

OFFICE BUILDING FOR LEASE

TERRA VISTA BUSINESS PARK

10630 TOWN CENTER DRIVE (MULTIPLE ADDRESSES), RANCHO CUCAMONGA, CA 91730



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



Presented By:

STEVEN D. ROPPEL

909.297.0881

sroppe@gmail.com

CalDRE #01151111

OUTSTANDING OFFICES FOR LEASE



OFFERING SUMMARY

Lease Rate: \$2.13 SF/month
(Full Service; MG)

Building Size: 93,109 SF

Available SF: 504 - 18,300 SF

Year Built: 1991

PROPERTY OVERVIEW

Discover the exceptional features of this prime commercial office property in Rancho Cucamonga, CA. With modern, flexible office spaces and numerous nearby amenities, Terra Vista Business Park offers an ideal environment for businesses seeking a dynamic and professional workspace. Boasting ample parking and easy access to major transportation networks, this location provides unparalleled convenience for tenants and clients alike. The property's contemporary design, efficient floor plans, and professional management team ensure a truly unmatched tailored leasing experience. Elevate your business in a space designed to inspire productivity and success, with all the essential features for a thriving work environment.

LOCATION OVERVIEW

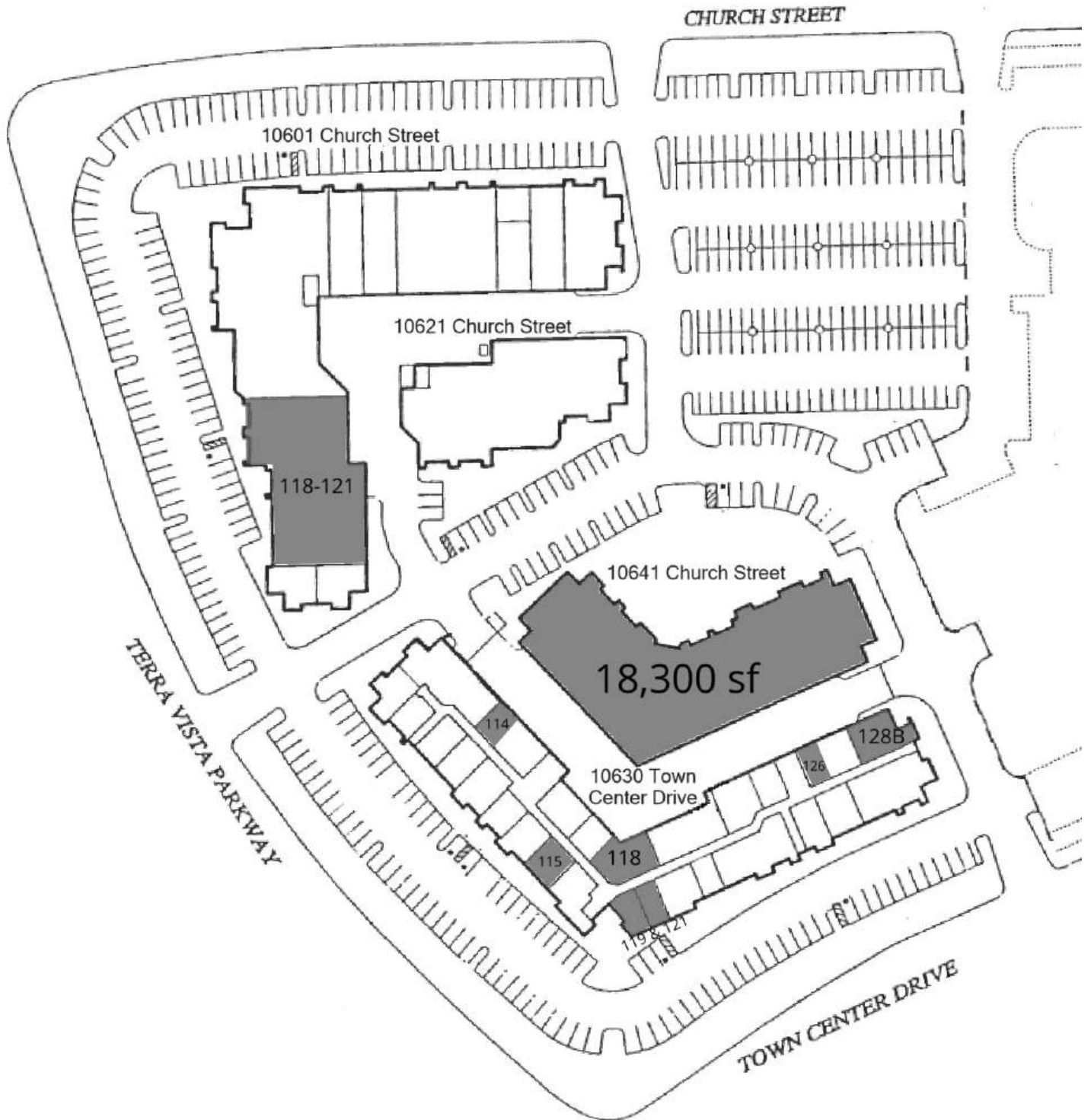
10630 Town Center Drive and 10601-10621-10641 Church Street are collectively known as Terra Vista Business Park. A campus like environment surrounded by the vibrant community that is Rancho Cucamonga, California. Embrace the convenience of being situated near Foothill Boulevard and Haven Avenue and a short drive to Victoria Gardens for regional shopping. Easy access to premier shopping and dining destinations offering an array of retail, entertainment, and culinary options. Explore the picturesque landscapes and outdoor recreation opportunities nearby. Major highways and public transportation provide seamless connectivity to the broader Southern California region. With a diverse mix of amenities, dining, and entertainment options, the area offers the ideal balance of work and leisure for potential tenants seeking an office space in this dynamic locale.

