

4950 San Bernardino St, Suite 216



Montclair Office Building

4950 San Bernardino St. Suite 216, Montclair, CA 91763

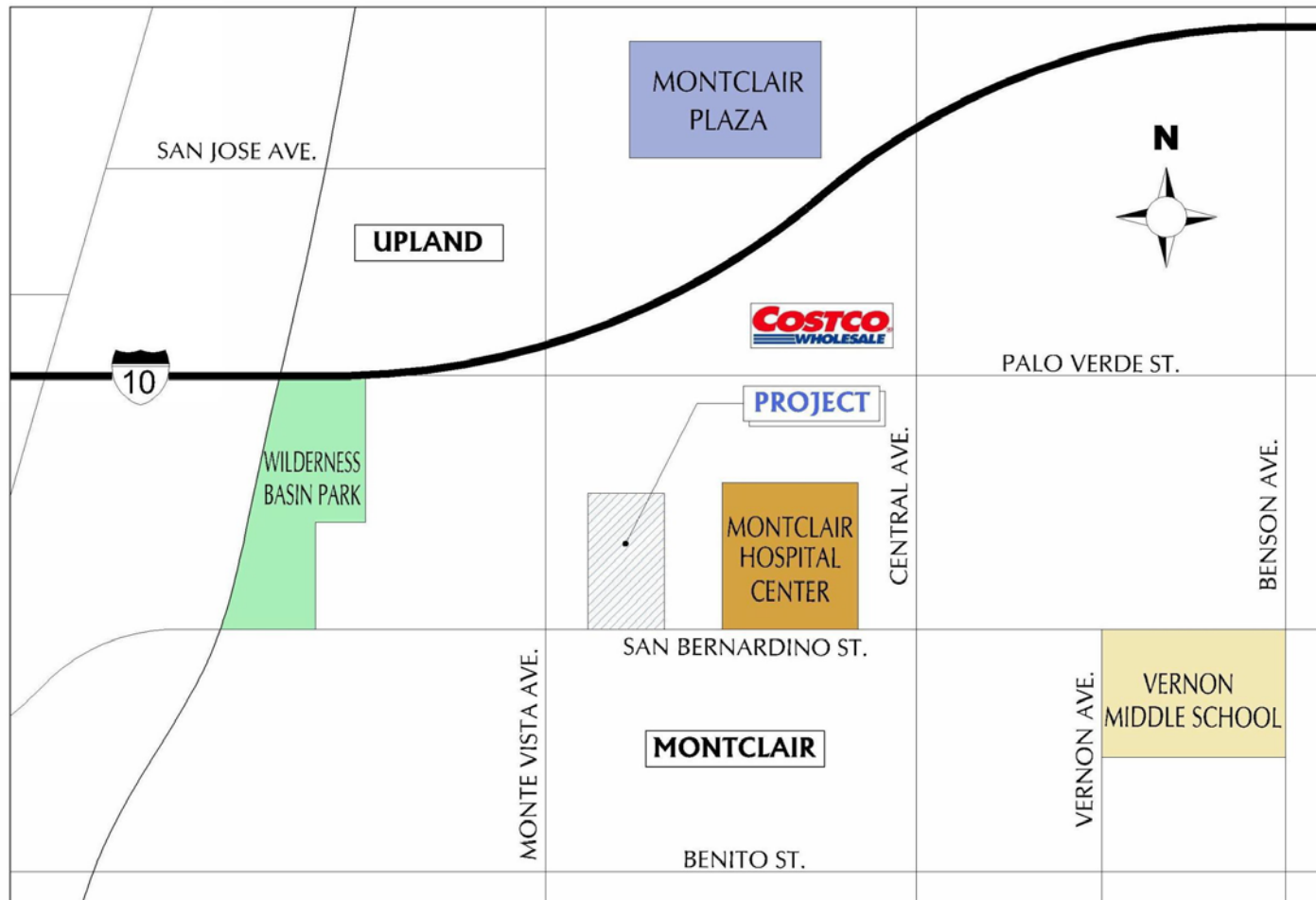
Sale Priced At: \$550,000.00 – Payable in full in RMB

