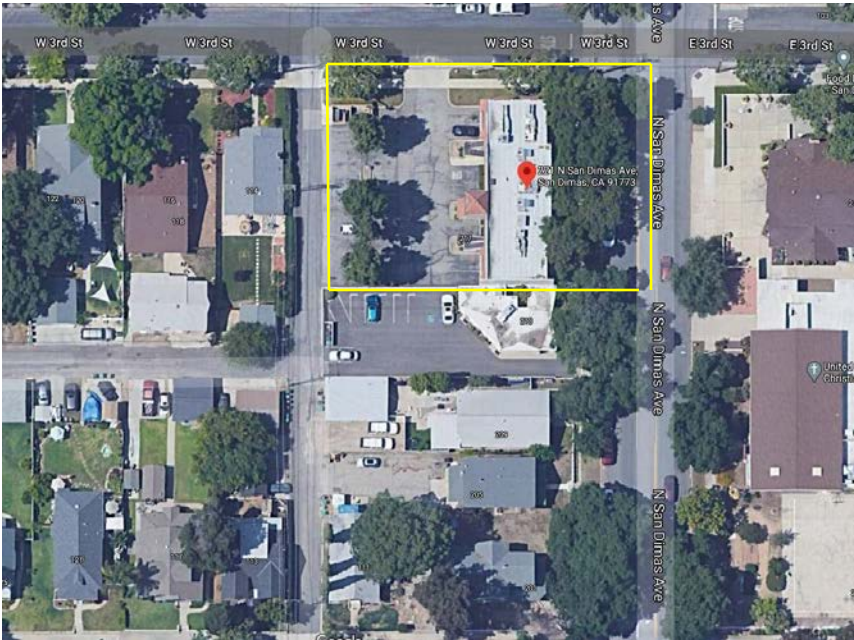
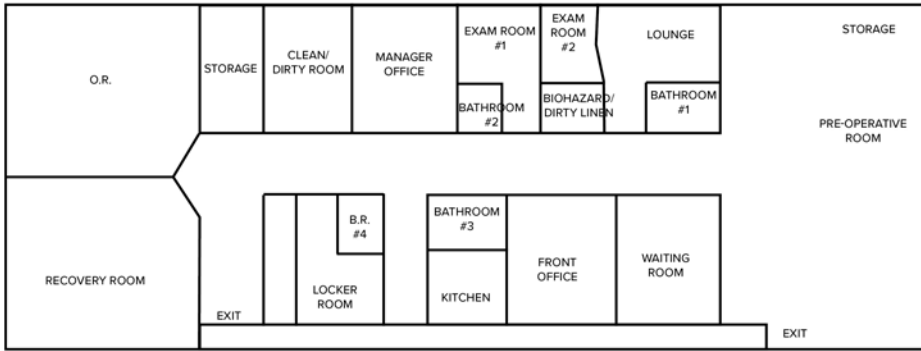




## Medical Office/Surgery Center in San Dimas

221 N. San Dimas Ave San Dimas, CA 91773  
For Lease: \$2.15 PSF Modified Gross

- Built-out medical office/surgery center just north of Downtown San Dimas with approx. 3,500 SF. Located on the second floor with elevator access.
- This space has two operating rooms, one recovery rooms, several exam/consult rooms with sinks, pre-op area and sterilizing sinks.
- Reception & waiting area, four restrooms, locker room, breakroom and storage. Plumbing located throughout the space to accommodate many medical purposes including dental, plastic surgery, lasik, med spa, etc.
- Ample onsite parking in the back parking lot as well as street parking.
- Three access doors allow different configurations. Part of a larger medical building with Global Home Health located on the bottom floor.
- Well-maintained building with close access to the 210 and 57 freeways.



Population Estimates			
	2 Mile	5 Miles	10 Miles
Population (2020)	42,844	285,437	1,090,030
Average HH Income	\$104,206	\$100,864	\$96,908
Total Consumer Spending	\$491.8 Million	\$2.9 Billion	\$10 Billion

All information deemed reliable but not guaranteed. Tenant to verify zoning, square footage and other information.



### Top Commercial Realty

Linda Vidov, CA Broker Lic#1715788

100 W Lemon Ave Suite 101 • Monrovia, CA 91016

o: 626.358.8287/c: 626.399.3715 • Linda@TopComRealty.com • www.TopComRealty.com