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AVAILABLE OFFICES

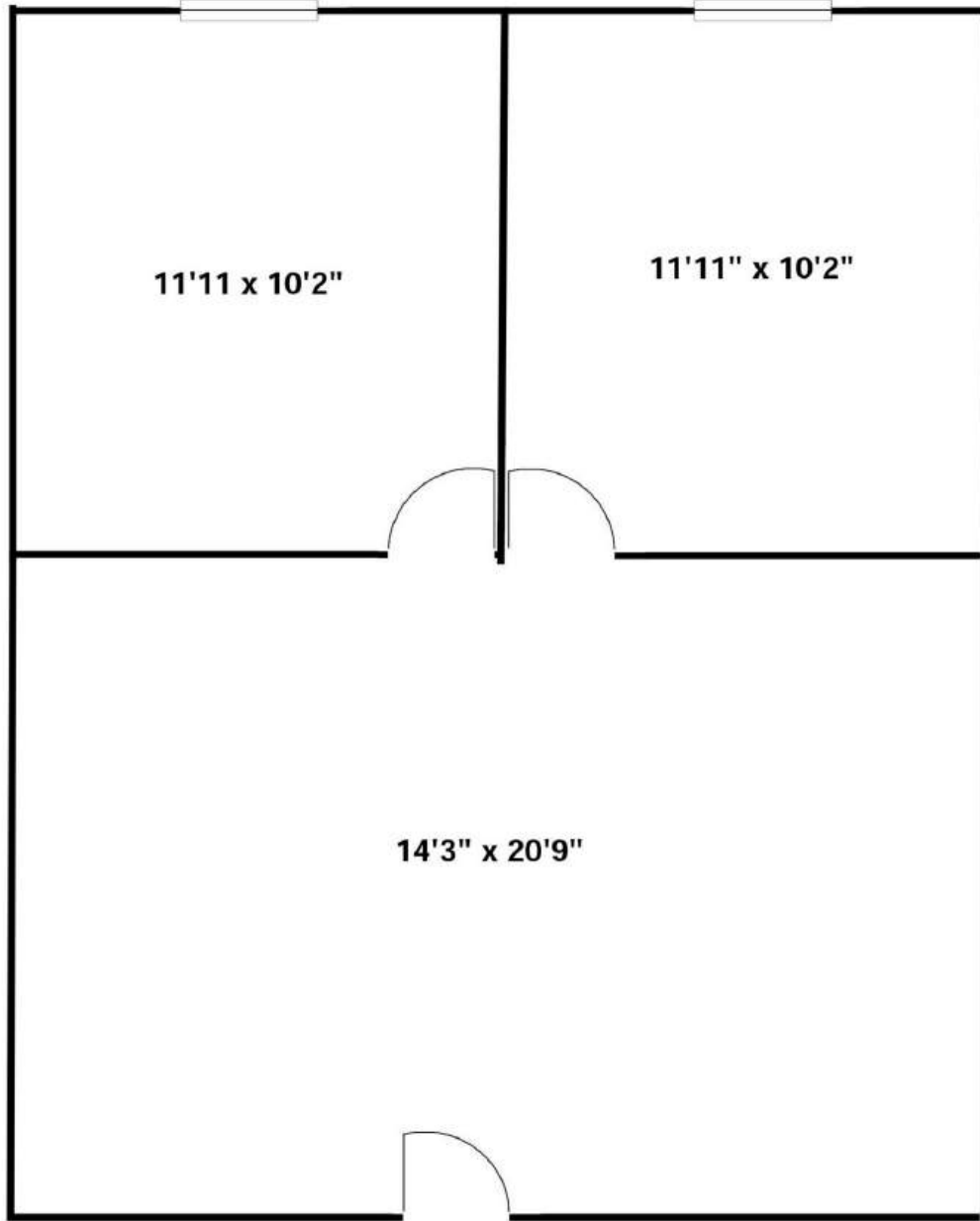


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AVAILABLE OFFICES



Terra Vista Business Park

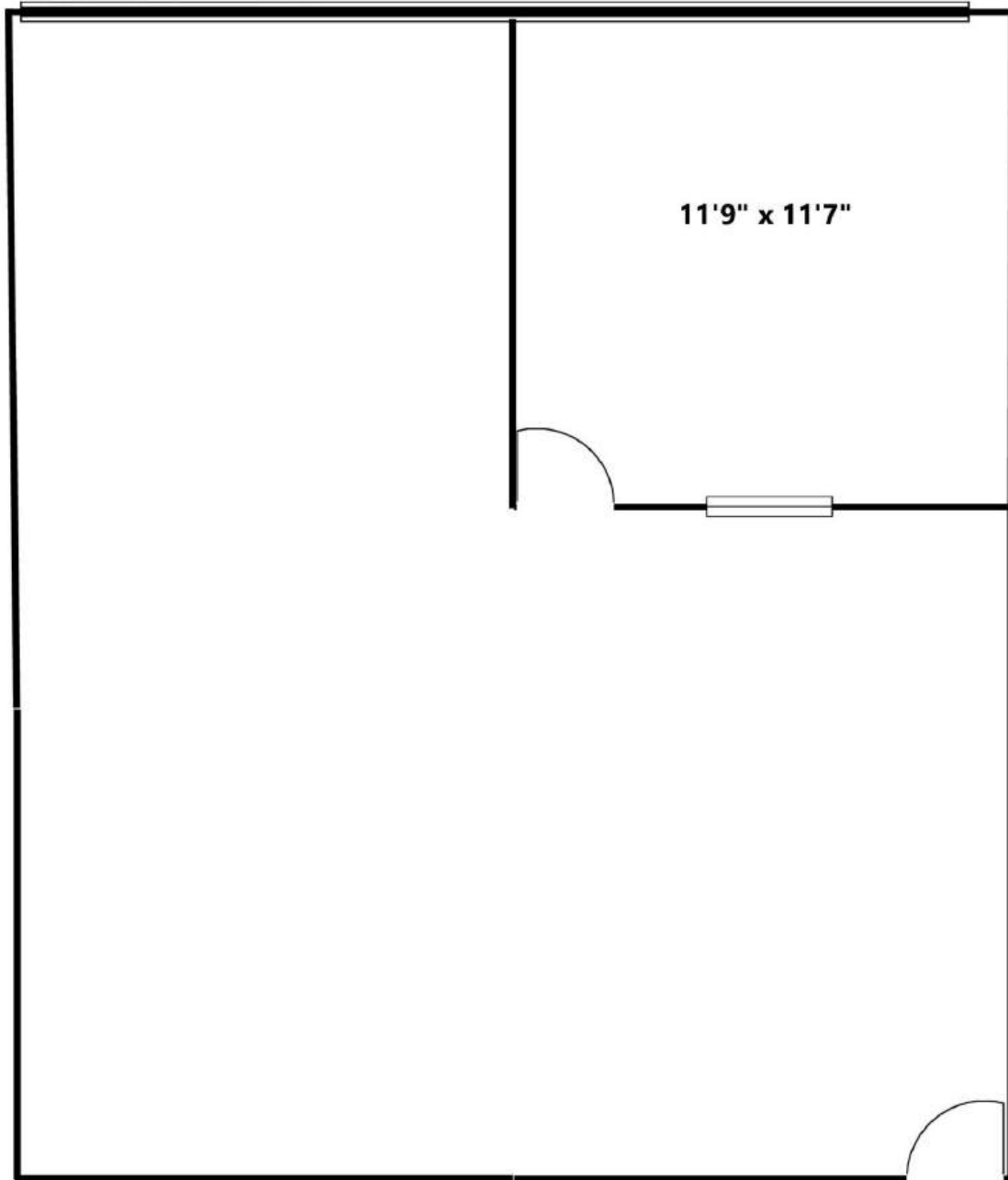
10630 Town Center Dr., Suite 114
Rancho Cucamonga CA, 91730
Rentable Sq. Ft. 715

