

# SECOND FLOOR OFFICE FOR LEASE



OFFERING SUMMARY	
Lease Rate:	\$1.60 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

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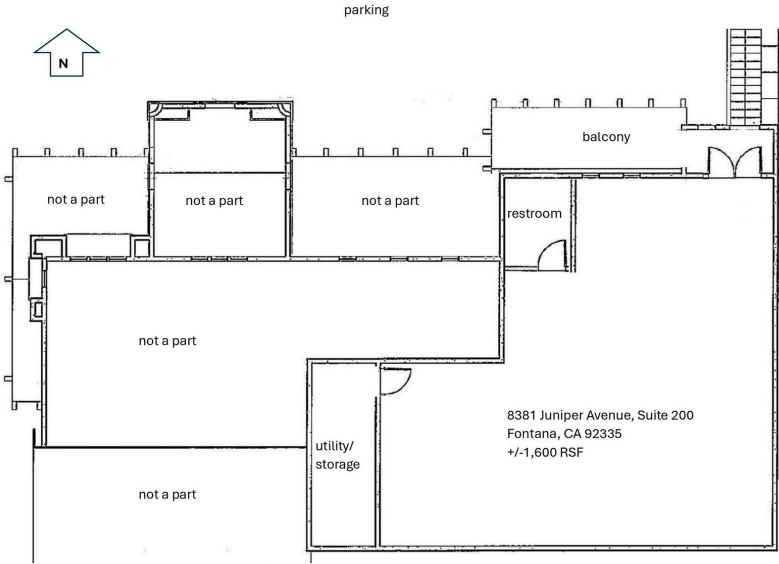
## PROPERTY OVERVIEW

Discover the ideal 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
- Ample parking
- Convenient access to I-10 and SR-210 freeways
- Well-maintained facility

# OPEN OFFICE FLOOR PLAN



## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,600 SF	Lease Rate:	\$1.60 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
200	Available	1,600 SF	Modified Gross	\$1.60 SF/month	Open plan with pleasant view windows and private restroom. Existing cubicles included.

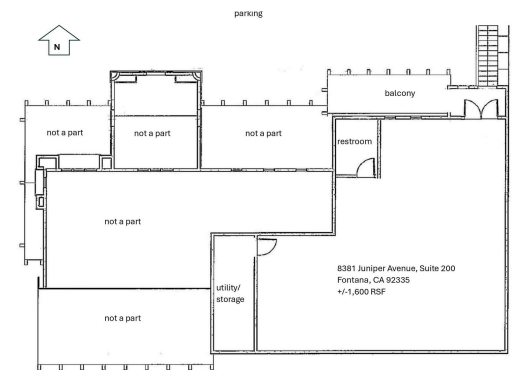
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8381 JUNIPER AVE, SUITE 200 // Fontana, CA 92335

# MOVE-IN READY OFFICE



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9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // [alliedcommercialrealestate.com](http://alliedcommercialrealestate.com)

