



OFFICE BUILDING FOR SALE

8578 UTICA AVE STE 100

RANCHO CUCAMONGA, CA 91730

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

TONY M. GUGLIELMO, CCIM

909.786.4302

tony@alliedcre.com

CalDRE #01301532

ALLIED 
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,625,000
Building Size:	3,950 SF
Price / SF:	\$411.39
Year Built:	2004
Submarket:	Inland Empire West

PROPERTY OVERVIEW

The subject property is a rare high image ground floor office condo totalling approx. 3,950 sq. ft. It includes a lobby, reception area, nine (9) Private offices, and multiple cubicle spaces. It also features high end finishes with two (2) in-suite restrooms and a kitchenette area. Contact the agent today to schedule a tour of the property.

LOCATION OVERVIEW

Located in the City of Rancho Cucamonga near the south east corner of Haven Avenue & Arrow Route. Its situated within a couple minutes of the Rancho Cucamonga City Hall, Haven City Market & San Bernardino County Courthouse. Its prime position in the Inland Empire provides a strategic advantage for businesses, with convenient access to major transportation routes. The area boasts a thriving business community, surrounded by a wide array of dining options and retail attractions. Notably, the nearby Victoria Gardens offers a premier shopping and entertainment destination. With a well-educated and diverse workforce, this vibrant locale promises an ideal blend of professional productivity and quality of life for tenants at the property.

TONY M. GUGLIELMO, CCIM

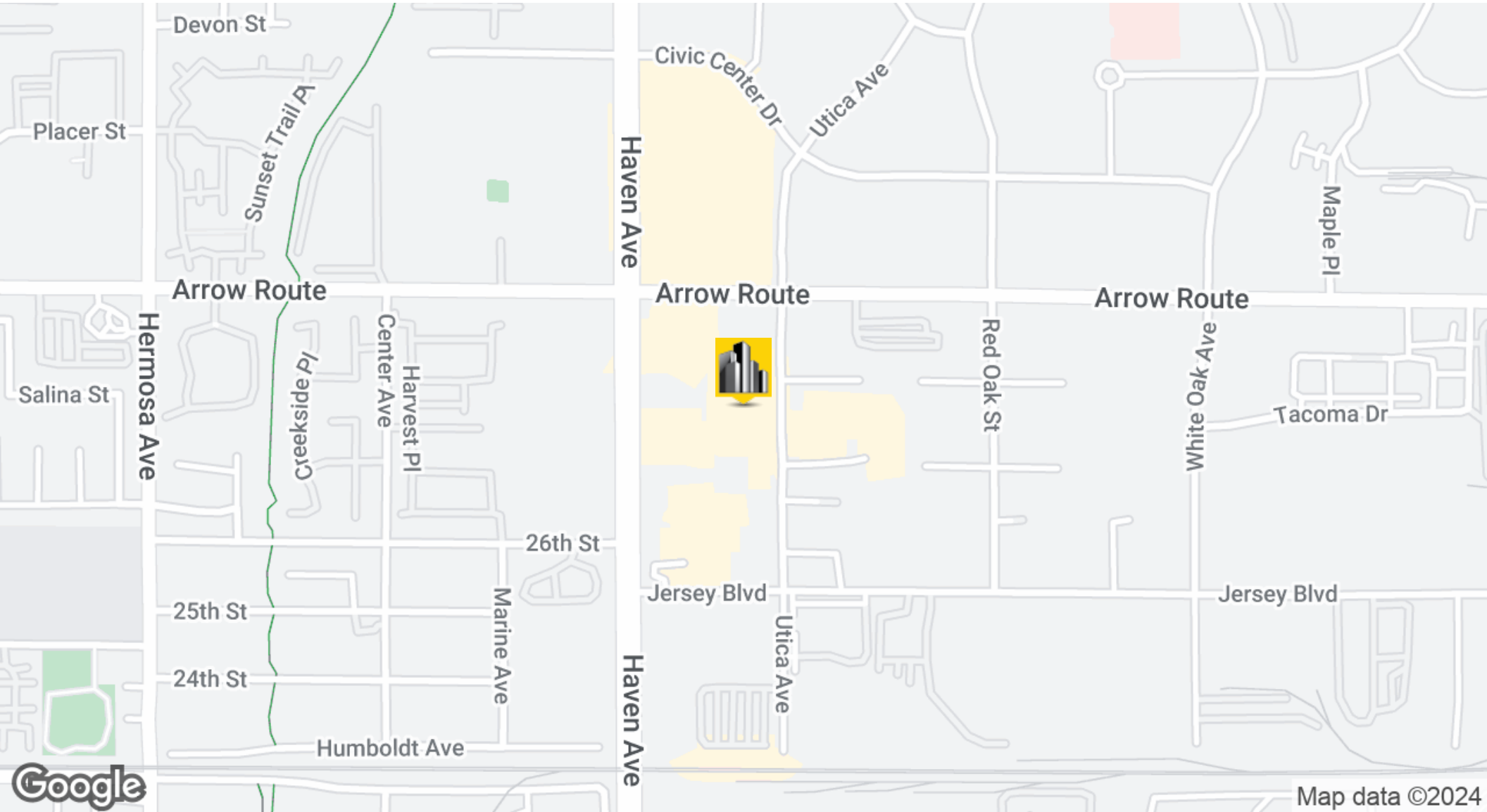
909.786.4302
tony@alliedcre.com
CalDRE #01301532