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AVAILABLE OFFICES



Terra Vista Business Park

10630 Town Center Drive Suite 115

Rancho Cucamonga, Ca 91730

Rentable Sq. Ft. 756

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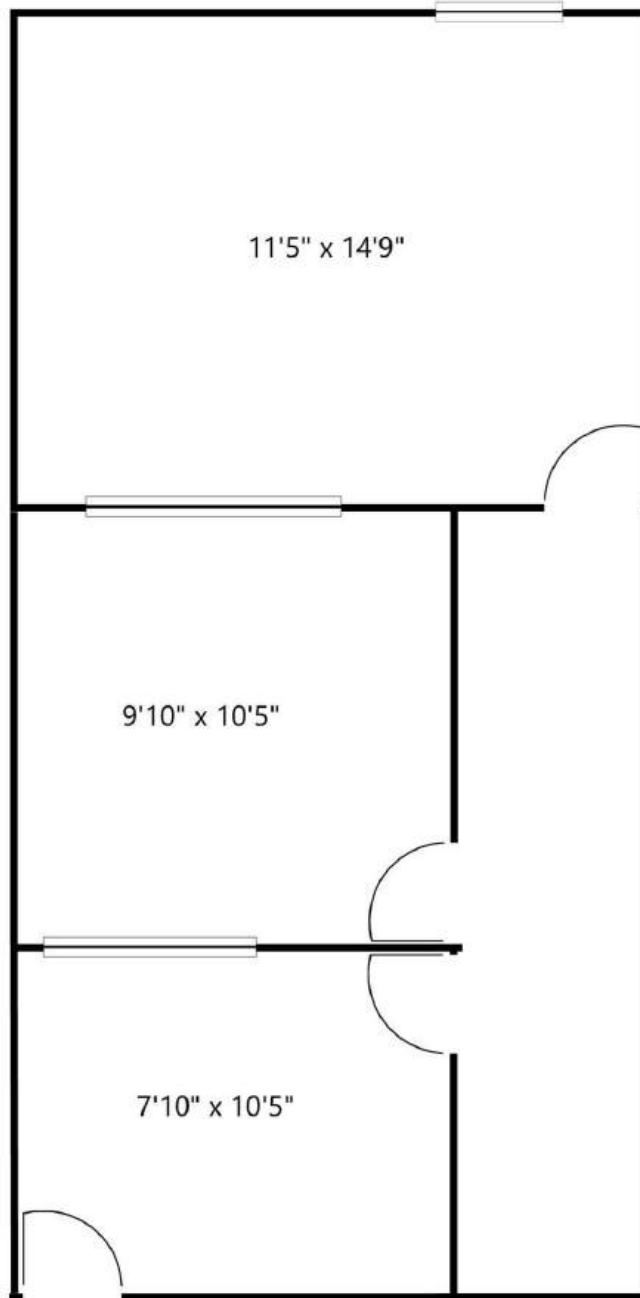
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AVAILABLE OFFICES



