

887 EAST 2ND ST

POMONA, CA 91766

MEDICAL OFFICE BUILDING FOR LEASE



KAVITA BHATIA

President/Broker

CalDRE #01895064 | CalDRE #02034779

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PROPERTY DESCRIPTION

Prime opportunity for a medical-use facility in a highly accessible and rapidly developing area. Located adjacent to the Western University Health campus, this property is within walking distance of the main campus. Additionally, it's only 1.3 miles from Pomona Valley Hospital and 2.8 miles to the Montclair Medical Center. It is ideally situated to serve both the local community and the surrounding area. Designated as a Medically Underserved Area and Healthcare Professional Shortage Area, grants and special programs may be available. Tenant is advised to verify prior to leasing.

The building features a versatile layout, perfect for various medical practices. The floor plan includes multiple exam rooms, procedure rooms, waiting rooms, and more. It also benefits from excellent connectivity, only 1.3 miles from the I-10 Fwy & 2.3 miles from both the CA-71 & CA-60 Fwys, providing easy access to neighboring cities and the greater Los Angeles area. In addition to its strategic location near major hospitals, the property is close to essential services, schools, parks, and shopping centers, offering convenience to patients. Contact us for a tour.

OFFERING SUMMARY

Lease Rate:	\$1.39 SF/month (NNN)
Available SF:	4,000 - 10,000 SF
Parking:	Three (3) gated parking lots

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$1.39 SF/month	6,000 SF
Suite B	\$1.39 SF/month	4,000 - 10,000 SF

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TURN KEY MEDICAL OFFICE

In a Mental Health HPSA: ✓ Yes

HPSA Name: LI-MSSA 78.2ss/Pomona E & S

ID: 7062910737

Designation Type: HPSA Population

Status: Designated

HPSA Score: 17

Designation Date: 07/08/2020

Last Update Date: 09/10/2021

In a Primary Care HPSA: ✓ Yes

HPSA Name: LI-MSSA 78.2ss/Pomona Central

ID: 1065074621

Designation Type: HPSA Population

Status: Designated

HPSA Score: 10

PC MCTA Score: 14

Designation Date: 08/22/2002

Last Update Date: 09/10/2021

In a MUA/P: ✓ Yes

Service Area Name: Pomona E./ Pomona S. (M S
S A 78.2ss)

ID: 07425

Designation Type: Medically Underserved Area

Designation Date: 07/15/2004

Last Update Date: 07/15/2004



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FLOOR PLAN



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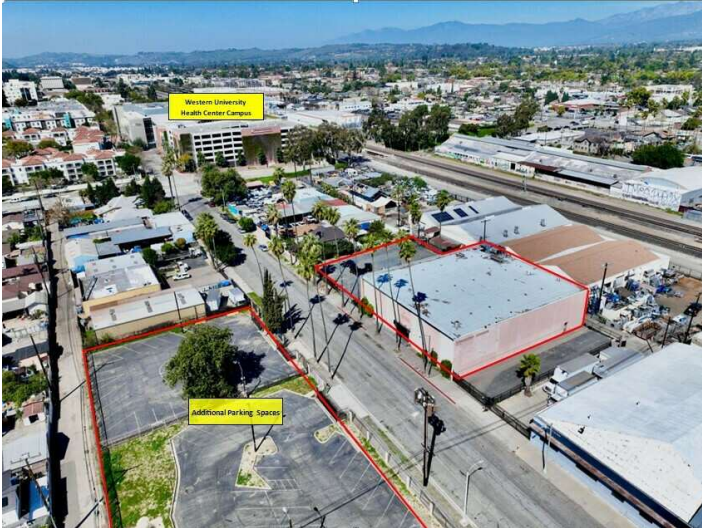
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LEASE SUMMARY



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,000 - 10,000 SF	Lease Rate:	\$1.39 SF/month plus NNN

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	6,000 SF	NNN	\$1.39 SF/month	Multiple exam rooms, restrooms, procedure rooms, nurse's station, waiting room, and more. See floorplan
Suite B	Available	4,000 - 10,000 SF	NNN	\$1.39 SF/month	Multiple exam rooms, restrooms, procedure rooms, nurse's station, waiting room, and more. See floorplan

