



Property Overview

The Investment Services Group of LOGIC Commercial Real Estate is pleased to present for sale a +/- 39,600 SF two-story, Suburban Class A office building which is 100% occupied by the national tenant - PBK Architects. The tenant currently has +/- 2.4 years remaining on their lease and is willing to downsize, creating an opportunity for an owner-user/investor to occupy or re-tenant a portion of the property (contact Broker for more details).

Strategically located less than a mile from the I-15 on Rochester Ave. in Rancho Cucamonga, California, the property sits in the heart of a dense Southern California retail corridor. Neighbors include the Victoria Gardens shopping mall which is situated on 147 acres with +/- 180 retailers including Macy's, JCPenney, AMC Theatres, and Fleming's Prime Steakhouse. Other nearby high-traffic retailers include Home Depot, AutoZone, 24 Hour Fitness, and Pepboys. Boasting state-of-the-art security features such as card readers and CCTV, the property is not only premium real estate but also provides a secure environment for the tenant. With the dense population within a three-mile radius of +/- 122,236, this office building represents an unparalleled investment opportunity in one of Southern California's prime communities.

Offering Snapshot

\$14,182,000
Offering Price

8.25%
Cap Rate

+/- 39,600 SF
Total Square Footage