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



COMMERCIAL REAL ESTATE

LOCATION MAP



TONY M. GUGLIELMO, CCIM
909.786.4302
tony@alliedcre.com
CalDRE #01301532



COMMERCIAL REAL ESTATE

ADDITIONAL PHOTOS



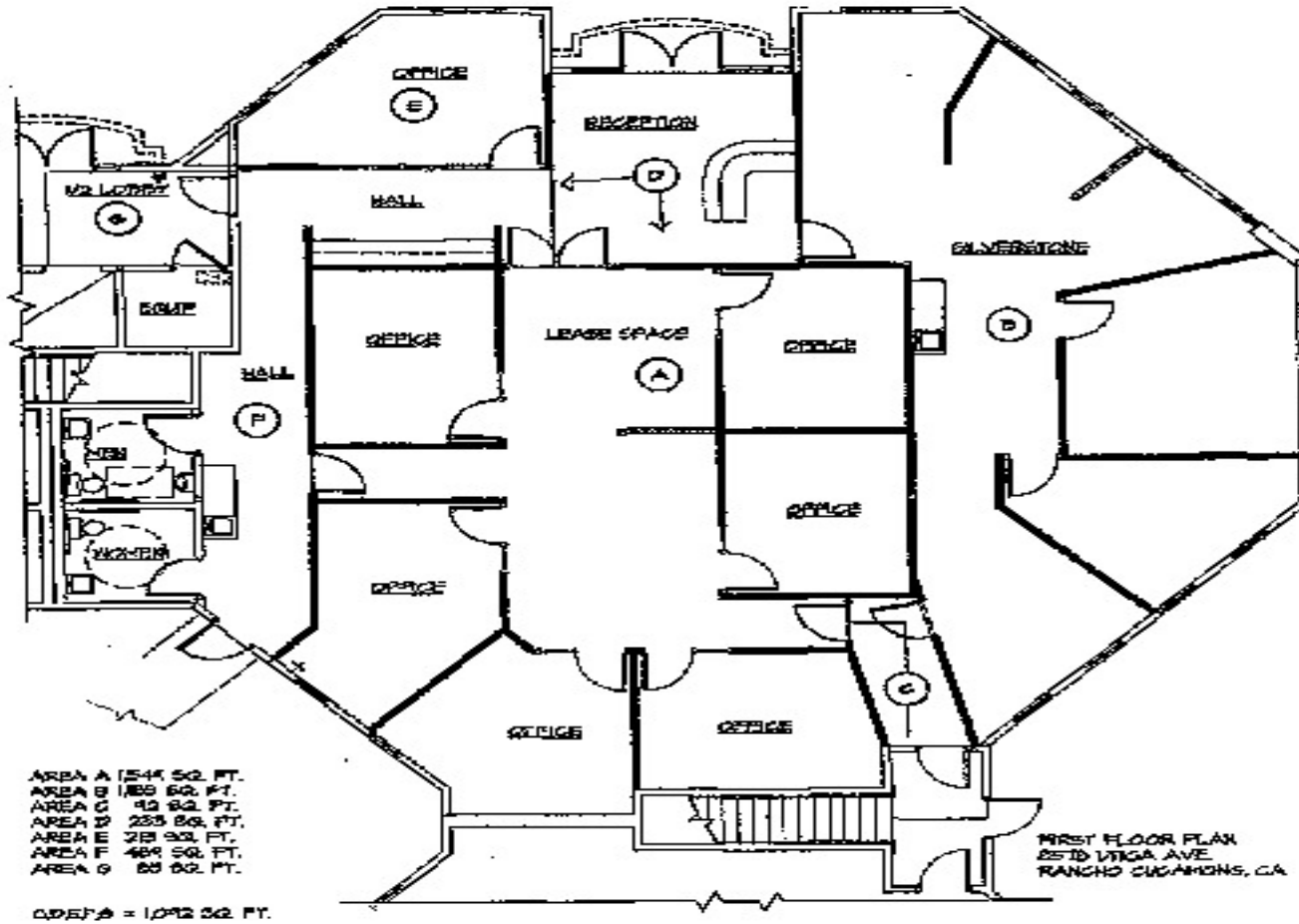
TONY M. GUGLIELMO, CCIM
909.786.4302
tony@alliedcre.com
CalDRE #01301532

