

OFFICE - MEDICAL AVAILABLE FOR LEASE



OFFERING SUMMARY

Available SF: 360 - 7,364 SF

Lease Rate: \$1.50 - 1.85 SF/month
(MG)

Building Size: 30,506 SF

PROPERTY OVERVIEW

1023 S Mount Vernon Ave, is an exceptional single-story office building that offers outstanding floor plans designed to meet a variety of business needs. The property boasts a huge parking lot, making it a convenient choice for businesses with high parking needs, such as medical practices, accounting firms, tax services, bookkeeping offices, legal practices, and technology companies. With its strategic location and ample parking space, this property provides the ideal environment for businesses to thrive. Whether you're seeking a new space for your growing practice or looking to establish your firm in a vibrant business community, this property offers the perfect combination of convenience and professional appeal.

LOCATION OVERVIEW

Multi-tenant office suites with some are medical clinics. Available for lease at Mount Vernon Business Center. Immediate move-in possible. Conveniently located at the intersection of South Mount Vernon Avenue and Santo Antonio Drive. Includes three building addresses: 1023 S. Mt. Vernon - 1025 Santo Antonio - 1027 Santo Antonio. Quick access to 10 and 215 freeways. Easy to find - near WalMart SuperCenter and many businesses in the Cooley Ranch area.

