



OFFICE BUILDING FOR SALE

EXCELLENT OWNER/USER OPPORTUNITY

1060 E. FOOTHILL BLVD, SUITE 204, UPLAND, CA 91786

9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



COMMERCIAL REAL ESTATE

Presented By:

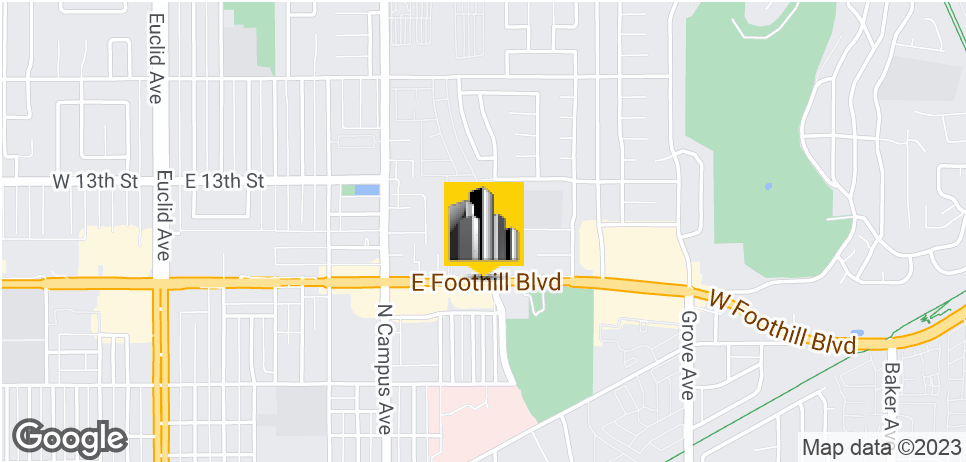
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SEAN BAILEY

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$525,000
Year Built:	1989
Building Size:	1,720
Zoning:	Medical Office
Market:	Inland Empire
Price / SF:	\$305.23

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PROPERTY OVERVIEW

We are excited to offer for sale a rare +/-1,720 sq. ft. medical office condo located in the Foothill Medical Plaza in the City of Upland. Offering a very functional layout with a large waiting room and front reception, private physicians office with a restroom and shower, Lab Area, Nurses Station, Lunch room, and possibly up to 5 exam rooms. There is a pharmacy in the same building and a suite next door with the possibility to expand an additional +/- 1,100 sq. ft. This is a must see, call or email the agents to set up a private showing.

LOCATION OVERVIEW

Prime Foothill Blvd corner location just a block North of San Antonio Regional Hospital. Easy Access to the I-210 & I-10 Freeways in the City of Upland

PROPERTY HIGHLIGHTS

- Owner/User SBA Financing Available
- +/-1,720 sq. ft. medical office condo located in the Foothill Medical Plaza
- Private Office, In Suite Restrooms, Lab Area, Nurses Station, Lunch room, and possibly up to 5 exam rooms
- Ample Parking with Reserved Covered Parking for Doctor



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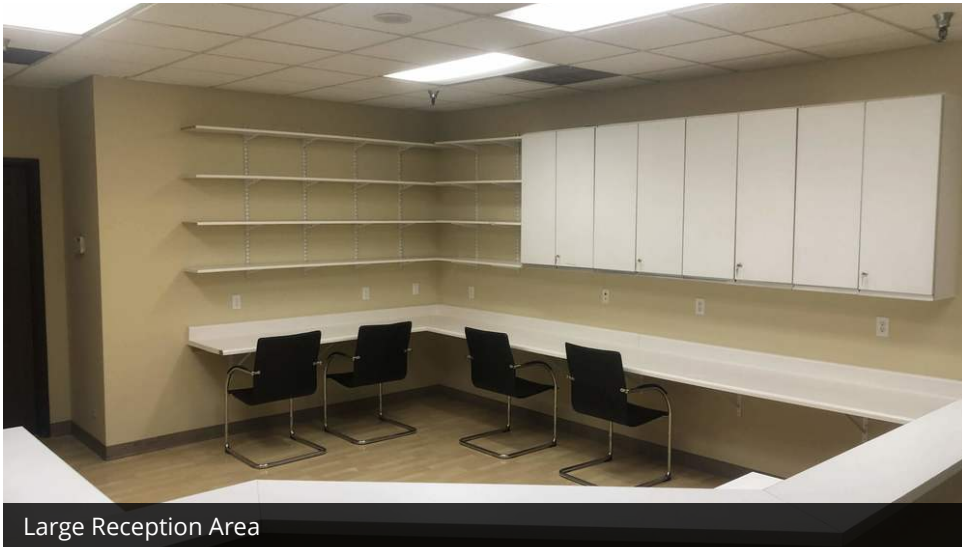
ADDITIONAL PHOTOS



