

# FOR SALE OR LEASE

# MEDICAL OFFICE BUILDING



## MAJOR IMPROVEMENTS UNDERWAY!

## 2776 N. GAREY AVENUE | NORTH POMONA, CA 91767

### PROPERTY SUMMARY

<b>LIST PRICE:</b>	\$2,300,000
<b>LEASE RATE:</b>	\$1.25 PSF/NNN/Mo.
<b>BUILDING SIZE:</b>	±6,390 SF
<b>LAND SIZE:</b>	±31,500 SF
<b>YEAR BUILT:</b>	1984
<b>PARKING RATIO:</b>	4.9/1,000
<b>COUNTY:</b>	Los Angeles
<b>PARCEL NUMBER:</b>	8366-009-011
<b>ZONING:</b>	CSP
<b>CONSTRUCTION:</b>	Wood frame & stucco

- Great Owner-User Sale or Single-Tenant Lease Opportunity
- ±6,390 Freestanding, Single-Tenant Medical Building
- Building Signage with 150' frontage along Garey Avenue (±16,100 VPD)
- Easy access to 10 & 210 freeways
- Situated between La Verne and Claremont
- Efficient layout with large lobby, reception, workstations, exam room with sinks, X-ray lab room, doctor's offices, nurse's stations, kitchenette, restrooms, showers, conference room & private patios
- Ample surface parking and covered carport parking
- Located near Casa Colina Hospital and Pomona Valley Hospital Medical Center

**OFFICE MARKET GROUP**  
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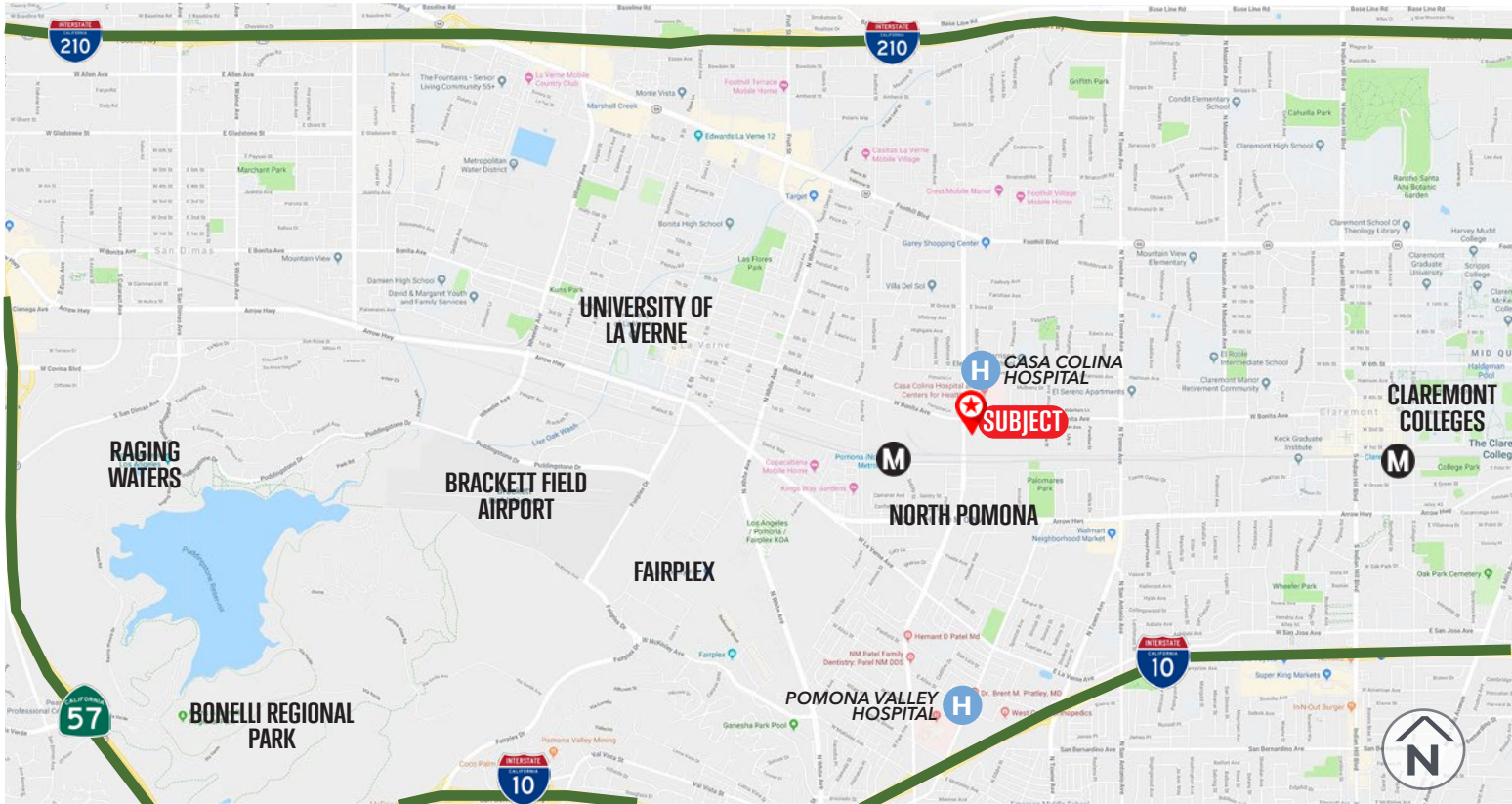
LEE & ASSOCIATES - PASADENA, INC.  
155 N. Lake Avenue, Suite 430  
Pasadena, CA 91101  
CORP ID #02059558