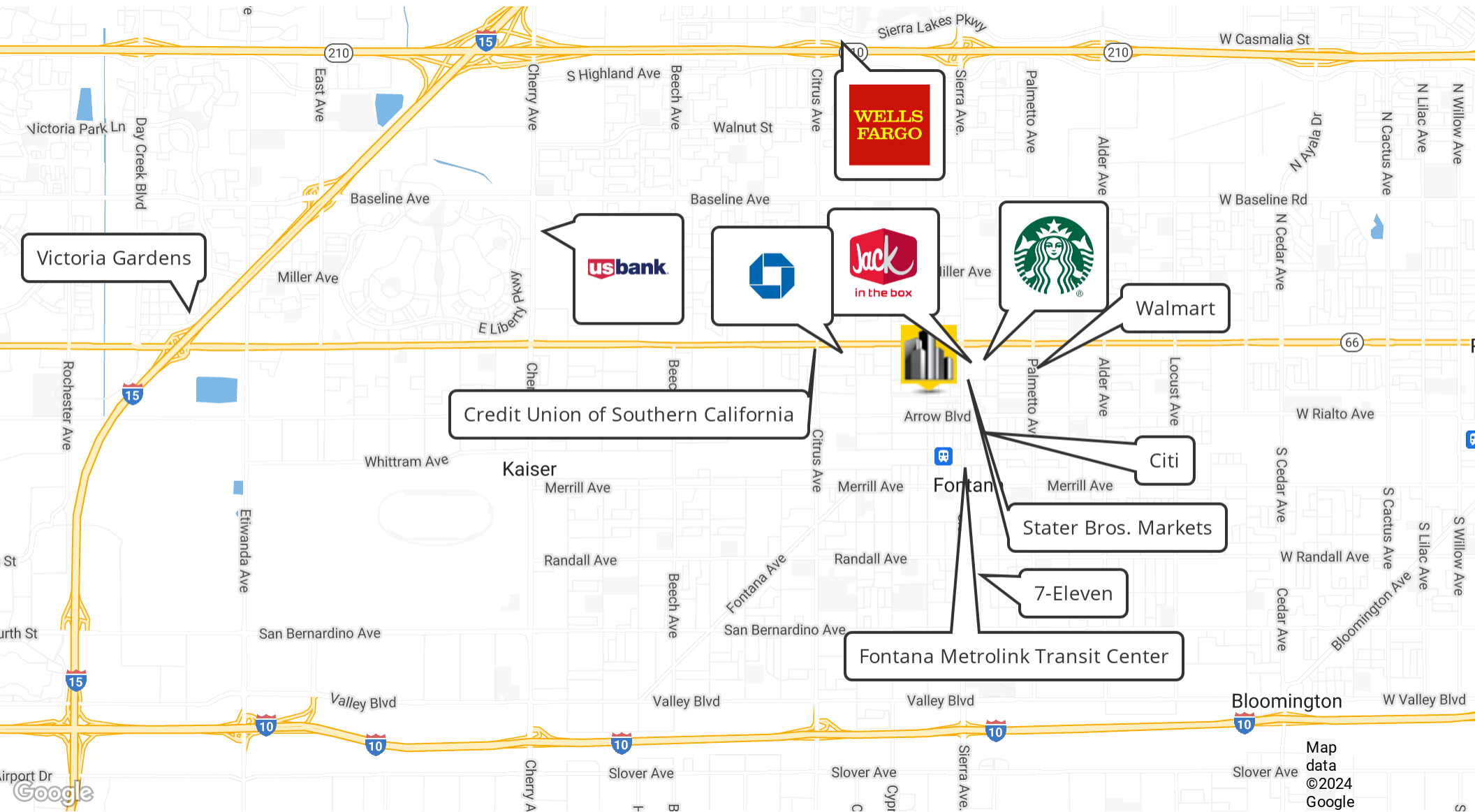


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# CONVENIENT LOCATION



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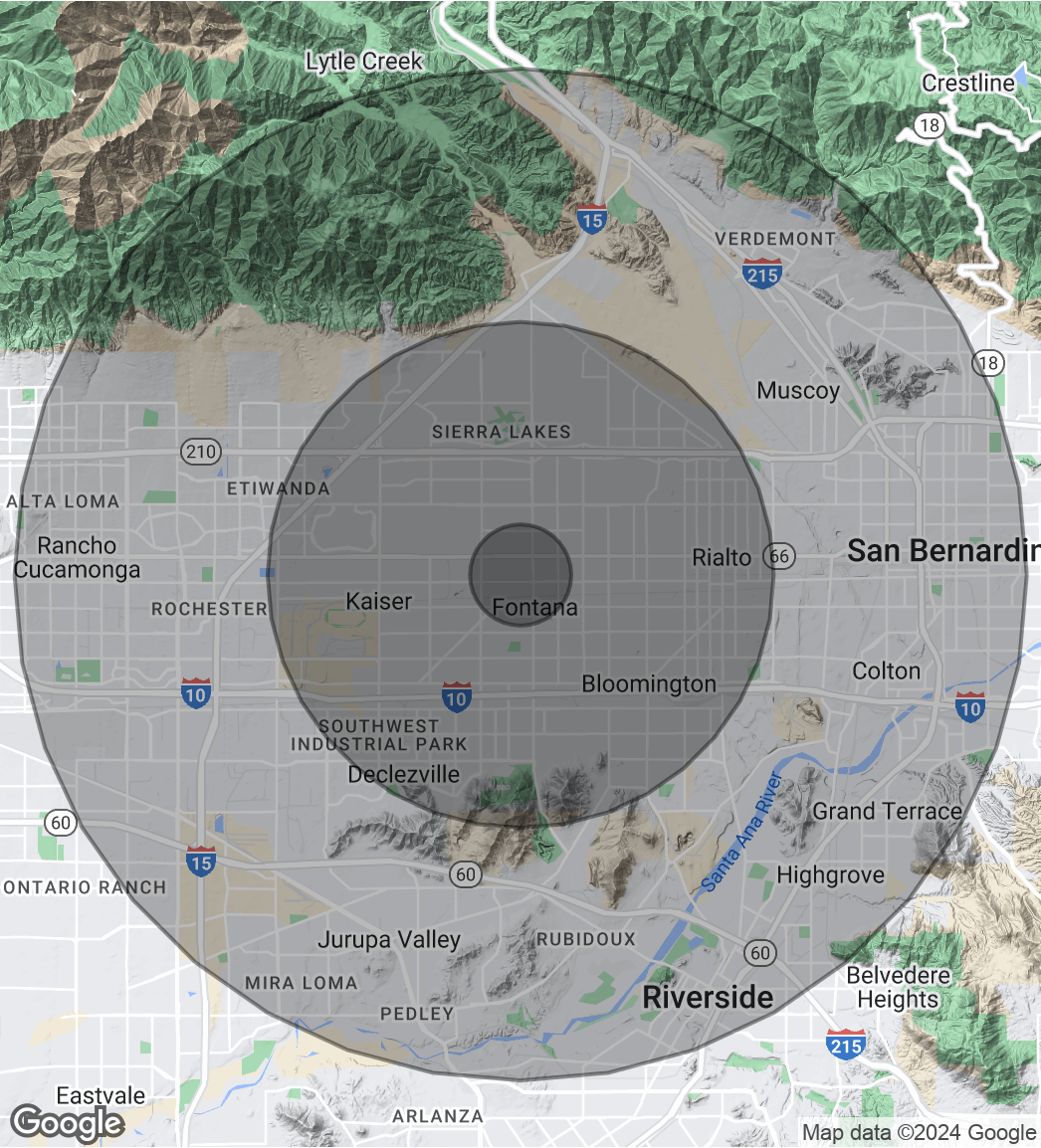


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	31,624	366,344	959,337
Average Age	29.1	31.7	32.8
Average Age (Male)	27.7	30.1	31.7
Average Age (Female)	30.8	33.0	34.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,693	97,551	278,481
# of Persons per HH	3.6	3.8	3.4
Average HH Income	\$58,333	\$84,250	\$82,137
Average House Value	\$234,851	\$338,010	\$333,100

\* Demographic data derived from 2020 ACS - US Census



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