Terra Vista Business Park

10630 Town Center Drive, Suite 121
Upland CA, 91730
Rentable Sq. Ft. 504

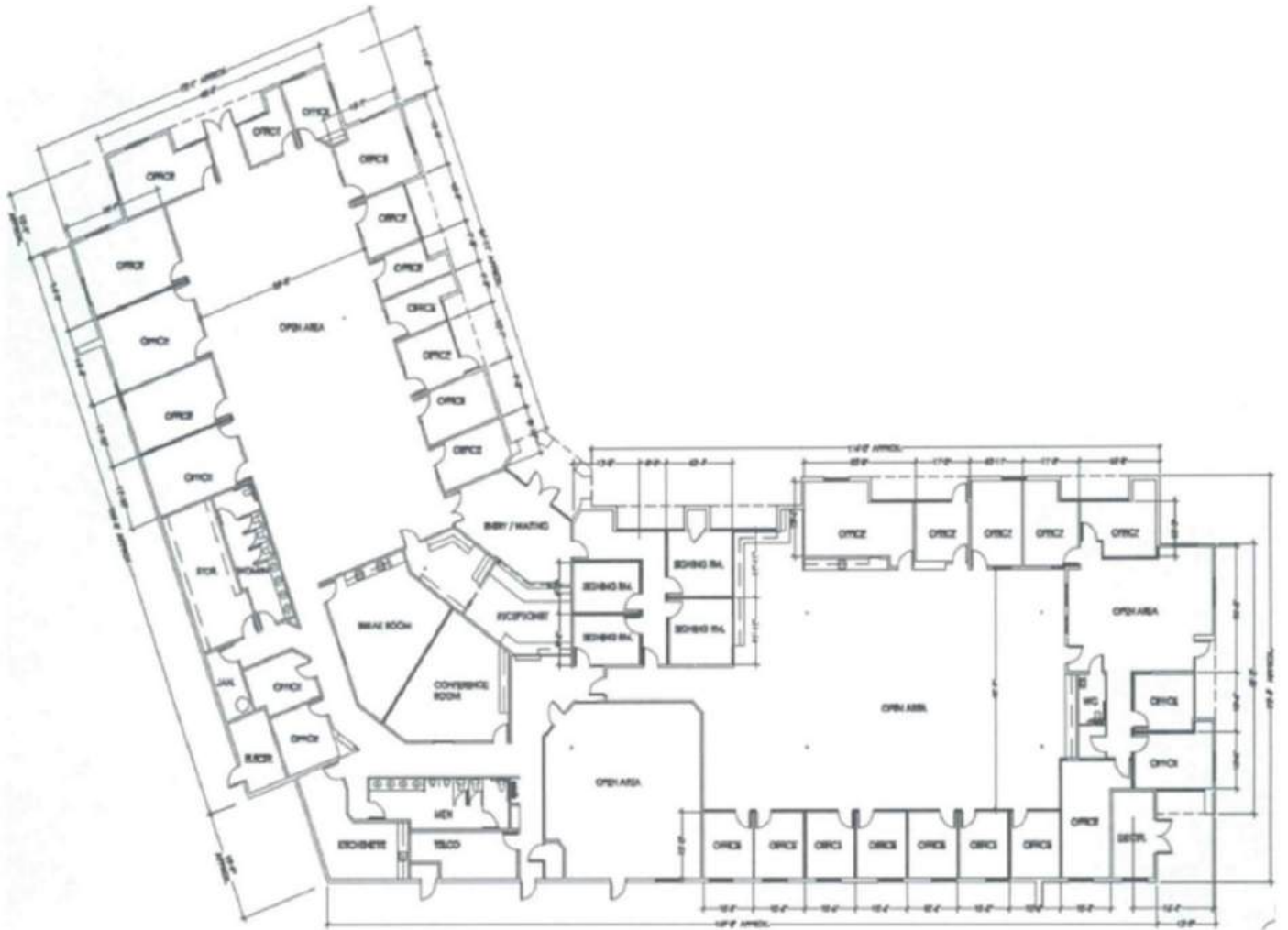
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COMMERCIAL REAL ESTATE

AVAILABLE OFFICES



Terra Vista Business Park, LLC

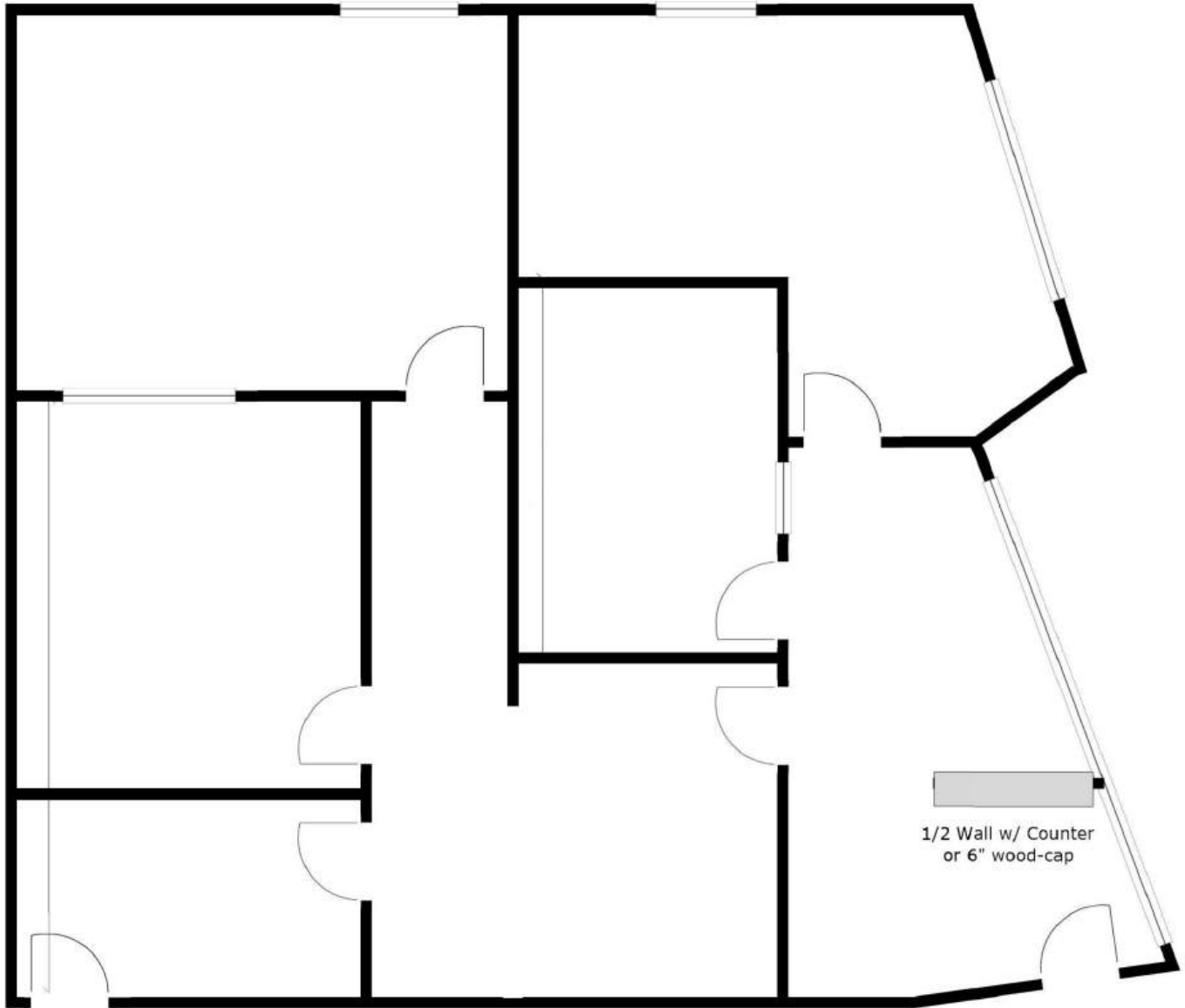
10641 Church St, Building C
Rancho Cucamonga, CA 91730
Rentable Sq. Ft. 18,300

