

MEDICAL SUITES
FOR SALE & LEASE

BONITA

MEDICAL PLAZA

210 & 250 W. BONITA AVENUE, POMONA, CA

210 W. BONITA AVENUE

250 W. BONITA AVENUE

BONITA AVENUE





FEATURES



Campus like setting



High-tech
telecommunications
infrastructure



On-site pharmacy
and Quest
Diagnostics Lab



5 per 1,000 square
feet parking ratio /
dedicated physician
parking adjacent to
buildings



Elevator served



Anchored by high-
volume, established
medical practices



Pomona Valley
Hospital (1.3 miles),
Casa Colina (0.2 miles),
San Antonio Community
Hospital (6.7 miles)



±1,016 to ±2,626
rentable sq. ft.
available for lease



Ideal for urgent
care, surgery
center, orthopedics,
dental/orthodontics
and imagery



Within walking
distance of the
Pomona (North)
Metrolink train
station and 11.4
miles from Ontario
International Airport



Close proximity to
restaurants, hotels
and retail



High Density
Residential

BUILDING OVERVIEW

THE PROJECT CONSISTS of two medical office buildings, ±22,500 sq. ft. Each building is elevator served and has common area restrooms. The property is located 1.6 miles north of Pomona Valley Hospital Medical Center at Bonita Avenue and Garey Avenue. The property is also in close proximity to Montclair Hospital Medical

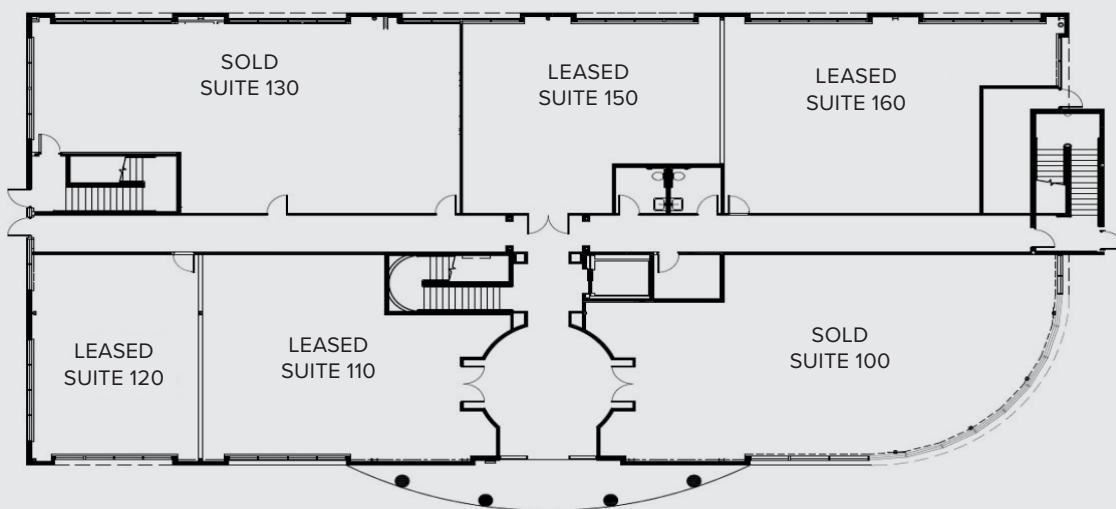
Center in Montclair (4.7 miles), San Antonio Community Hospital in Upland (7.6 miles) and Chino Valley Medical Center in Chino (8.6 miles). The building is ideal for professional/medical office use and is well positioned in one of the main corridors in the City of Pomona.