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Project: Vicinity Map

MONTCLAIR OFFICE BUILDING

4950 SAN BERNARDINO ST., MONTCLAIR, CA 91763



VICINITY MAP

Aerial View



Site Plan

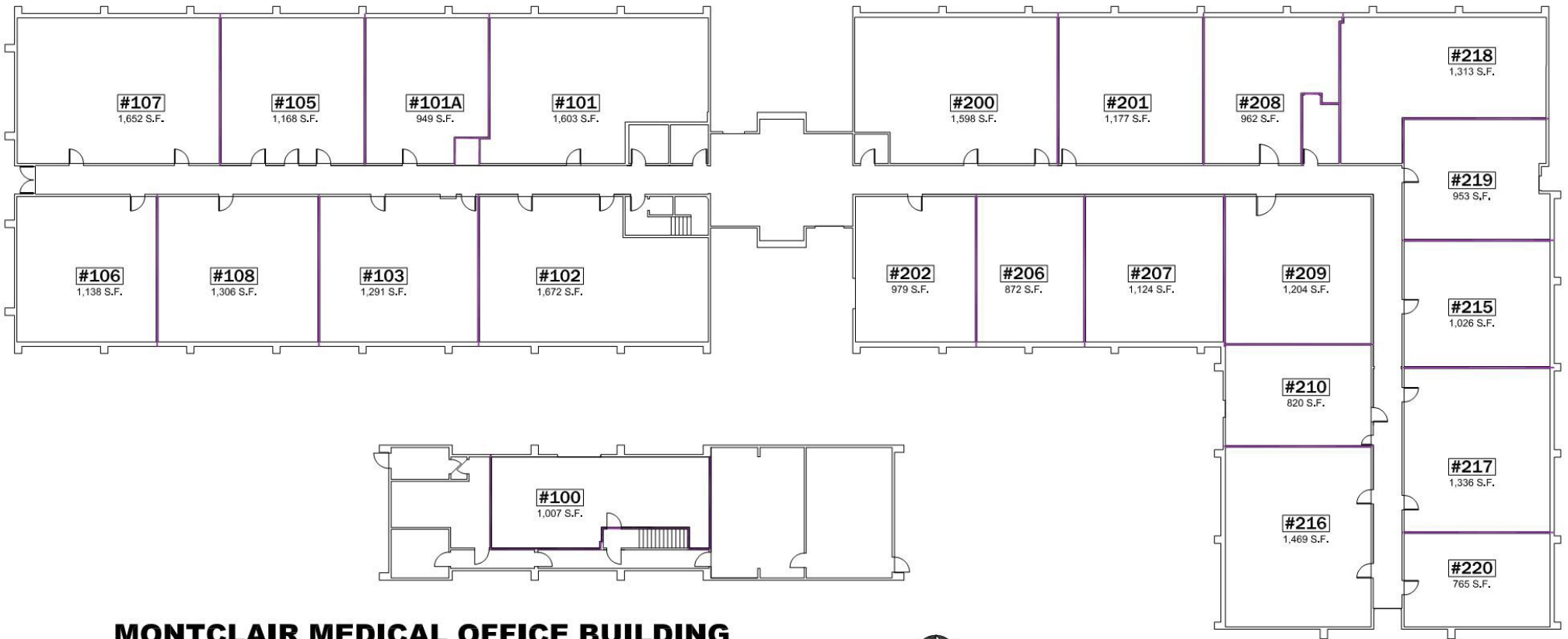


- 23 Office/Medical condo units.
- Year Built: 1973. Intense renovation completed 2017.
- Total lot size is about 2.88 acres.
- Building is 1 Story high and totals approximately 27,385 SF.
- Offices range in size from 765 SF to 1,672 SF
- Located 500 feet east of Monte Vista Ave on the north side of San Bernardino St.
- The building next door is the Montclair Hospital Medical Center that currently has 102 beds.
- Unit 216 is 1,469 SF
- Unit 216 has 3 exam rooms

Demographic Information

	Montclair	Claremont	Upland	Rancho Cucamonga
Population	36,664	34,926	73,732	165,269
Household Income	\$50,266	\$80,754	\$64,797	\$77,329