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



COMMERCIAL REAL ESTATE

FLOOR PLAN



TONY M. GUGLIELMO, CCIM
909.786.4302
tony@alliedcre.com
CalDRE #01301532

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



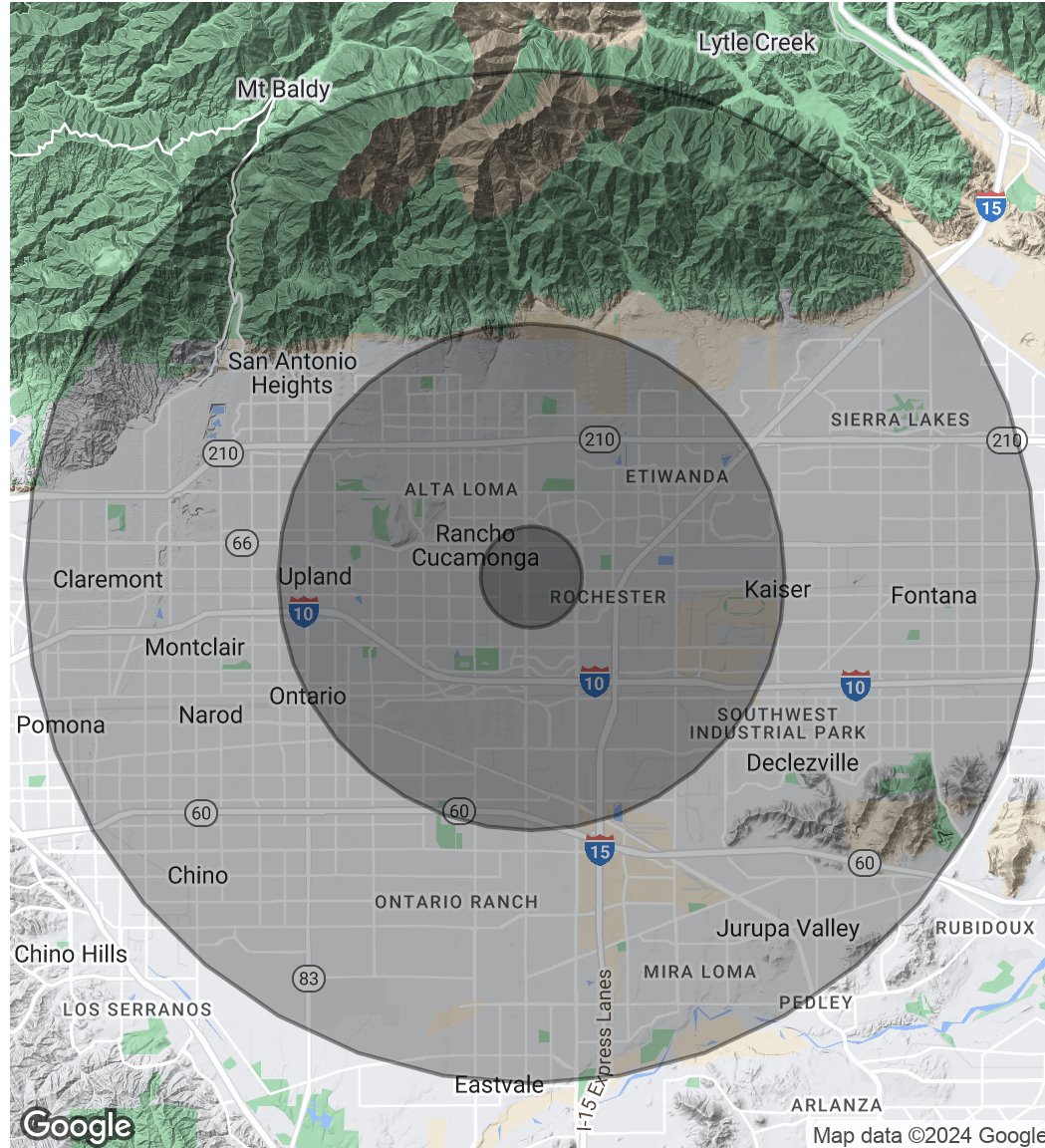
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,712	296,324	1,015,225
Average Age	32.9	36.4	34.8
Average Age (Male)	29.9	35.1	33.6
Average Age (Female)	33.6	37.7	35.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,197	96,208	298,074
# of Persons per HH	2.6	3.1	3.4
Average HH Income	\$72,050	\$97,251	\$94,903
Average House Value	\$143,257	\$414,705	\$417,922

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	4,893	151,824	474,908
Total Population - Black	2,003	26,998	69,831
Total Population - Asian	1,290	31,898	100,018
Total Population - Hawaiian	16	672	2,707
Total Population - American Indian	102	2,890	9,046
Total Population - Other	1,181	50,503	258,516

* Demographic data derived from 2020 ACS - US Census



TONY M. GUGLIELMO, CCIM
 909.786.4302
 tony@alliedcre.com
 CalDRE #01301532

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



COMMERCIAL REAL ESTATE