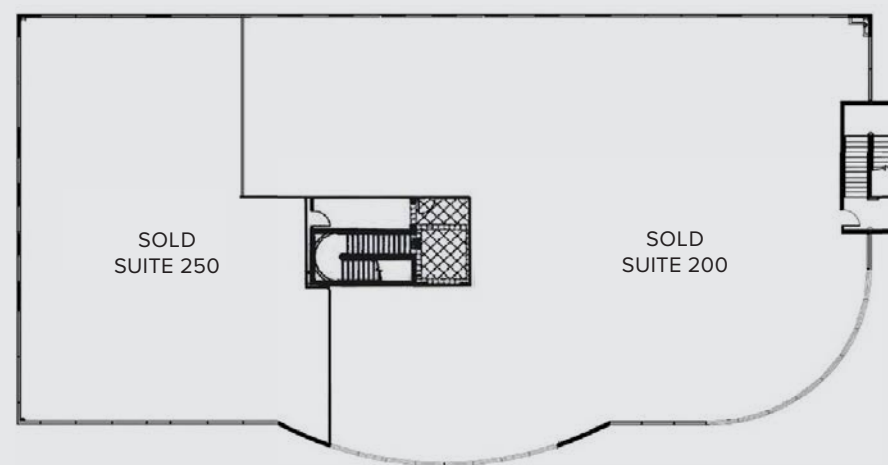
FLOOR PLAN

BUILDING A 250 W. BONITA AVENUE

FIRST FLOOR



SECOND FLOOR

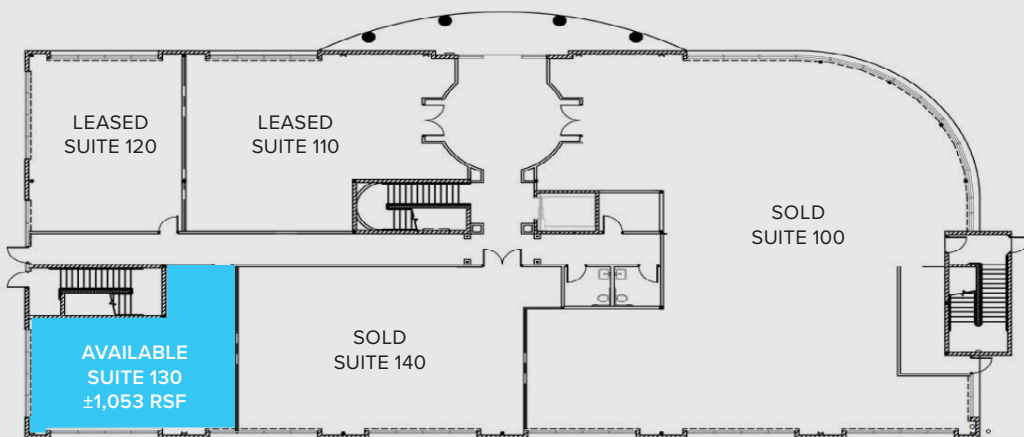


FLOOR PLAN

BUILDING B
210 W. BONITA AVENUE

SECOND FLOOR

FIRST FLOOR

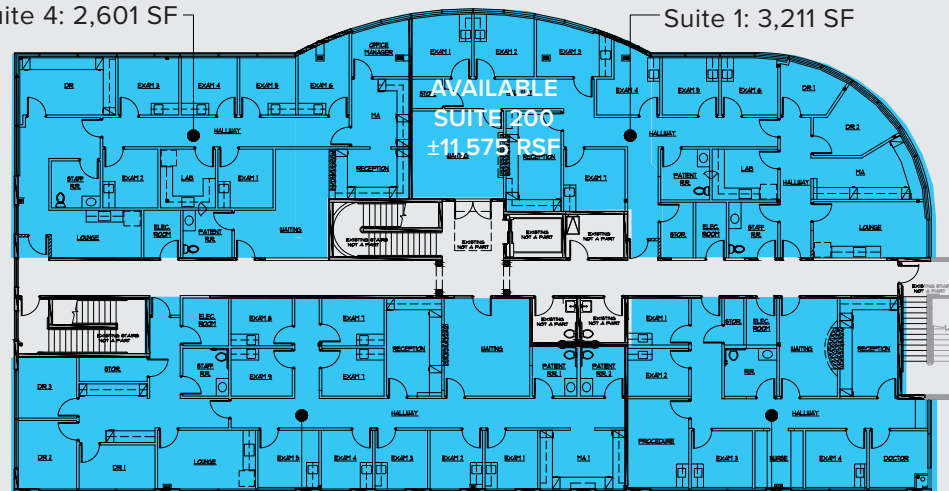


\$2.40/RSF/NNN

Corner suite. Shell condition

Suite 4: 2,601 SF

Suite 1: 3,211 SF



Suite 3: 3,521 SF

Suite 2: 1,860 SF



AMENITIES MAP


**RENT
ADJUSTMENT**
(3.5%) per year


**OPERATING
EXPENSES**
NNN


ELEVATORS
One (1) in each
building


BUILDING HOURS
7:00 a.m. to 8:00 p.m.
Monday to Friday
7:30 a.m. to 1:00 p.m.
Saturday















