



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

Medical Office Property  
For Sale & For Lease

*360 Seventh St, Upland, CA 91786*



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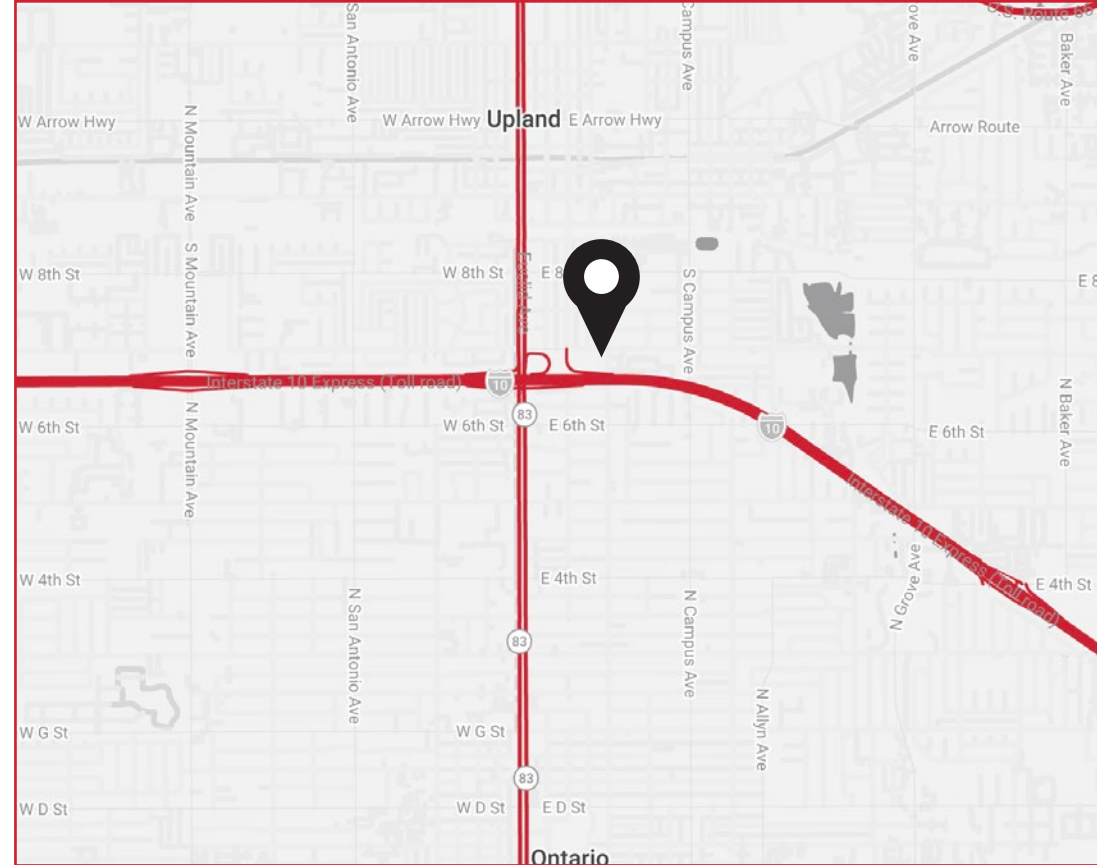
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1111 NORTH BRAND BOULEVARD,  
SUITE 250  
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# Offering Summary

|                           |                     |
|---------------------------|---------------------|
| <b>SALE PRICE</b>         | \$4,750,000         |
| <b>CURRENT CAP RATE</b>   | 5.76%               |
| <b>PROJECTED CAP RATE</b> | 6.6%                |
| <b>BUILDING SIZE</b>      | 16,704 SF           |
| <b>PRICE/BSF</b>          | \$285               |
| <b>LOT SIZE</b>           | 52,708 per Plat Map |
| <b>YEAR BUILT</b>         | 1968                |
| <b>ZONING</b>             | Office Professional |
| <b>PARKING SPACE</b>      | 90 surface          |



## Property Overview

Golden Medical Plaza presents a rare investment opportunity to acquire a well-established 16,704-square-foot, two-story medical office building strategically located in the heart of Upland. Situated on approximately 1.21 acres, the property offers 90 on-site parking spaces, providing an exceptional parking ratio of over 5 spaces per 1,000 square feet—a significant advantage for medical tenants, patients, and staff.

The property is designed to accommodate a variety of healthcare providers and professional medical users, featuring multiple medical suites with functional layouts, convenient patient access, and ample parking. Its prime location just off the I-10 Freeway at Euclid Avenue offers outstanding regional accessibility and is within minutes of San Antonio Regional Hospital, Montclair Hospital, and other major healthcare facilities, making it an ideal destination for medical practices and related healthcare services.