Building Floor Plan



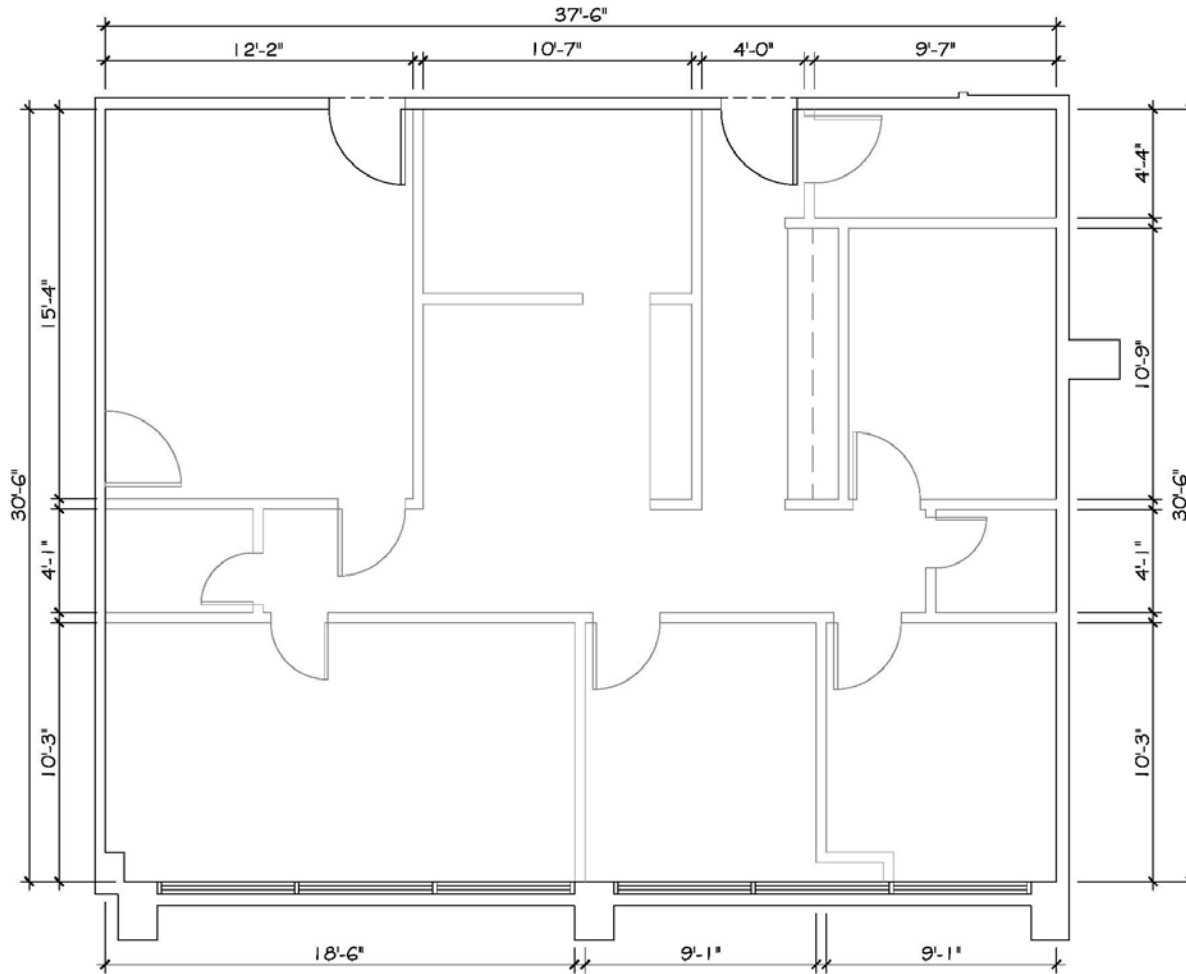
MONTCLAIR MEDICAL OFFICE BUILDING

4950 SAN BERNARDINO ST., MONTCLAIR, CA 91763

SCALE: N.T.S



Unit 216 Floor Plan



- Current lease signed 01/01/2024
- 3-year lease
- Lease amount: \$3,406.00 per month
- Monthly COA & property tax: \$835.00
- Net cash-in-flow: \$2,571.00 per month
- CAP Rate: 5.30%

MONTCLAIR MEDICAL BUILDING UNIT-216 FLOOR PLAN

1,469 RSF



Unit 216 Entrance/Waiting Room



Unit 216 Receptionist Area/ Office



Unit 216 Exam Rooms

