RIGHT SPACE | RIGHT PLACE

Professional Office Condo for Sale 10722 Arrow Rt., Unit 808, Rancho Cucamonga



PROPERTY HIGHLIGHTS

- +/- 1,728 Sq. Ft. Office Condo
- Owner user / Investment Opportunity
- Fire Sprinkler system
- Fully Converted to Office
- Well Maintained Business Park
- Ideal for Many professional Services

CLOSE PROXIMITY TO

- Haven Ave
- The 10 & 210 Freeways
- Victoria Gardens
- Ontario International Airport

STREET MAP



PROFESSIONAL OFFICE CONDO FOR SALE

For leasing information, please contact:

Fred Barajas Senior Commercial Associate Phone 909-725-3434 fbarajas@mgrrealestate.com DRE Lic #01994577 Daniel Valenzuela Senior Commercial Associate Phone 909-582-6603 dvalenzuela@mgrrealestate.com DRE Lic. #01841921



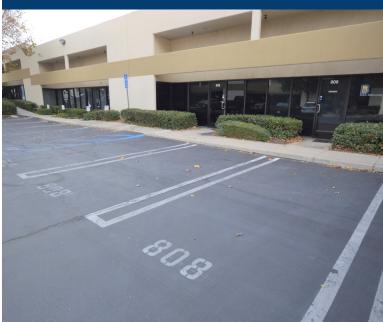
Lic. # 01841921

3800 Concours St., Ste. 350 Ontario, CA. 91764

on, express of implied, is made as to the condition of the propert ons, withdrawal without notice, and to any special listing conditio

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Prestigious Office Condo Building

MGR Real Estate is pleased to announce the sale of this prestigious Arrow Route office condo in Rancho Cucamonga, CA., Located between Foothill Blvd and Arrow Route, centrally located near Victoria Gardens, Ontario International Airport, and The Civic Center.

This +/- 1,728 Sq. Ft. office condo consist of singlestory office space, which can be purchased as an owner user or as an Investment property. The unit consists of a lobby/reception area, 5 large executive offices, 1 large conference room, which can be converted into a private office, 2 private restrooms, beautiful breakroom, and large storage room. Unit still has ground level rollup door, should the new owner wishes to convert it back to an industrial flex unit.

OFFERING SUMMARY	
ADDRESS:	10722 Arrow Route, Unit 808, Rancho Cucamonga
COUNTY:	San Bernardino
MARKET:	Rancho Cucamonga
SUBMARKET:	Inland Empire West
BUILDING SF:	+/- 1,728
LAND SF:	+/- 1,729
YEAR BUILT:	1989
APN:	0208-053-29-0000
OWNERSHIP TYPE:	Fee Smiple
BUILDING CLASS:	С
NO. STORIES:	1
TENANCY:	Single
PARKING:	3 Reserved parking stalls
FINANCIAL SUMMARY	
OFFERING PRICE:	\$630,000.00
PRICE PSF:	\$364.59
OCCUPANCY:	Month-to-Month
NOI (CURRENT)	\$21,922.73
CAP RATE:	3.48%
SALES TYPE:	Owner user / Investment
DEMOGRAPHICS:	1 MILE 3 MILES 10 MILES
2024 Population:	63,234 279416 999.380
2024 Median Income:	\$86,629 \$99,624 \$91,470



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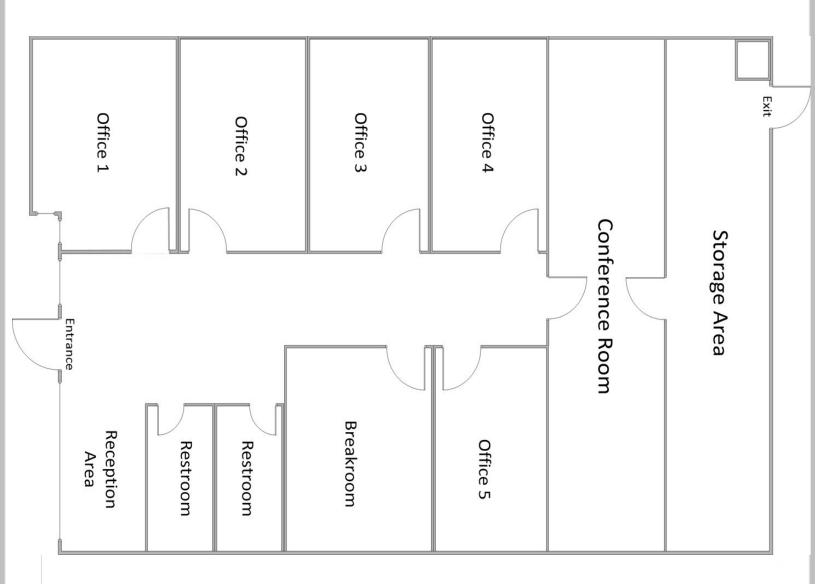


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Property Floor Plan



PROFESSIONAL OFFICE BUILDING FOR SALE

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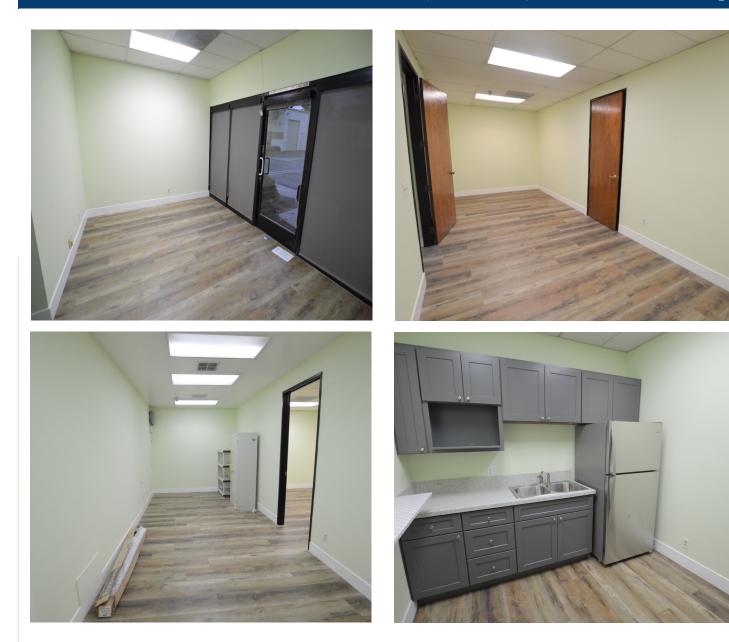
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