BONITA
MEDICAL PLAZA

BONITA AVENUE

DEMOGRAPHICS

POPULATION

Population – 349,451

5 year projection – 351,135

Daytime – 338,940

HOUSEHOLDS

Households – 108,377

5 year projection – 109,901

HOUSEHOLD INCOME

Avg. HH Income – \$113,400

Median HH Income – \$82,247

EDUCATION

Population 25 & over – 228,798

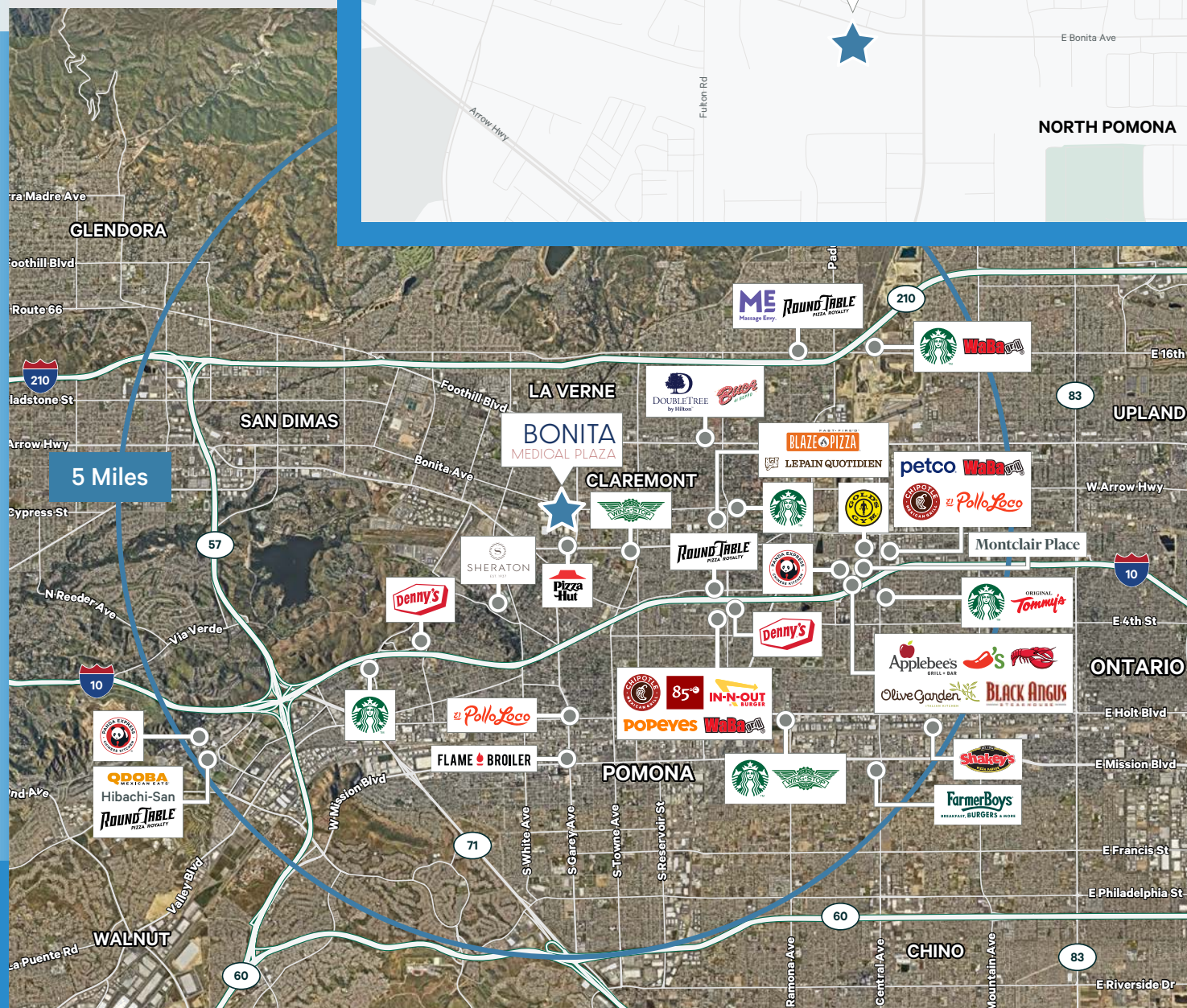
Associate's Degree – 21,008

Bachelor's Degree or Higher – 42,737

DEMOGRAPHICS (WITHIN 5 MILES)

