363
Average House Value	\$440,617	\$525,889	\$531,414

2023 American Community Survey (ACS)



STEVEN D. ROPPEL
 909.297.0881
 sproppel@gmail.com
 CalDRE #01151111

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