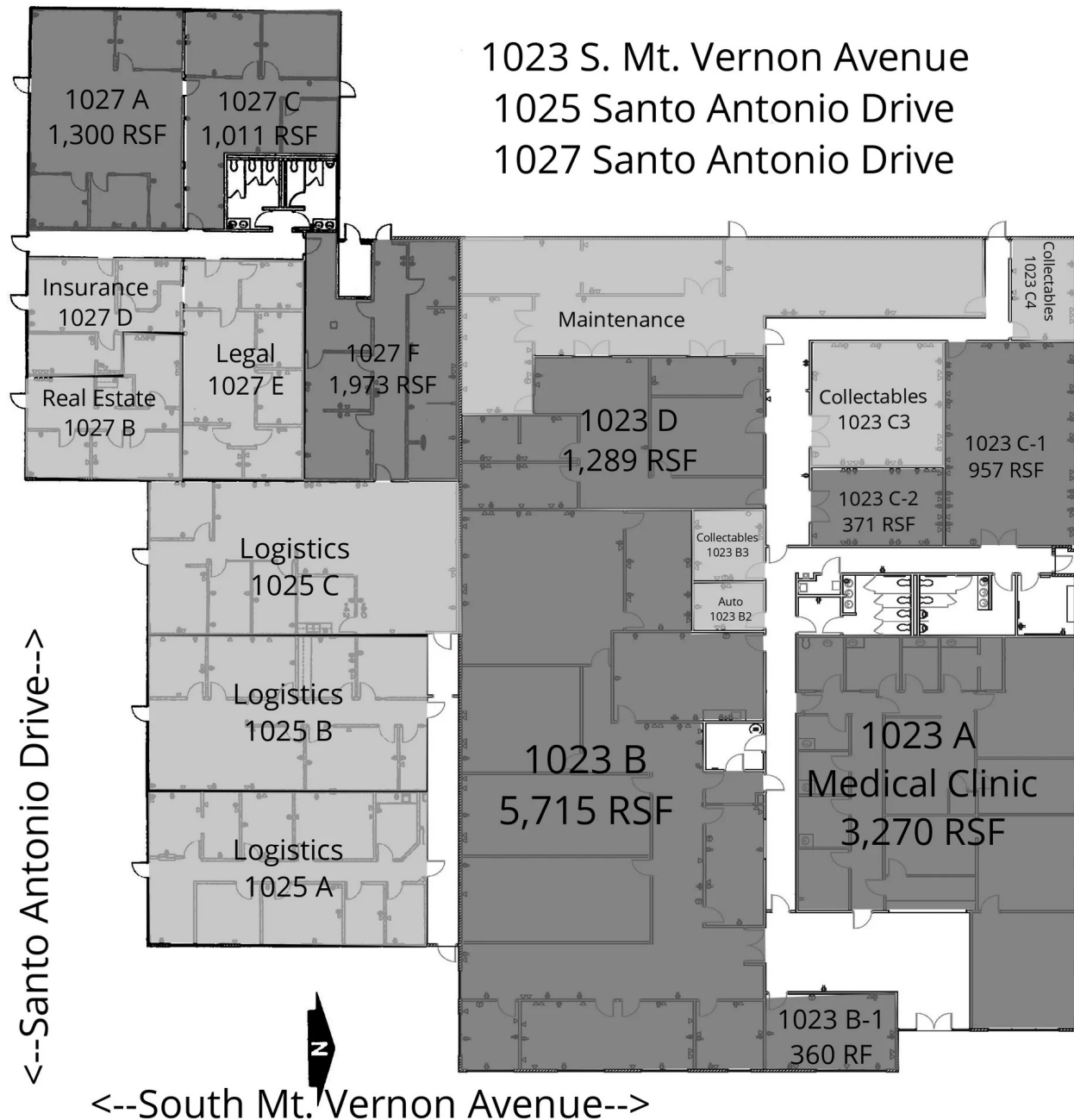
PROPERTY HIGHLIGHTS

- single story office building with outstanding floor plans
- expansive parking lot perfectly suited for high parking need businesses
- building signage and monument sign available

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



AVAILABLE SPACES



UNAVAILABLE

AVAILABLE

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



AVAILABLE SPACES

LEASE TYPE MG | TOTAL SPACE 360 - 7,364 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$1.50 - \$1.85 SF/MONTH

SUITE	AVAILABLE	SIZE	TYPE	RATE	DESCRIPTION
1023 A	Available	3,270 SF	Modified Gross	Negotiable	fully built out former medical surgery center with prominent building signage available
1023 B	Available	5,715 - 7,364 SF	Modified Gross	\$1.50 SF/month	multiple perimeter offices, classroom size spaces, and separate break room. can be combined with 1023D and/or 1023B1 for a total of 7,364 rsf
1023 B-1	Available	360 - 7,364 SF	Modified Gross	\$1.85 SF/month	open floor plan with interior and exterior windows near main entrance. can be combined with 1023D and/or 1023A for a total of 7,364 rsf
1023 C-1	Available	957 SF	Modified Gross	\$1.50 SF/month	open floor plan with windows facing North
1023 C-2	Available	371 SF	Modified Gross	\$1.85 SF/month	interior office, open floor plan
1023 D	Available	1,289 - 7,364 SF	Modified Gross	\$1.50 SF/month	former dental lab with multiple offices, open area, and lab/work area. can be combined with 1023A and/or 1023B1 for a total of 7,364 rsf
1027 A	Available	1,300 - 2,311 SF	Modified Gross	\$1.50 SF/month	"end cap" corner suite with large windows throughout open area and three offices. can be combined with 1027C for a total of 2,311 rsf
1027 C	Available	1,011 - 2,311 SF	Modified Gross	\$1.50 SF/month	multi-office suite with private restroom and break area. can be combined with 1027A for a total of 2,311 rsf
1027 F	Available	1,973 SF	Modified Gross	\$1.50 SF/month	multi-office suite with private restroom and break area