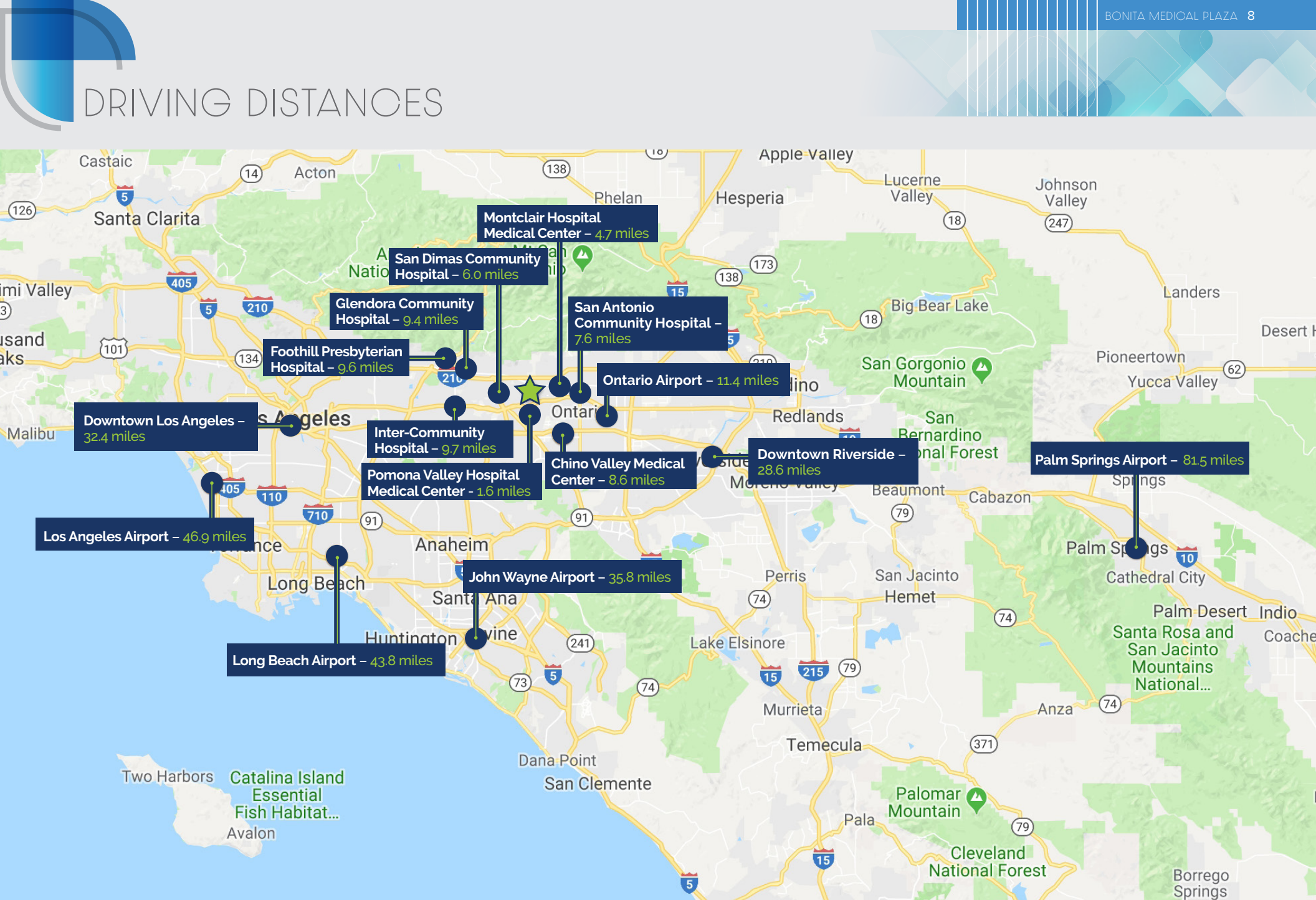
Bonita Avenue – 10,200

Garey Avenue – 16,100



DRIVING DISTANCES

BONITA MEDICAL PLAZA 8



HIGHLIGHTS



FOR LEASE210 & 250
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MEDICAL PLAZA**JOHN OIEN**

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