Well Maintained Plaza with Plush Landscaping



Private Gated Physician Parking



Large Reception Area



Multiple Exam Rooms

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ADDITIONAL PHOTOS



Large Waiting Room



Private Doctors Office with a View and Personal Restroom



Common Area Restrooms and In-Suite Restrooms

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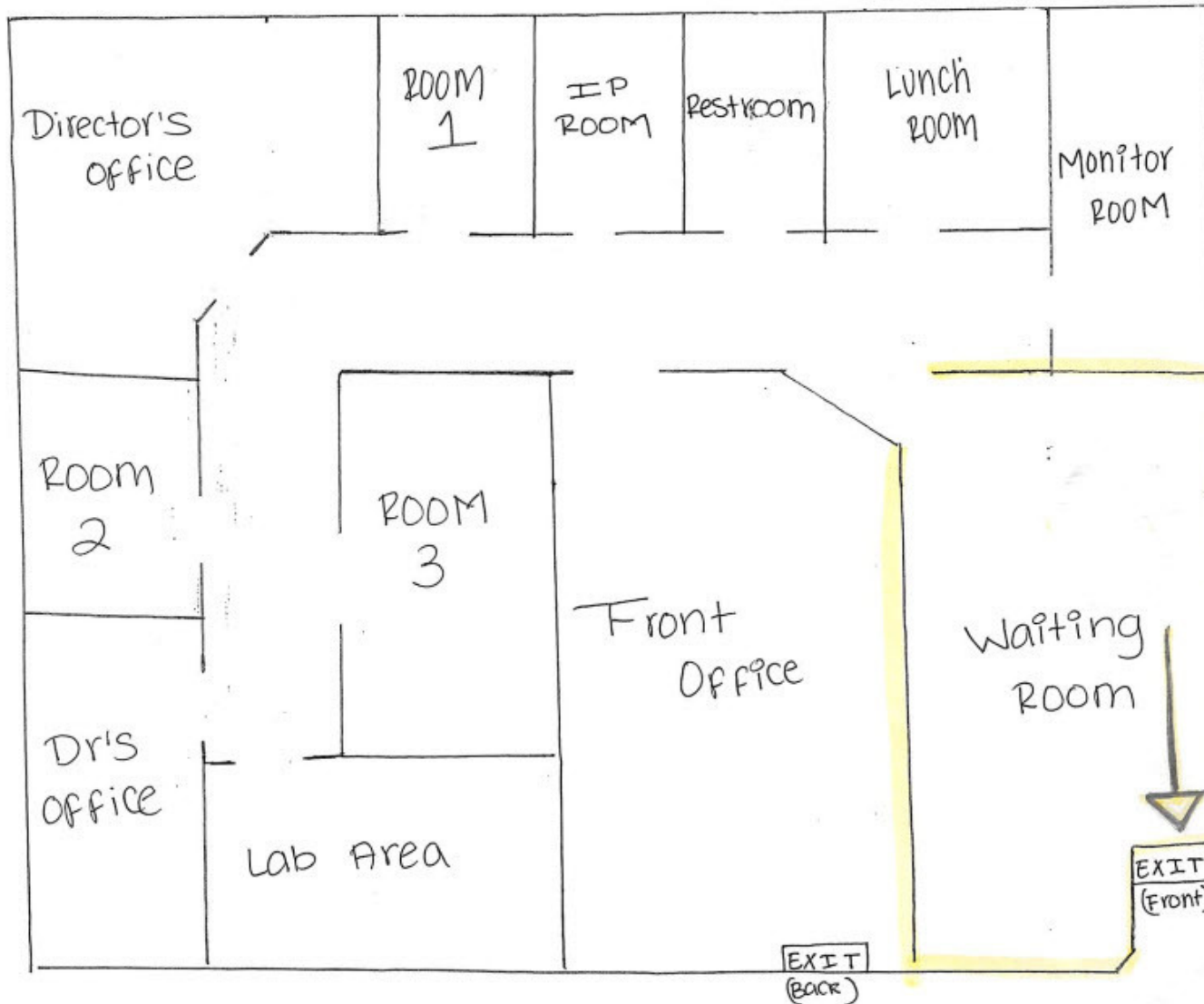
FOOTHILL MEDICAL PLAZA - AERIAL MAP