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AVAILABLE OFFICES



Terra Vista Business Park

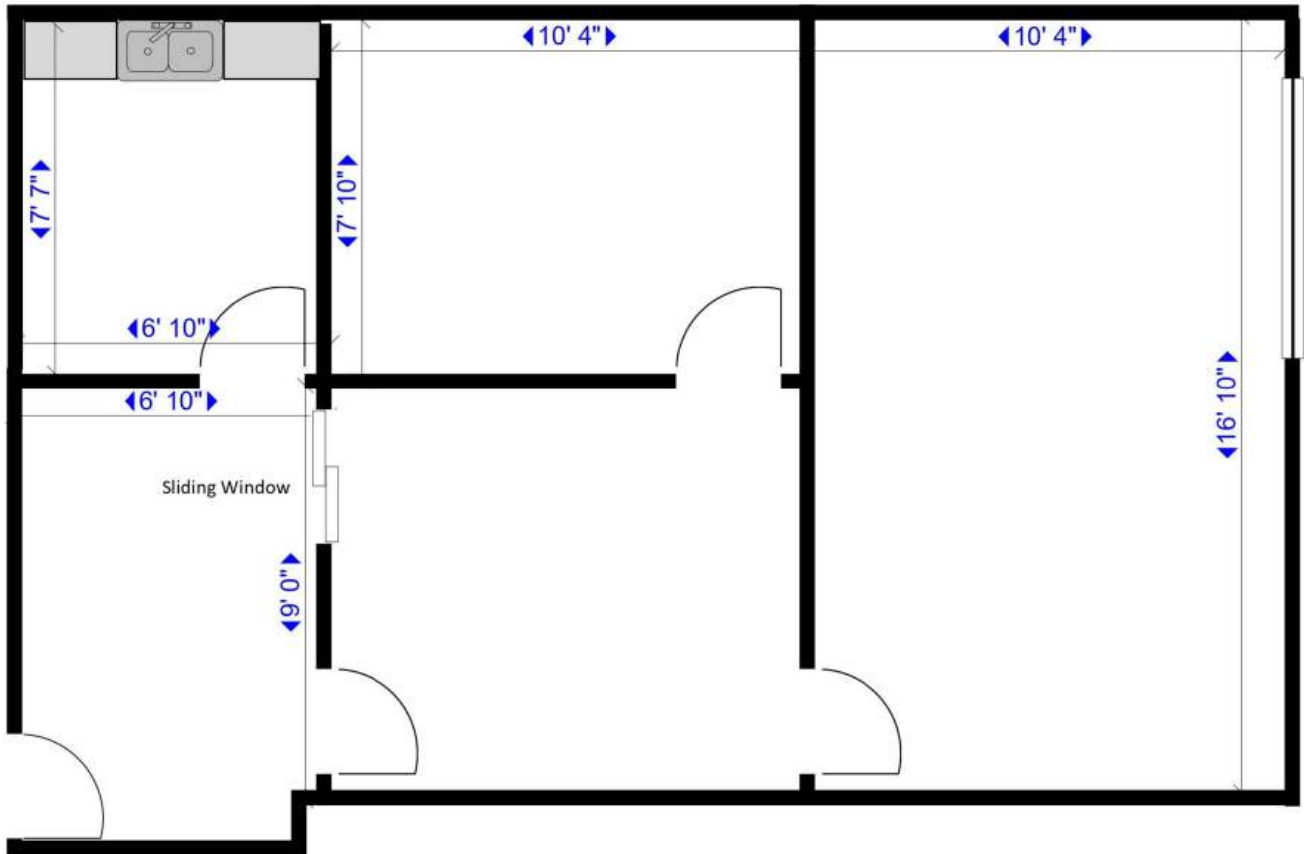
10630 Town Center Drive, Suites 119 & 121
Rancho Cucamonga CA, 91730
Rentable Sq. Ft. 1,080