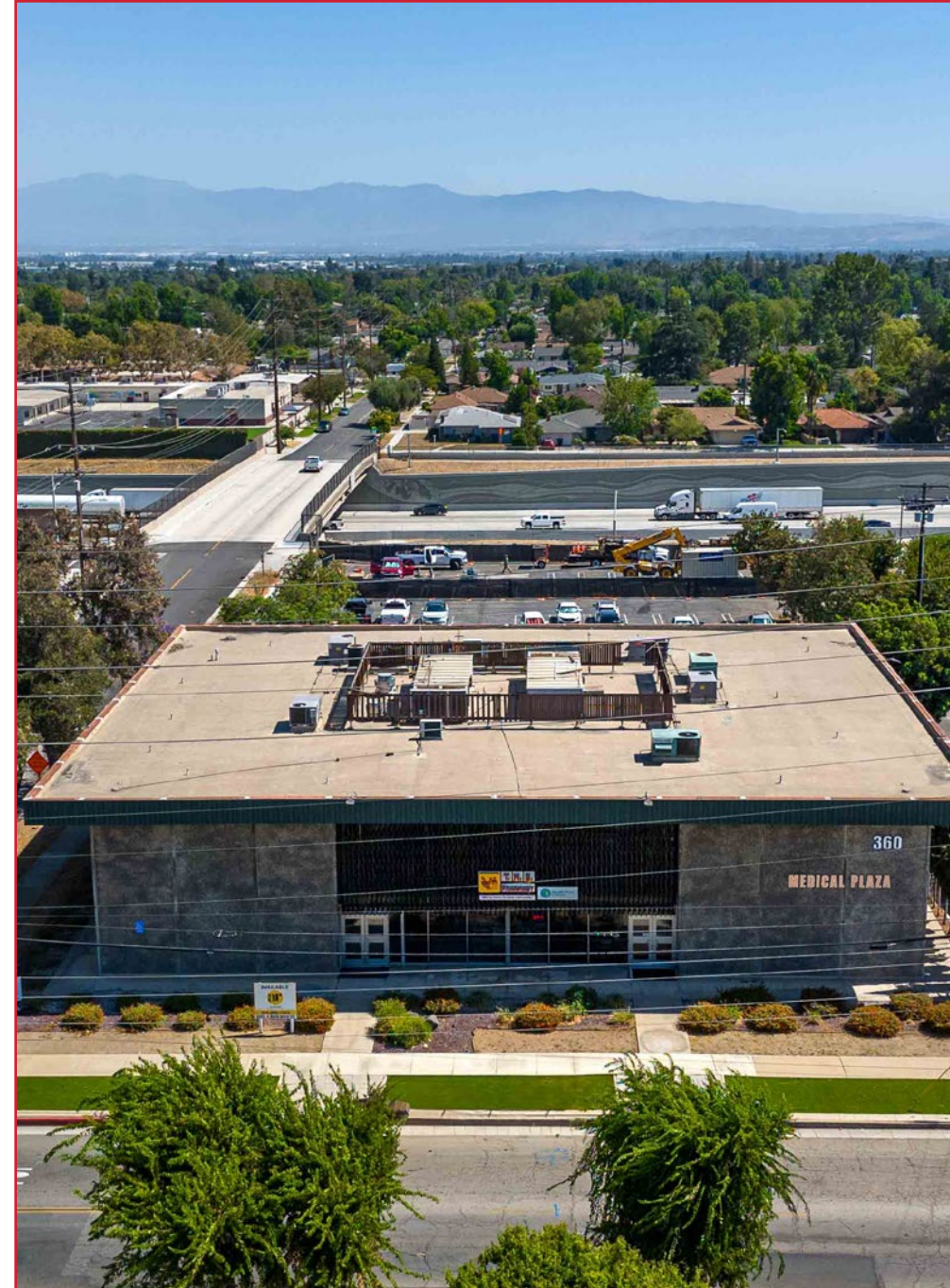
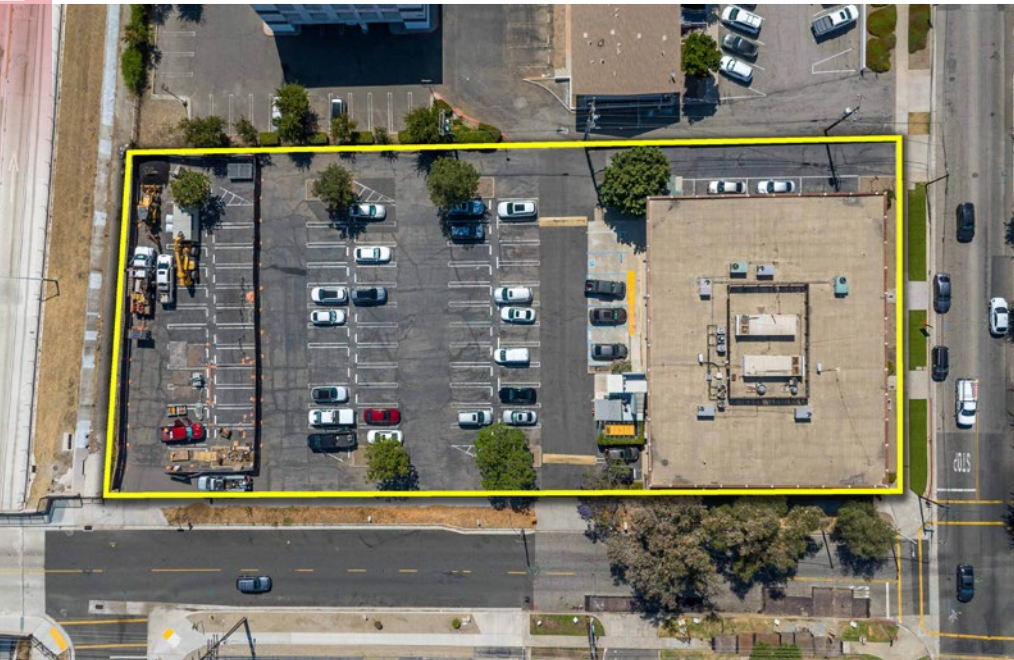
Rent roll and expenses are available upon request.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