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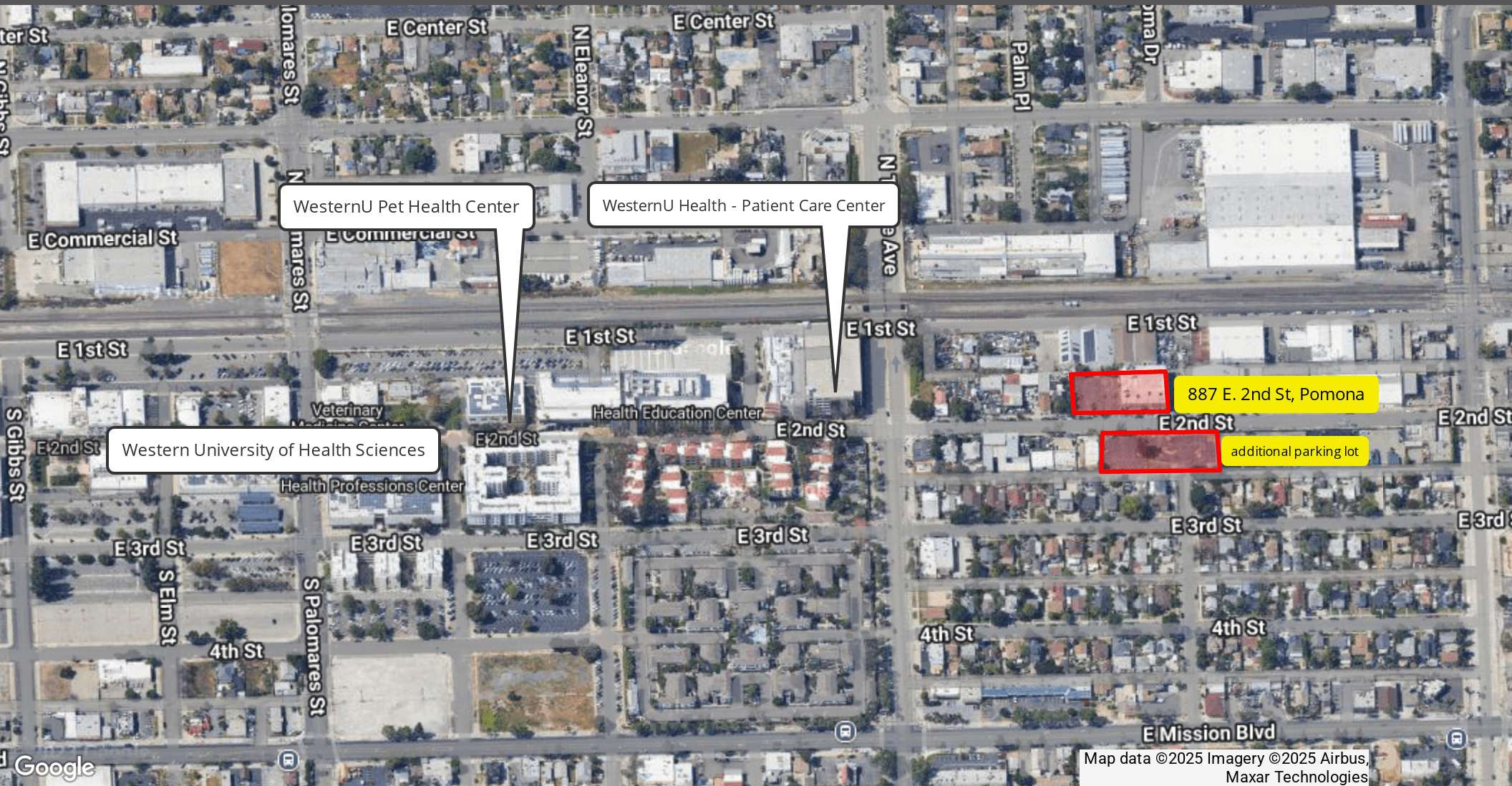
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MAP