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



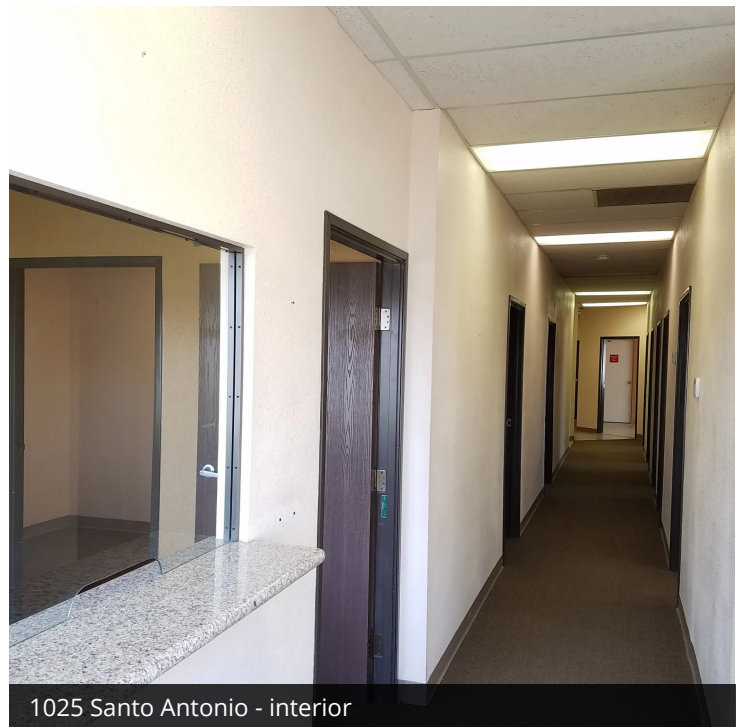
ADDITIONAL PHOTOS



1023 South Mount Vernon Avenue, Colton - exterior entrance



1025-1027 Santo Antonio Drive, Colton - exterior

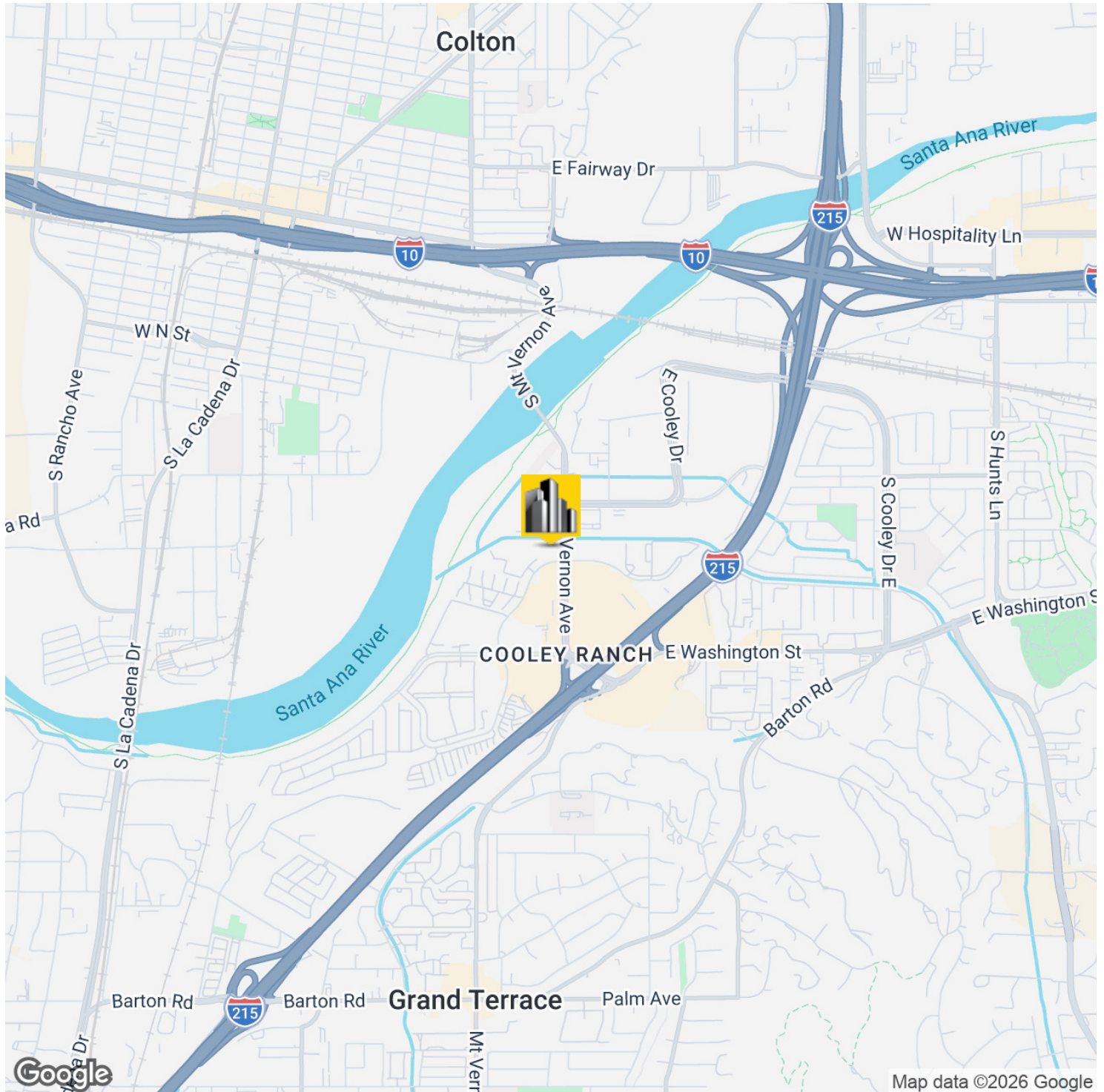


1025 Santo Antonio - interior

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



CONVENIENT LOCATION



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



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	11,688	234,867	1,060,864
Median age	32.6	34.1	33.6
Median age (Male)	33.3	32.9	32.6
Median age (Female)	32.5	35.6	34.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	4,474	70,714	304,809
# of persons per HH	2.6	3.3	3.5
Average HH income	\$73,784	\$87,194	\$99,458
Average house value	\$398,184	\$414,192	\$478,220
* Demographic data derived from 2020 ACS - US Census			

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