# Offering Summary

## Available for Lease

| SUITE | SF       | ASKING RENT           |
|-------|----------|-----------------------|
| E     | 1,595 SF | \$2.50 Modified Gross |
| H     | 1,493 SF | \$2.50 Modified Gross |
| J     | 1,285 SF | \$2.50 Modified Gross |

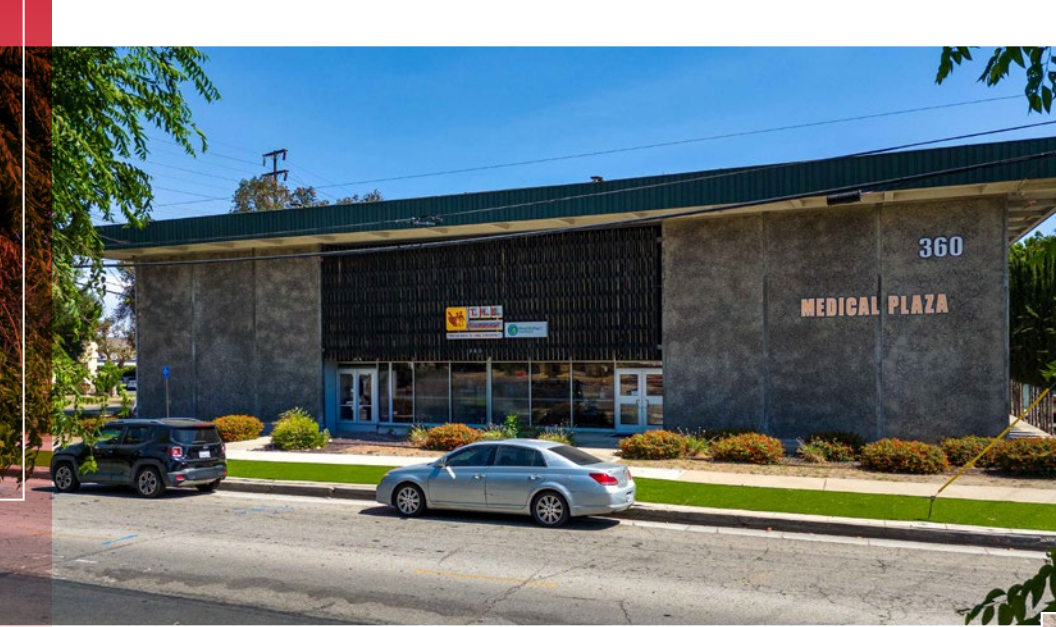


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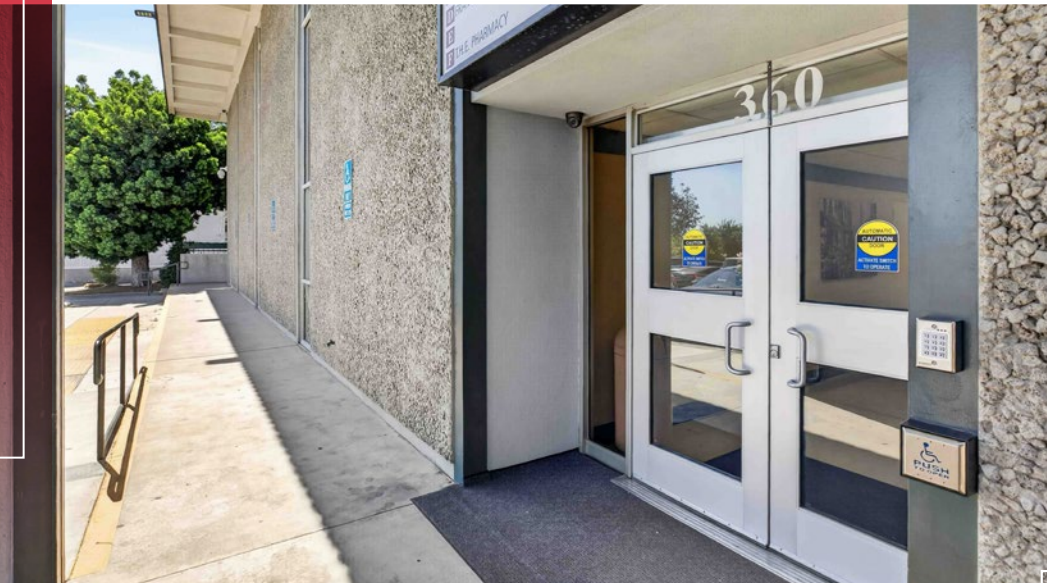
## Property Photos - Exterior



## Property Photos - Exterior



## Property Photos - Exterior



## Property Photos - Interior

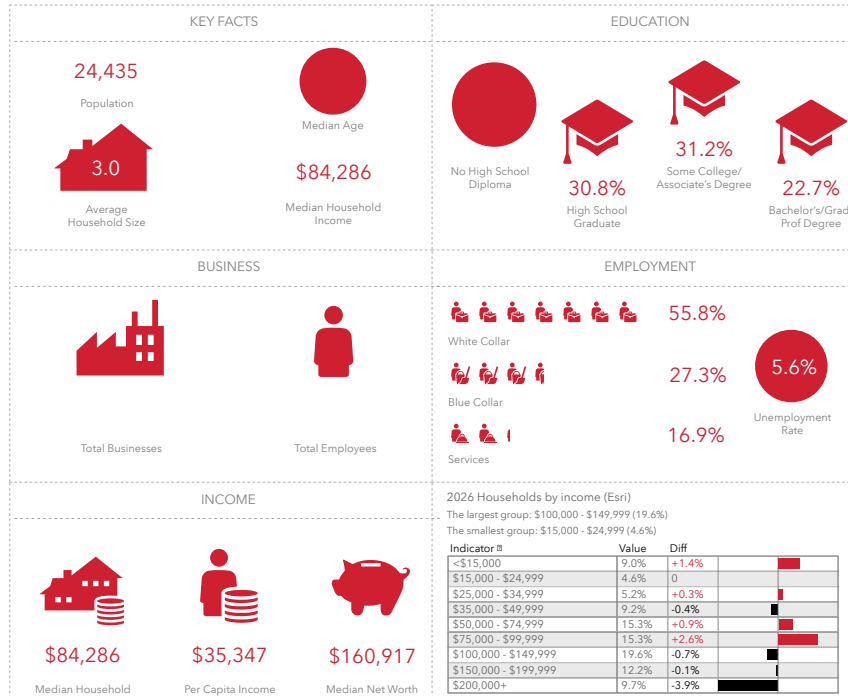


# Location Map



# Demographics

## 1-MILE RADIUS SNAPSHOT



### 2026 SUMMARY

|                               | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 24,435    | 195,231   | 423,104   |
| Households                    | 8,103     | 63,204    | 139,908   |
| Families                      | 5,765     | 46,813    | 102,394   |
| Average Household Size        | 2.96      | 3.06      | 2.96      |
| Owner Occupied Housing Units  | 4,121     | 31,424    | 75,819    |
| Renter Occupied Housing Units | 3,982     | 31,780    | 64,089    |
| Median Age                    | 36.6      | 36.3      | 37.3      |
| Median Household Income       | \$84,286  | \$91,249  | \$99,462  |
| Average Household Income      | \$105,511 | \$113,294 | \$124,076 |

For more information, please contact:

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