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

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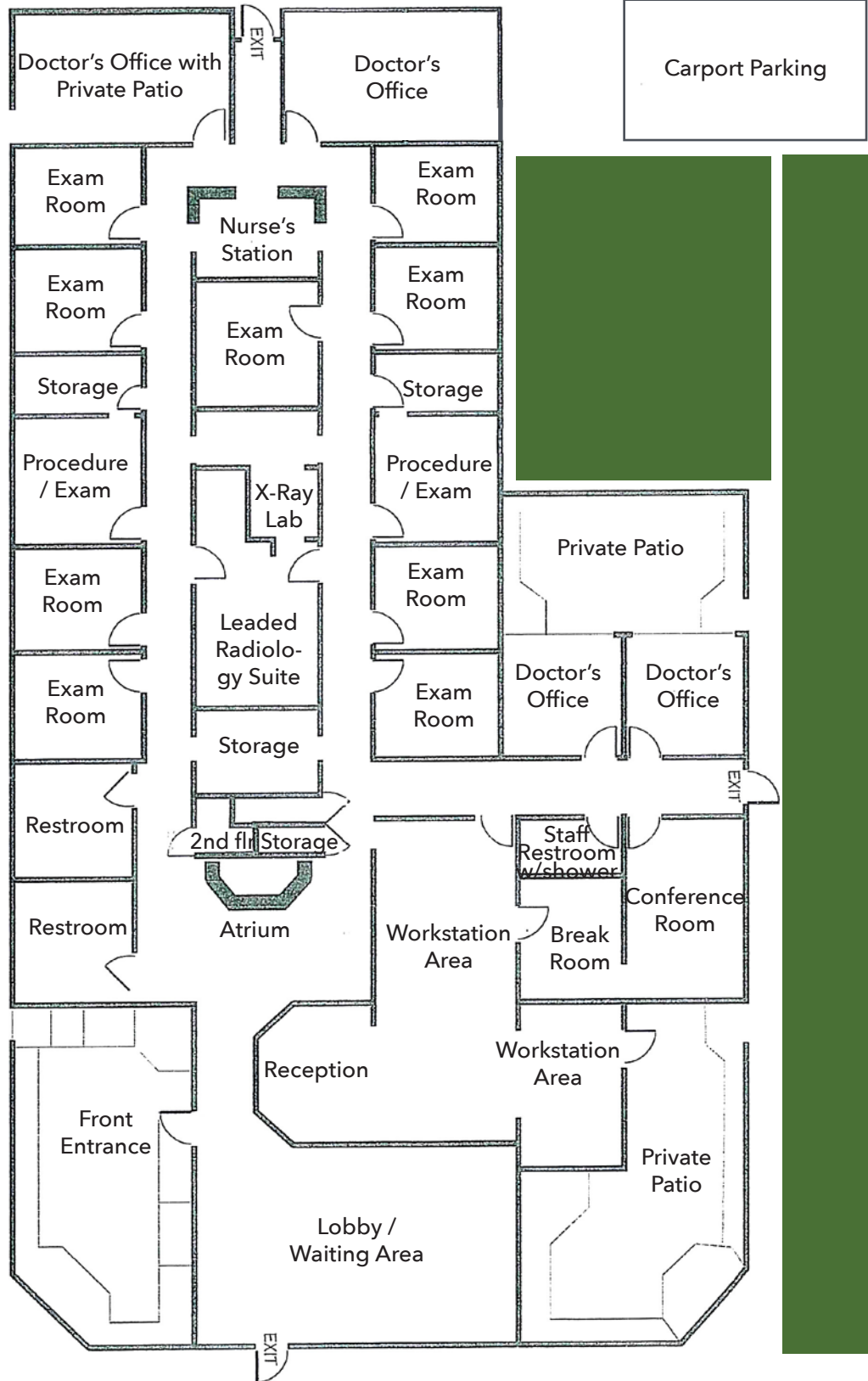
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DRIVEWAY

N. GAREY AVENUE

PARKING LOT



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