

OFFICE FOR SALE

# FOOTHILL MEDICAL PLAZA CONDOMINIUM

1060 EAST FOOTHILL BOULEVARD, SUITE 102, UPLAND, CA 91786



**ALLIED** 

COMMERCIAL REAL ESTATE

Presented By:

**STEVEN D. ROPPEL**

909.297.0881  
sroppe@gmail.com  
CalDRE #01151111

**SEAN BAILEY**

909.948.1662  
sean@city-commercial.com  
CalDRE #00928355



# RARE MEDICAL OFFICE SALE



## OFFERING SUMMARY

Sale Price:	\$865,000
Building Size:	2,023 SF
Lot Size:	2,023 SF
Price / SF:	\$427.58
Zoning:	medical

## PROPERTY OVERVIEW

+/-2,023 square foot medical office now available in Upland for an owner user. This impressive condominium office suite is ideally zoned for medical use, offering an exceptional location to establish or expand your professional medical practice. Boasting a sought-after address in the Upland area, this property presents a strategic investment with ample space for growth and customization. With its desirable zoning and excellent visibility, this property is positioned to elevate your medical practice in the vibrant Upland community. Take advantage of this rare chance to secure a valuable asset in a thriving location. APN 1046-111-30-0000

## LOCATION OVERVIEW

Upland medical office. Discover the perfect blend of location, location, location for medical practices. At the North entrance drive to San Antonio Regional Hospital from Foothill Boulevard, situated in the vibrant community of Upland. You'll find an outstanding array of dining options nearby, including the popular Colonies Crossroads shopping complex. Stay active with a visit to the beautiful Red Hill Country Club or take a rejuvenating walk at the San Antonio Park. With convenient access to the 210 and 10 freeways, this area offers an ideal balance of work-friendly amenities and leisure opportunities. Explore the endless possibilities for your future medical office investment in this vibrant Upland locale.

**STEVEN D. ROPPEL**

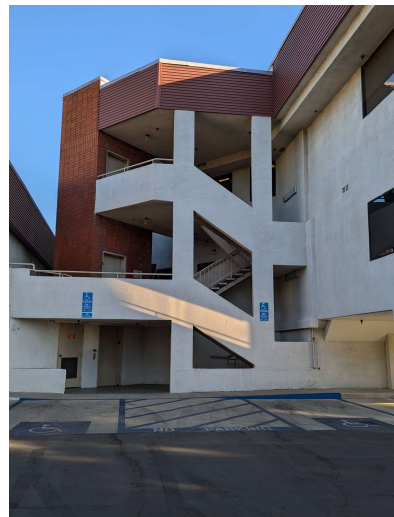
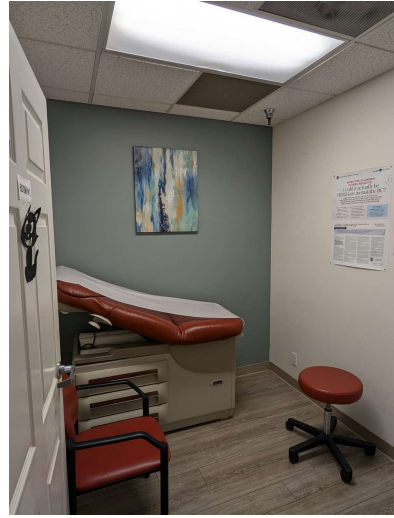
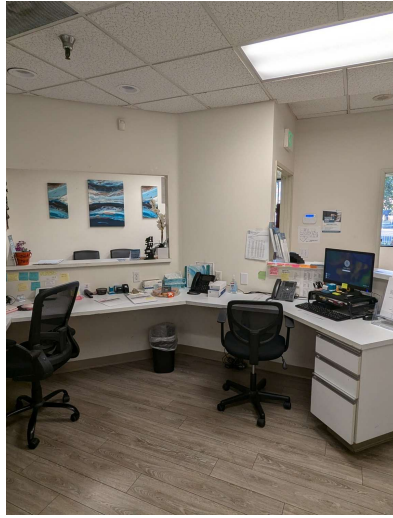
909.297.0881  
sroppe@gmail.com  
CalDRE #01151111