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AVAILABLE OFFICES



Terra Vista Business Park

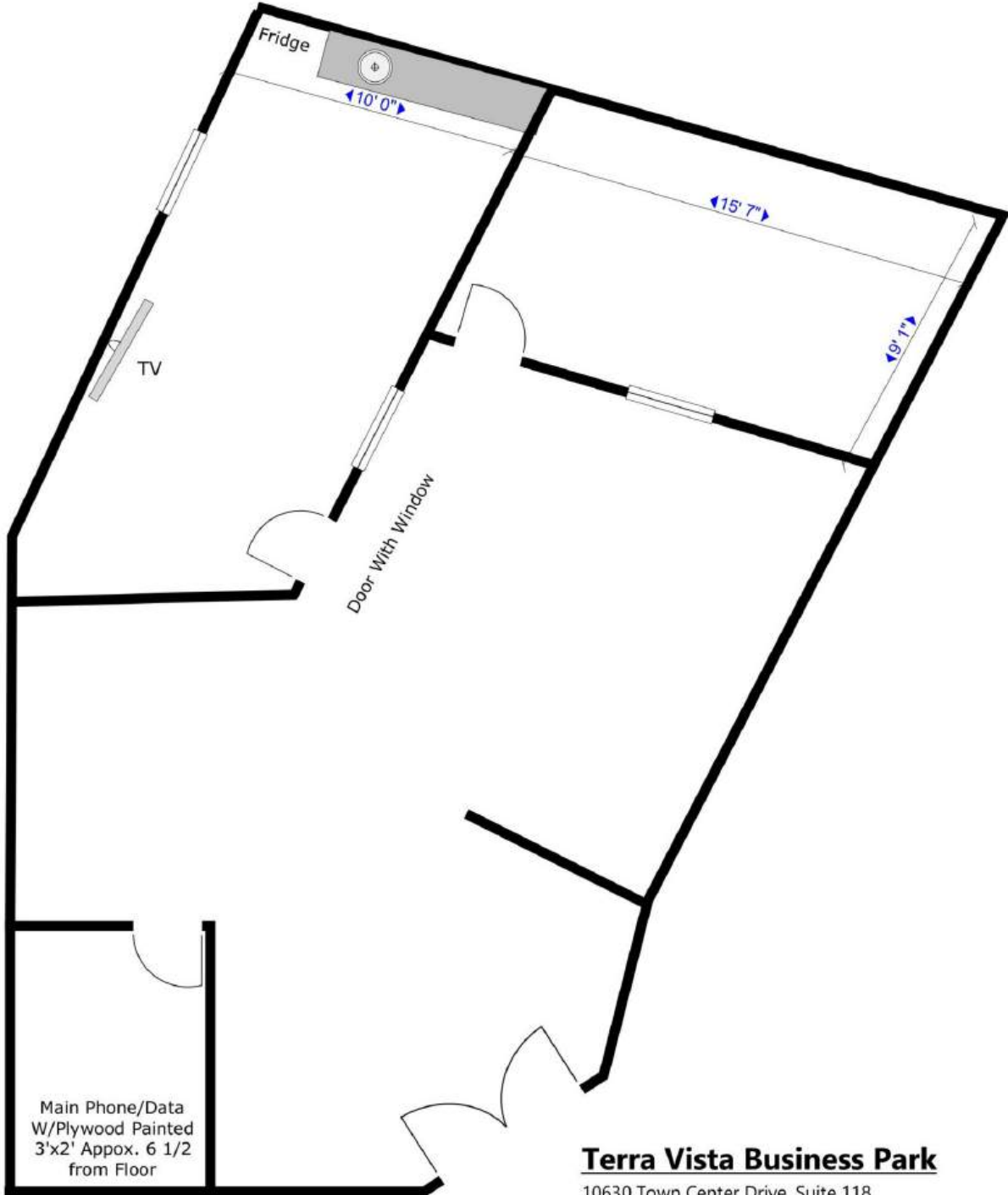
10630 Town Center Drive Suite 126
Rancho Cucamonga, CA 91730
Rentable Sq. Ft. 590

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AVAILABLE OFFICES



Terra Vista Business Park

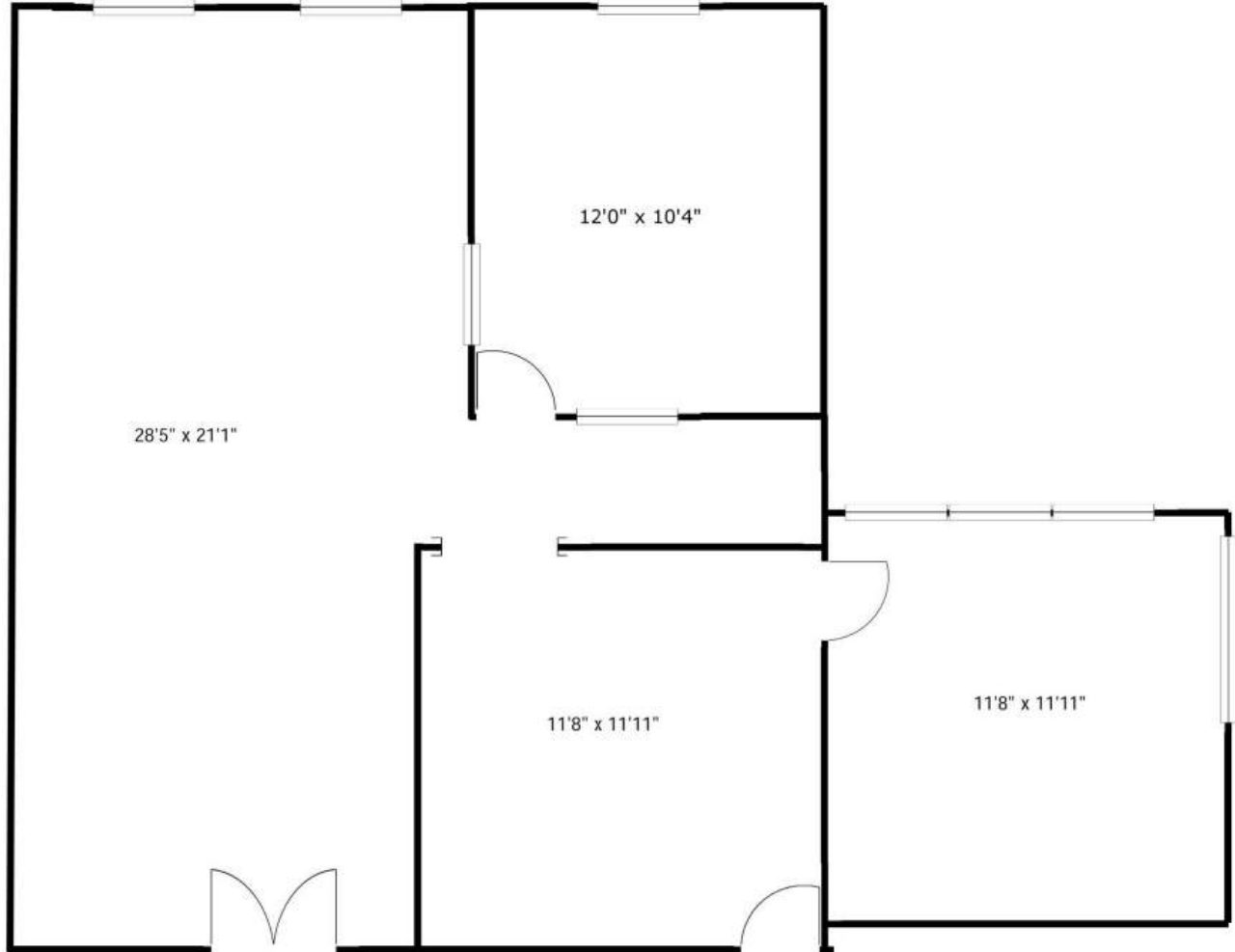
10630 Town Center Drive, Suite 118
Rancho Cucamonga CA, 91730
Rentable Sq. Ft. 1,147