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FLOOR PLAN



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LOCATION MAPS



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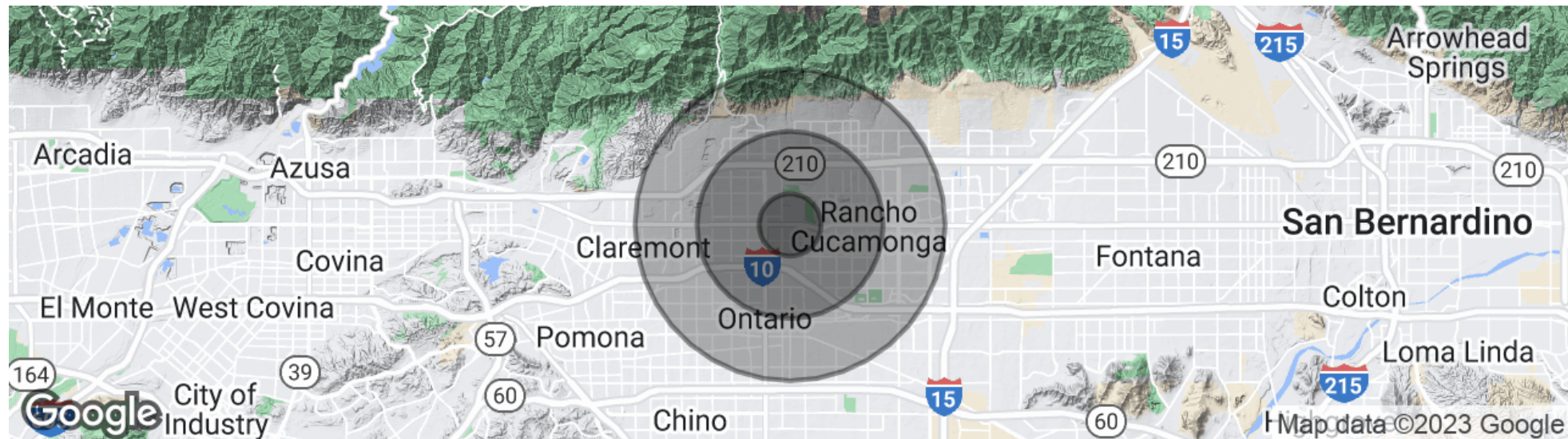


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,311	93,644	231,839
Median age	40.5	36.7	35.6
Median age (Male)	40.0	35.5	34.2
Median age (Female)	40.8	37.6	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,494	29,958	72,765
# of persons per HH	3.0	3.1	3.2
Average HH income	\$101,843	\$89,949	\$82,351
Average house value	\$587,400	\$502,847	\$484,172

** Demographic data derived from 2020 ACS - US Census*

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