**SEAN BAILEY**

909.948.1662  
sean@city-commercial.com  
CalDRE #00928355



# ADDITIONAL PHOTOS

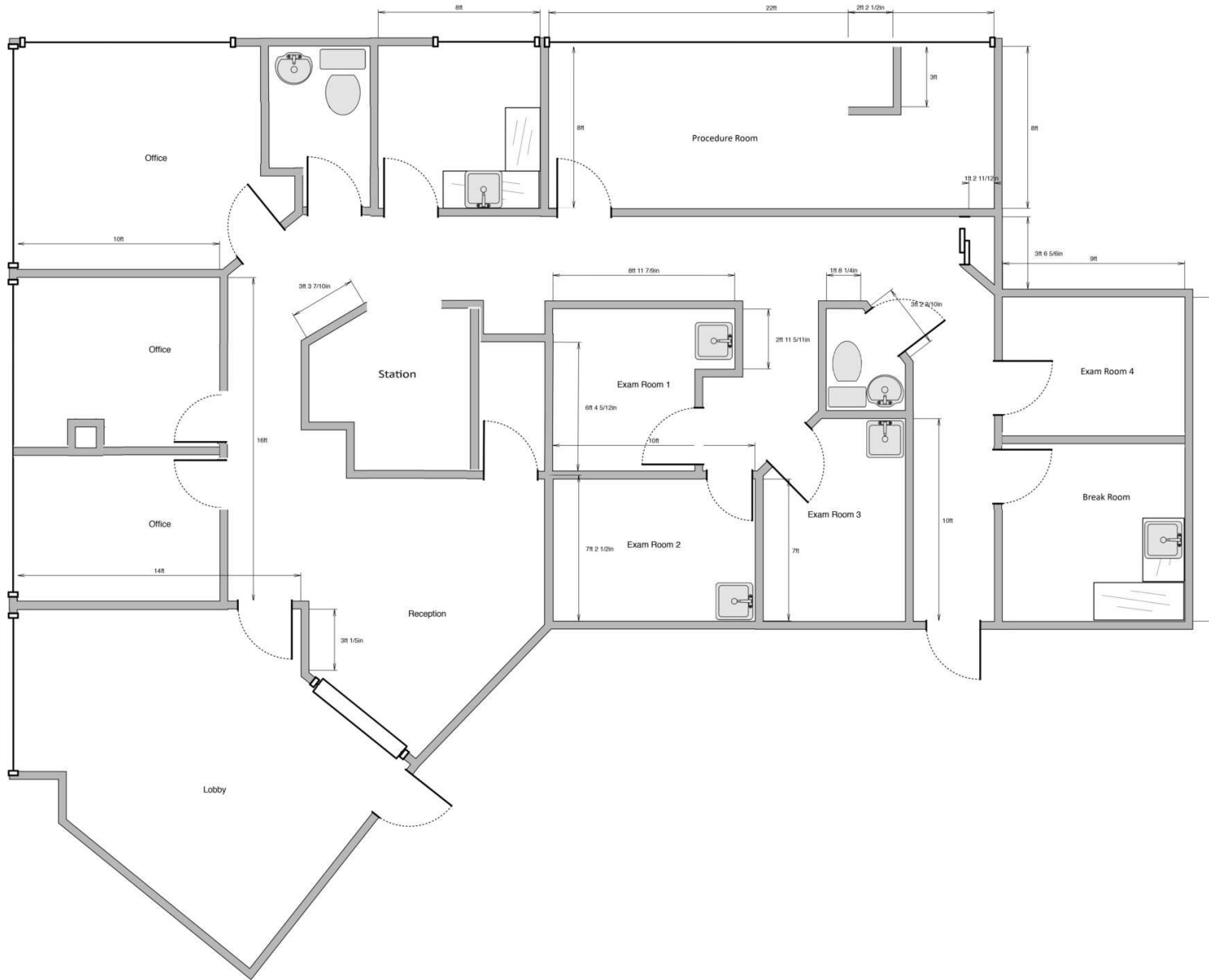


**STEVEN D. ROPPEL**  
909.297.0881  
sroppe@gmail.com  
CalDRE #01151111

**SEAN BAILEY**  
909.948.1662  
sean@city-commercial.com  
CalDRE #00928355



# FIRST FLOOR PLAN

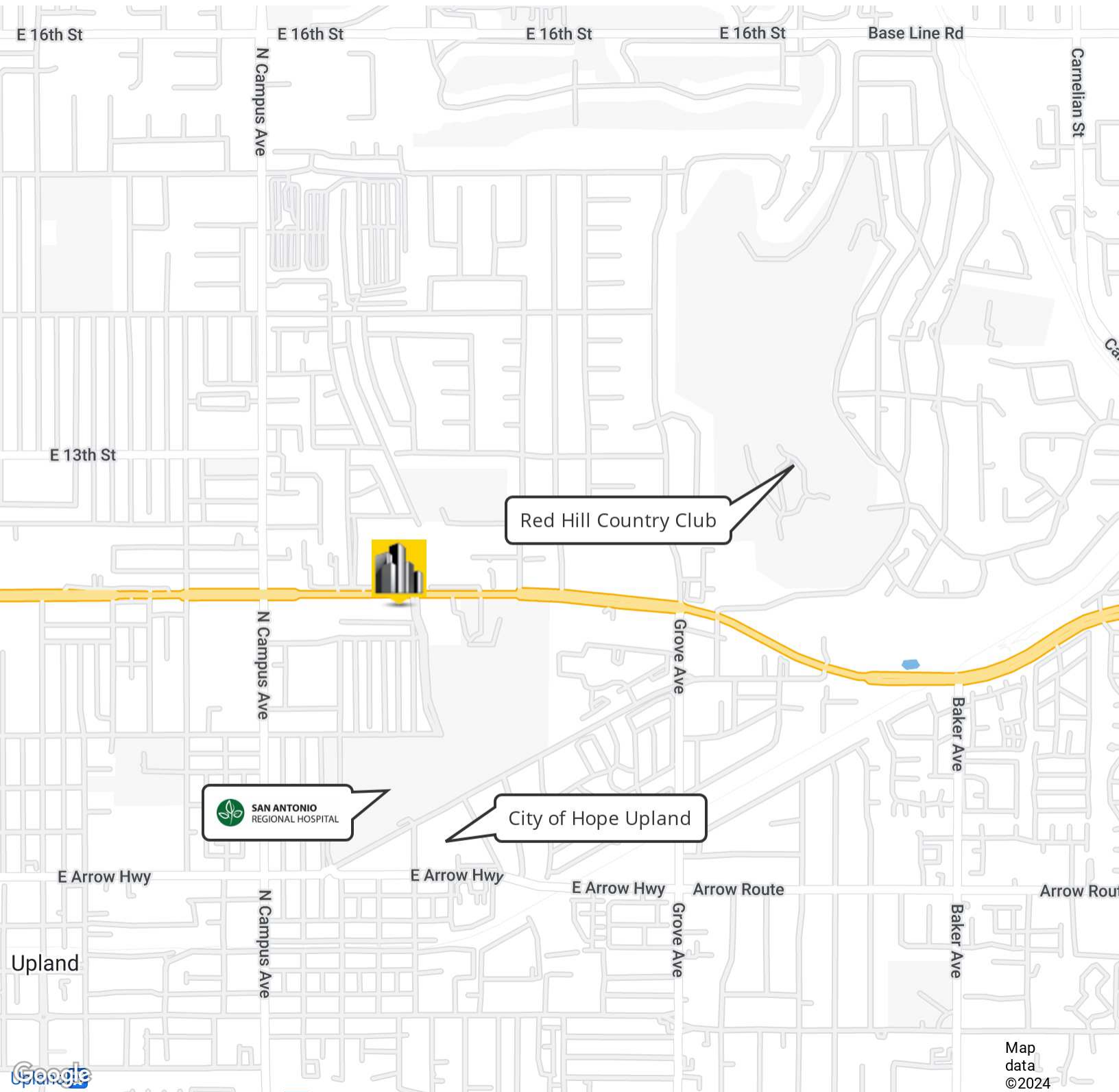


**STEVEN D. ROPPEL**  
909.297.0881  
sroppe@gmail.com  