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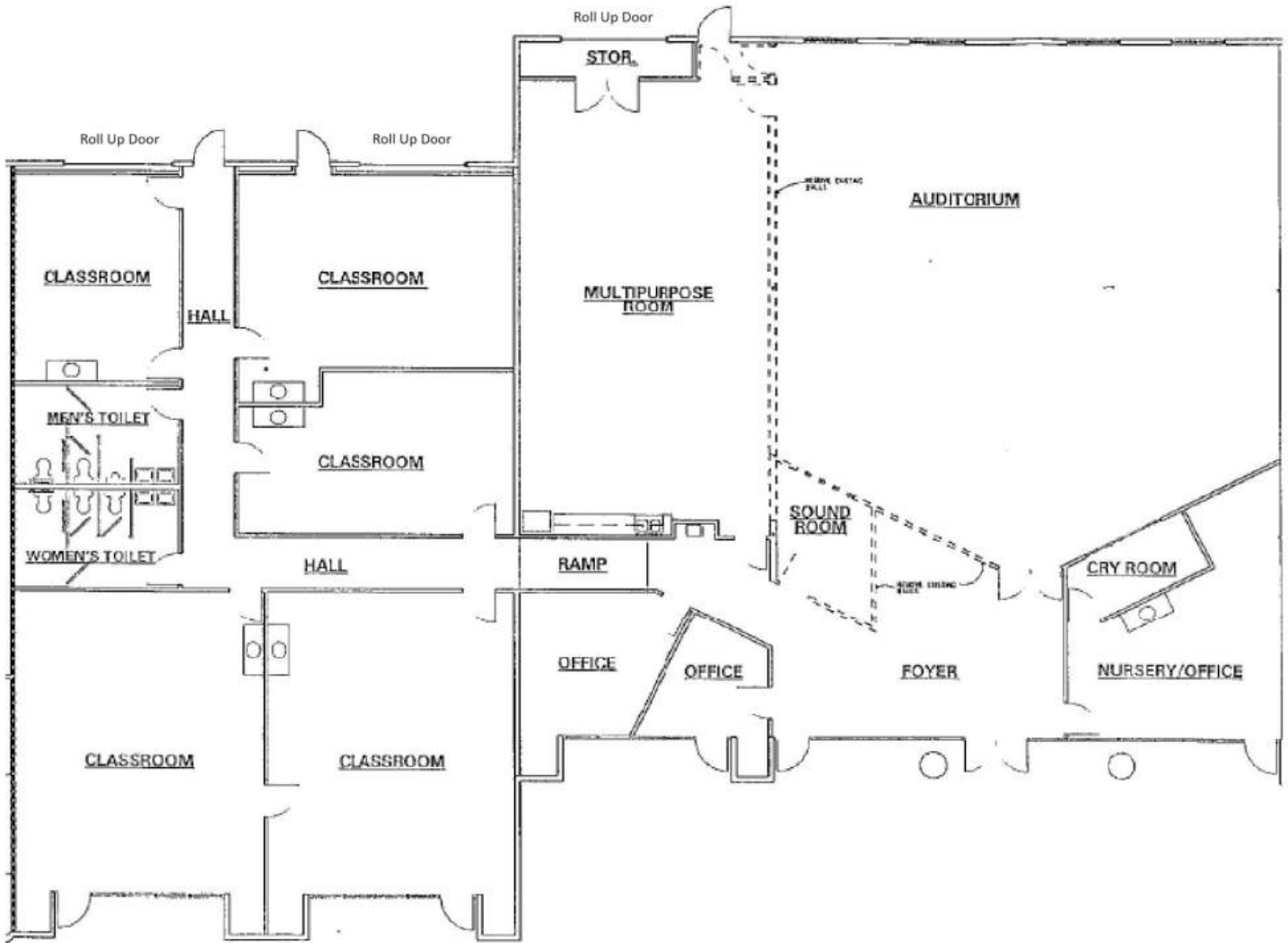


Terra Vista Business Park
10630 Town Center Drive, Suite 128B
Upland CA, 91730
Rentable Sq. Ft. 1,193

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Terra Vista Business Park

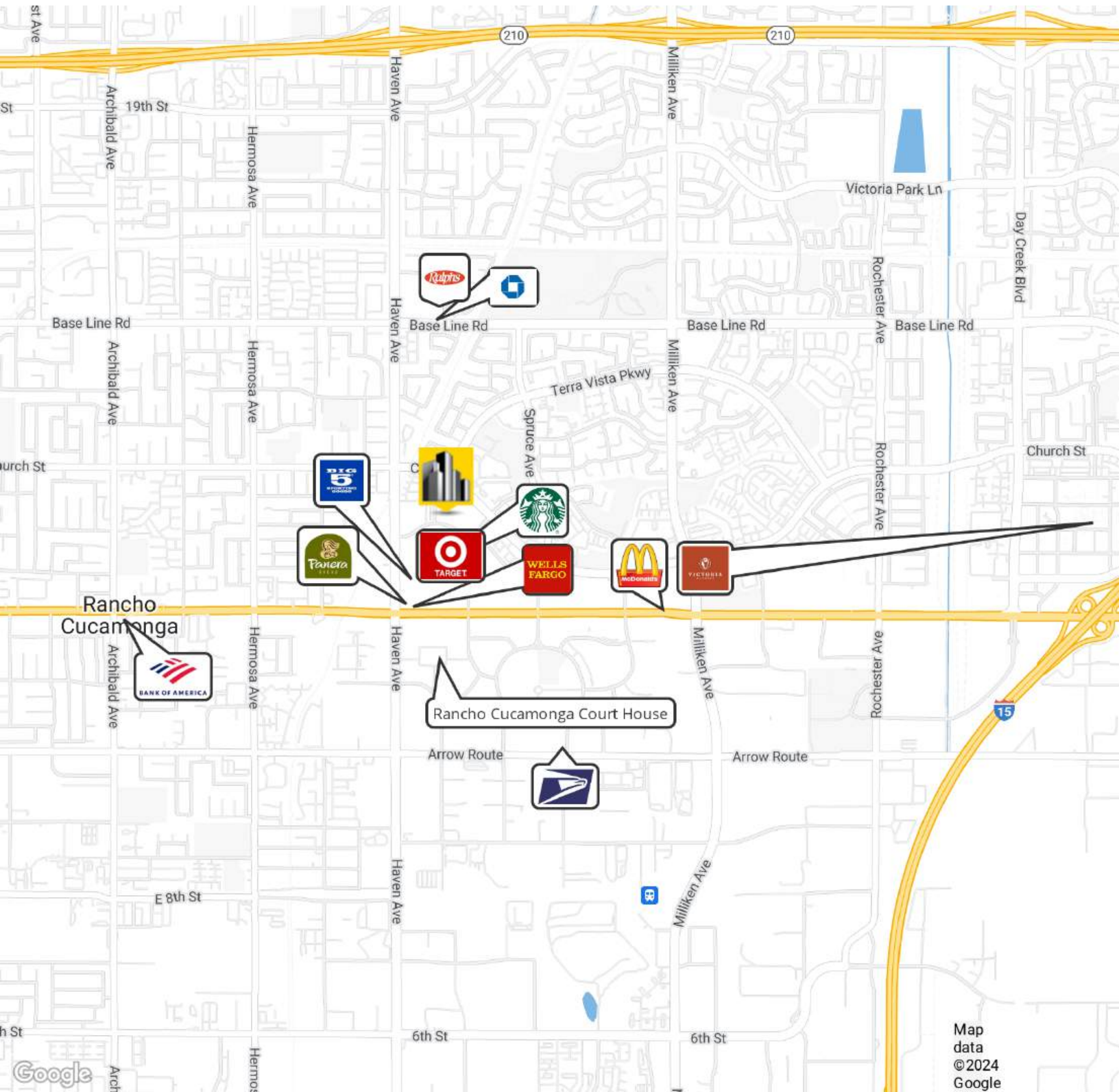
10601 Church St Suites 118-122
Rancho Cucamonga, CA 91730
Rentable Sq. Ft 10,384

