



FEATURES

222 N Mountain Avenue, Upland, CA 91876

- +/- 43,367 RSF Office Total
- 3.16 Acres Total | 1979 Built
- 42 Suites | +/- 94% Occupied
- Ideal for Office, Medical Campus
- Within the Opportunity Zone

222 N Mountain Avenue offers a value-add and development opportunity on a ±3.16-acre site in Upland with in-place income. The property consists of three parcels: an existing ±43,367 SF two-story multi-tenant office building and two adjacent parcels total of ±45,509 SF currently utilized as excess parking, providing clear potential for expansion or redevelopment.

Stabilized with a diverse tenant base, the asset provides current cash flow with upside through lease-up, rent growth, or repositioning. Zoned C/O-MU, the site supports a wide range of office, medical, and retail uses, including a mixed-use or campus-style environment. Located along a high-visibility corridor with convenient freeway access and within an Opportunity Zone, this is a rare infill offering.

PRESENTED BY

Price: \$8,699,400

Michael G Rademaker
CEO / Founder
909-579-1340
DRE Lic #00556679
mrademaker@mgrservices.com

Lynn Yangchana
Vice President
909-579-1399
DRE Lic #01518762
lynn@mgrrealestate.com



COMMERCIAL | RESIDENTIAL | PROPERTY MANAGEMENT

ONTARIO COSTA MESA VICTORVILLE RANCHO MIRAGE CARLSBAD IRVINE

(800) 777-7647 mgrrealestate.com DRE #01841921