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DEMOGRAPHICS

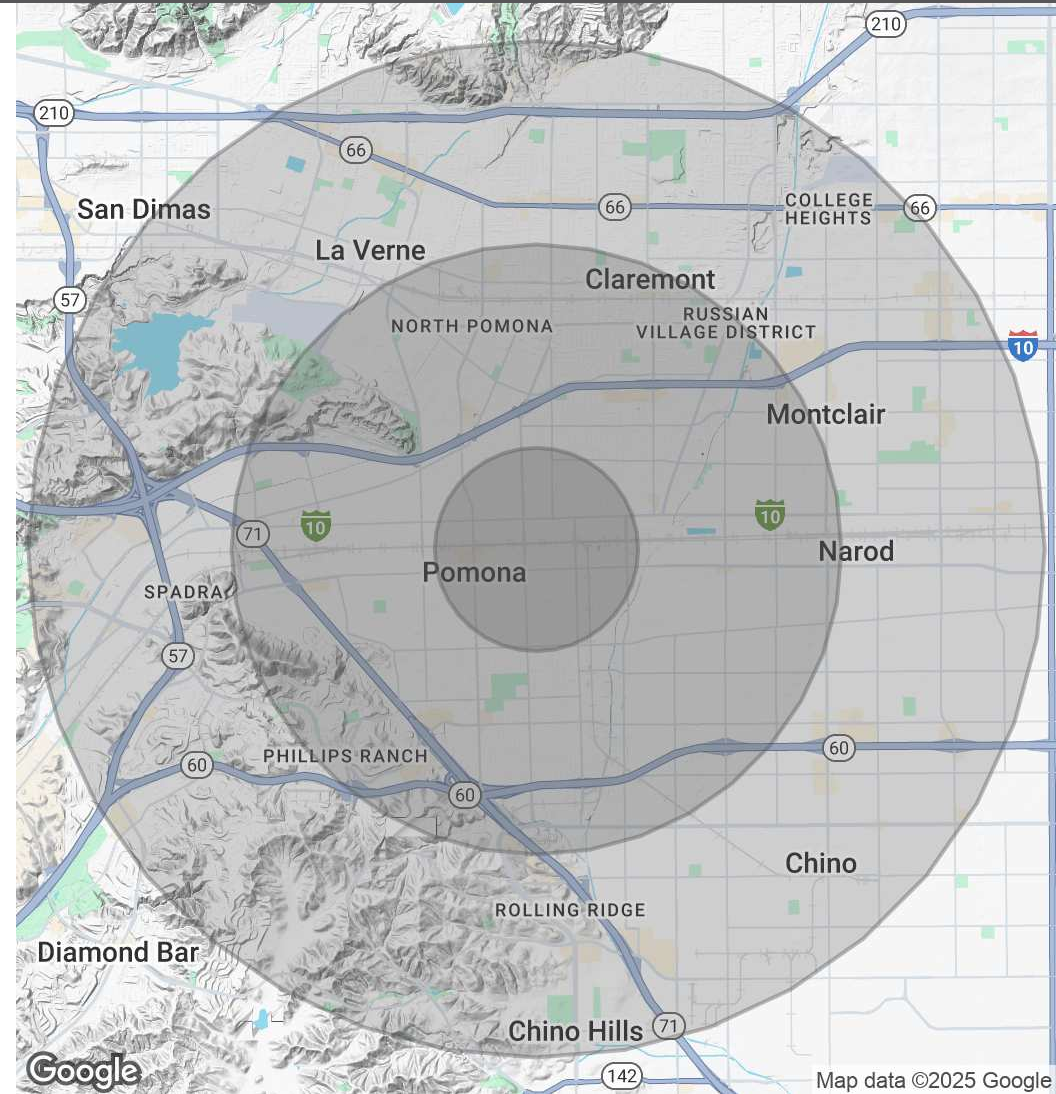
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	27,944	189,609	409,232
Average Age	35	38	39
Average Age (Male)	35	37	38
Average Age (Female)	36	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,029	54,129	124,401
# of Persons per HH	3.5	3.5	3.3
Average HH Income	\$82,273	\$98,641	\$109,618
Average House Value	\$602,791	\$637,769	\$685,601

Demographics data derived from AlphaMap



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