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WELL LOCATED



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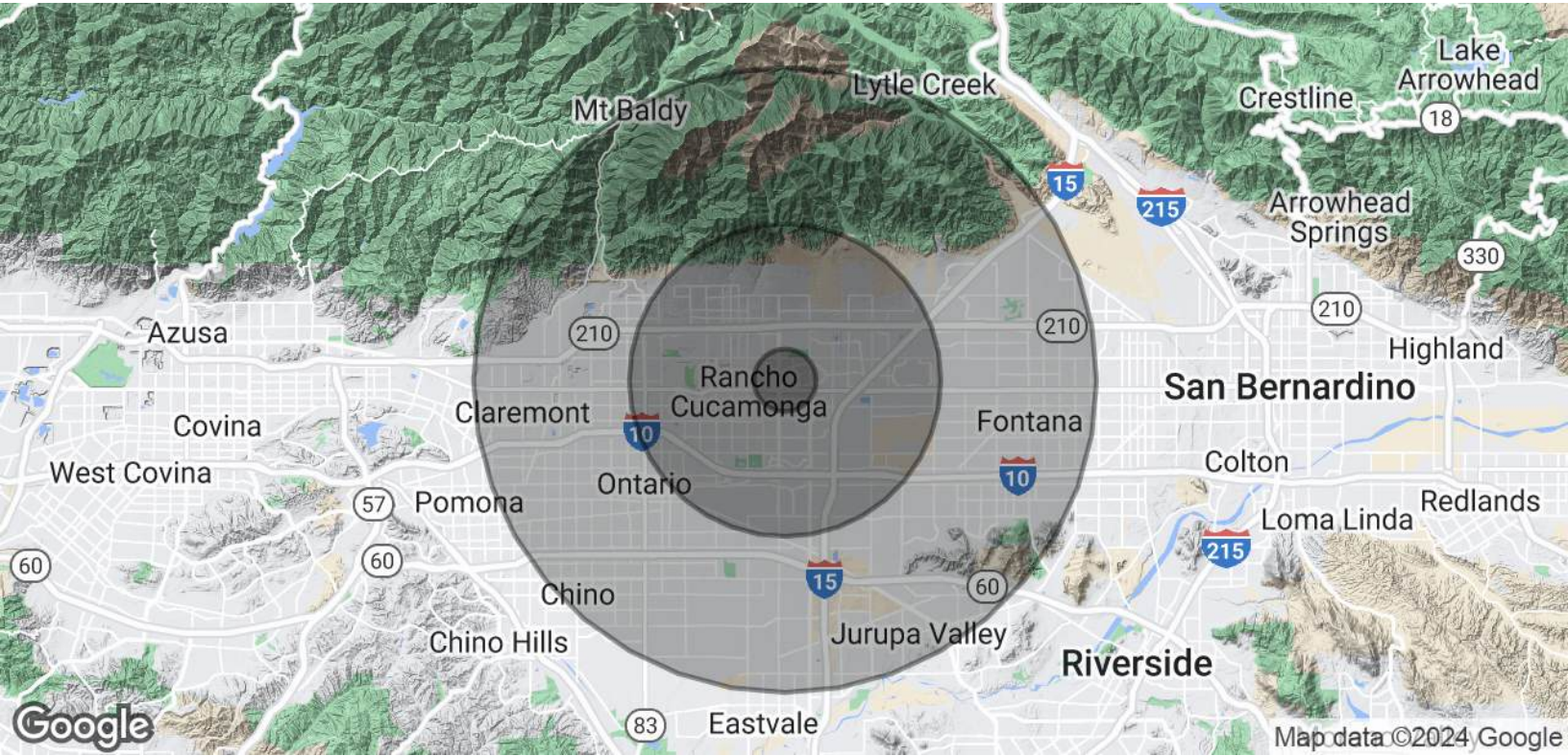
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COMMERCIAL REAL ESTATE

STRONG DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	25,236	279,116	934,785
Average Age	37	39	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	9,340	91,158	277,347
# of Persons per HH	2.7	3.1	3.4
Average HH Income	\$112,346	\$130,024	\$123,588
Average House Value	\$626,065	\$706,214	\$663,471

Demographics data derived from AlphaMap

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