CalDRE #01151111

**SEAN BAILEY**  
909.948.1662  
sean@city-commercial.com  
CalDRE #00928355



# LOCATION MAP

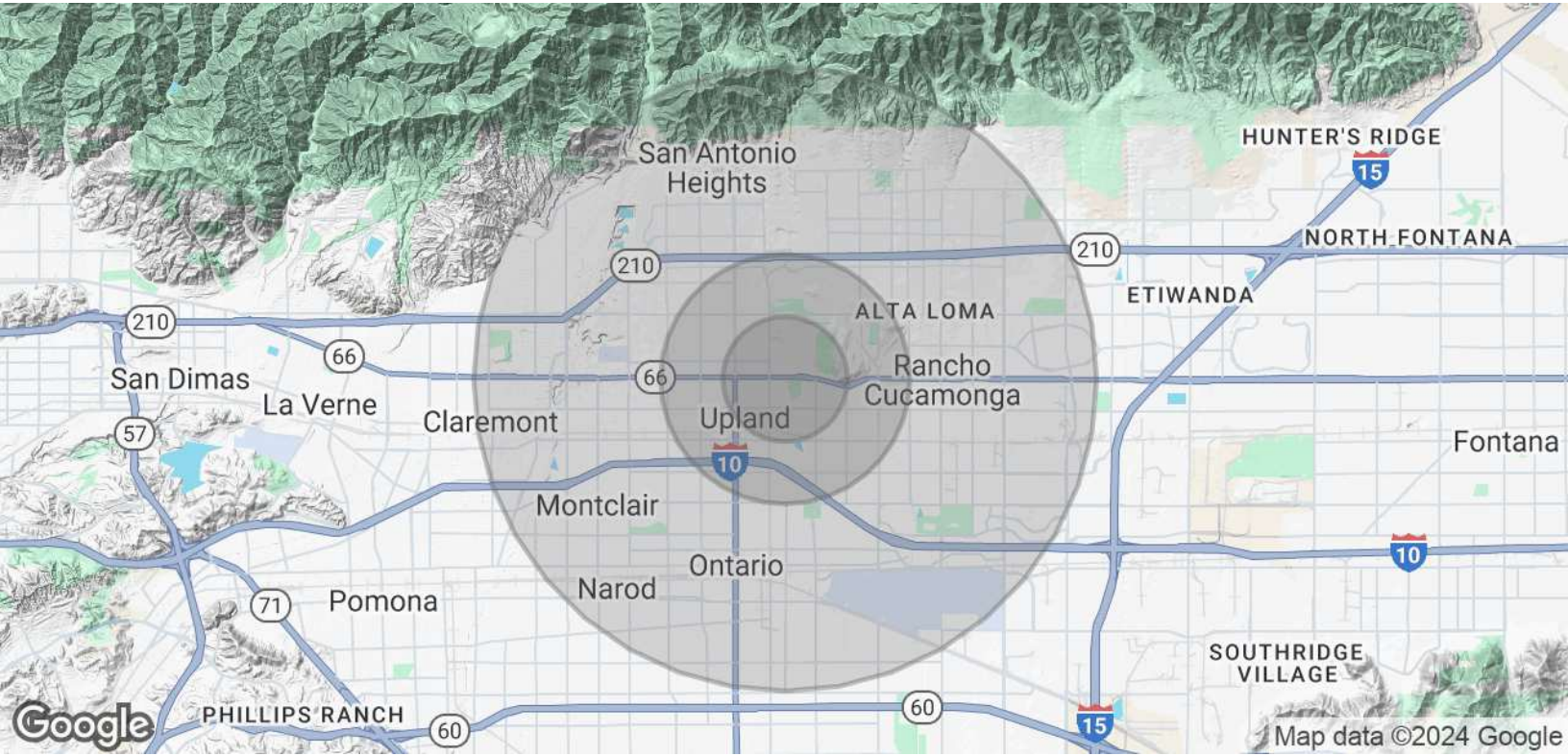


**STEVEN D. ROPPEL**  
909.297.0881  
sroppe@gmail.com  
CalDRE #01151111

**SEAN BAILEY**  
909.948.1662  
sean@city-commercial.com  
CalDRE #00928355



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	5 MILES
Total Population	20,016	78,144	376,378
Average Age	40	40	39
Average Age (Male)	38	39	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
Total Households	6,906	26,104	122,897
# of Persons per HH	2.9	3	3.1
Average HH Income	\$97,937	\$110,409	\$116,341
Average House Value	\$622,979	\$667,652	\$685,200

Demographics data derived from AlphaMap

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

**SEAN BAILEY**  
 909.948.1662  
 sean@city-commercial.com  
 CalDRE #00928355

