

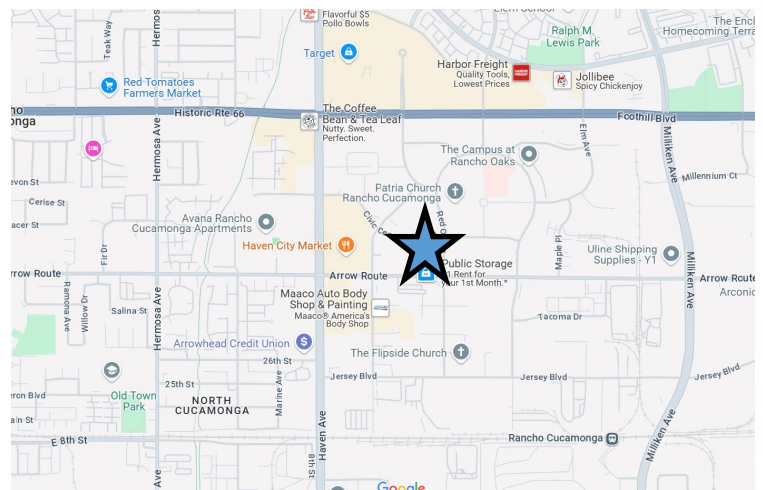
## Professional Office Condo for Sale 10722 Arrow Rt., Unit 808, Rancho Cucamonga



### 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

### STREET MAP



### CLOSE PROXIMITY TO

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

## PROFESSIONAL OFFICE CONDO FOR SALE

For leasing information, please contact:

**Fred Barajas**  
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Lic. # 01841921

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

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

### 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 single-story 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:	C
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	279,416	999,380
2024 Median Income:	\$86,629	\$99,624	\$91,470

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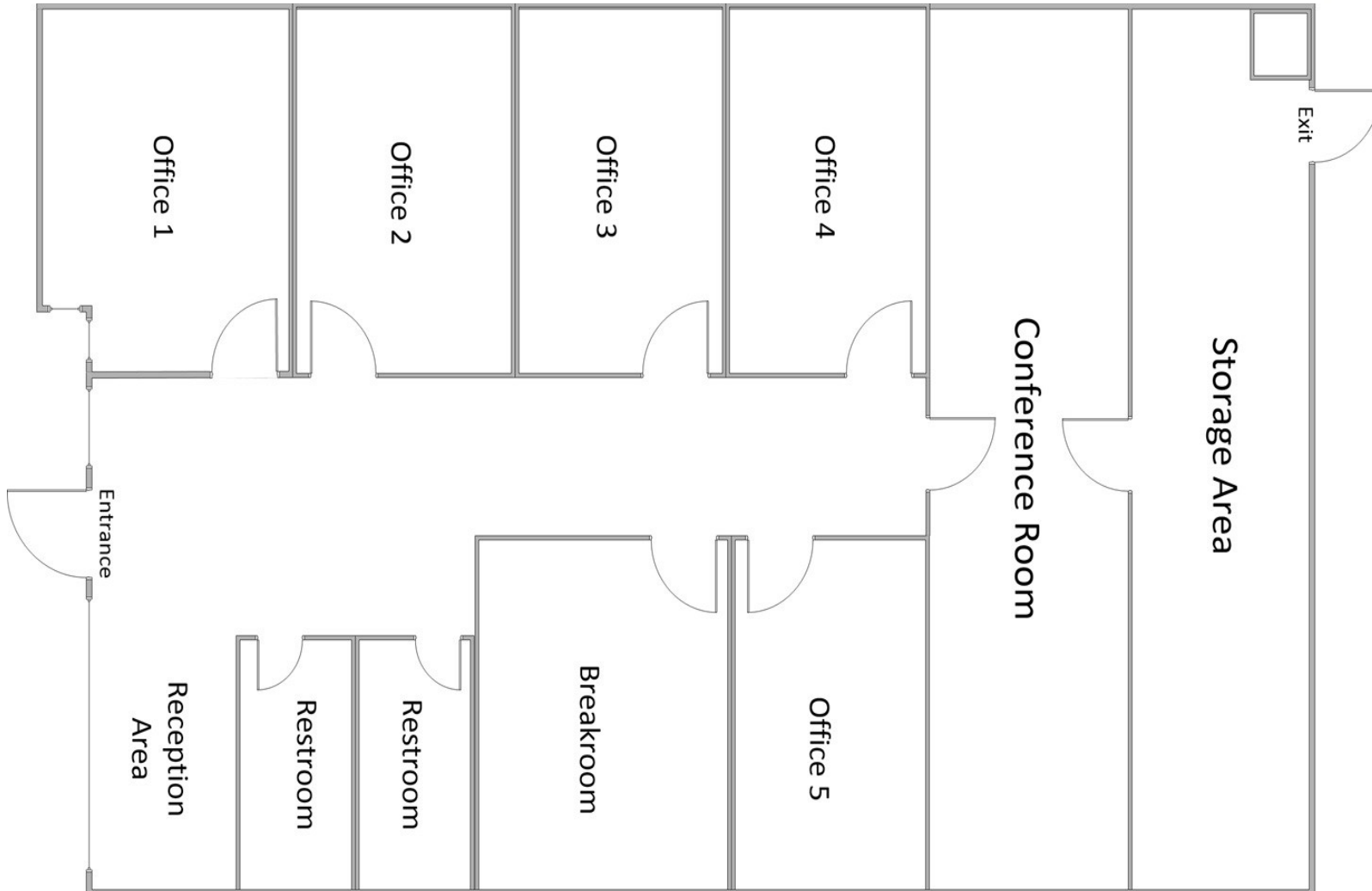


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### Property Floor Plan



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