



OFFICE BUILDING FOR SALE

8578 UTICA AVE STE 100 & 200

RANCHO CUCAMONGA, CA 91730

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

Presented By:

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CalDRE #01301532

ALLIED 
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$3,150,000

Building Size: 7,822 SF

Price / SF: \$402.71

Year Built: 2004

Submarket: Inland Empire West

PROPERTY OVERVIEW

The subject property is a rare high image first and second floor office condos totalling approx. 7,822 sq. ft. It is elevator served and includes a lobby, reception area, twenty four (24) Private offices, and multiple cubicle spaces. It also features high end finishes with two (2) in-suite restrooms and a kitchen area in each suite. This is a must see space. Great for attorneys, real estate, insurance and other professional service industries. 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.

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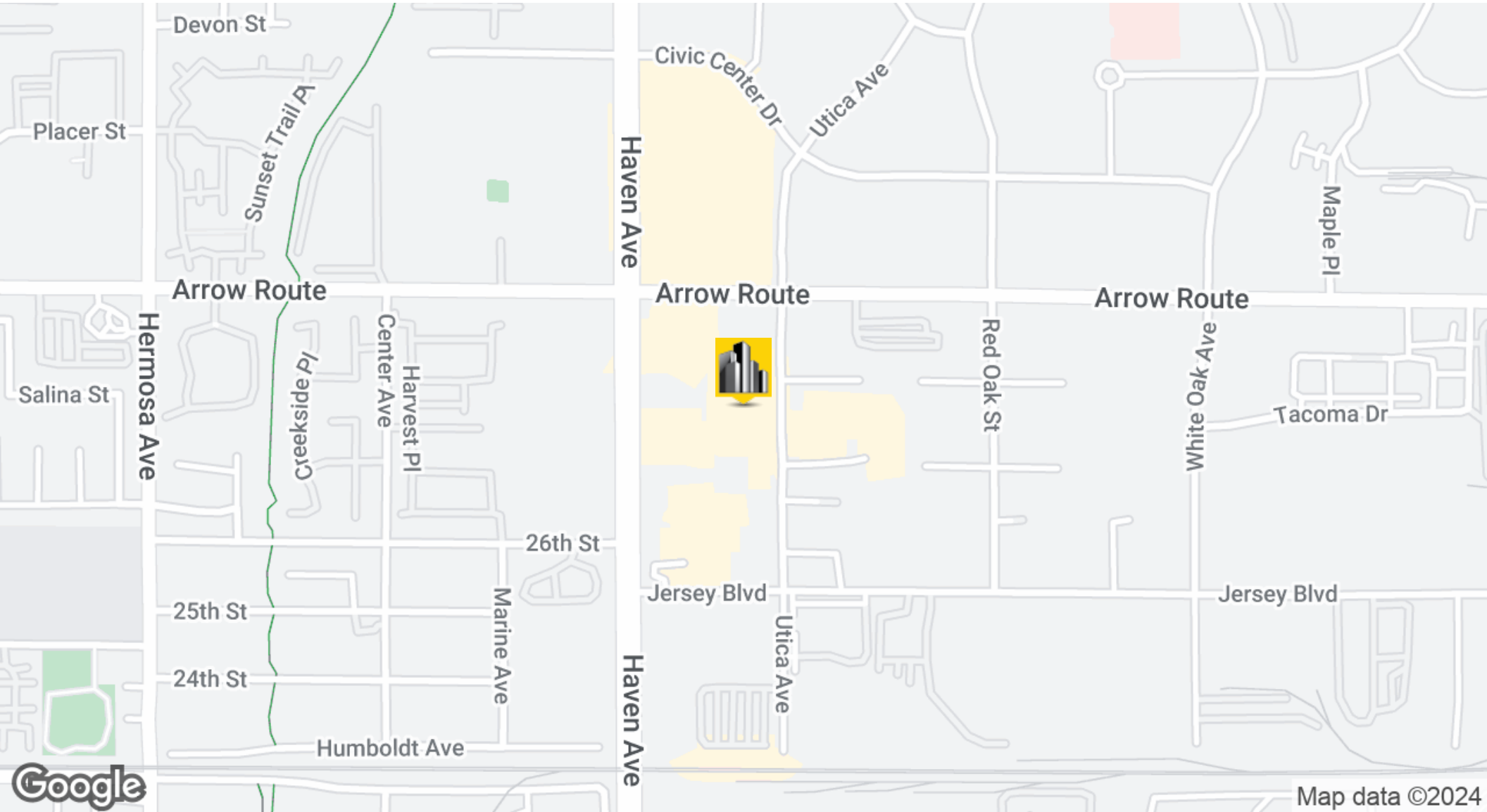
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LOCATION MAP



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ADDITIONAL PHOTOS



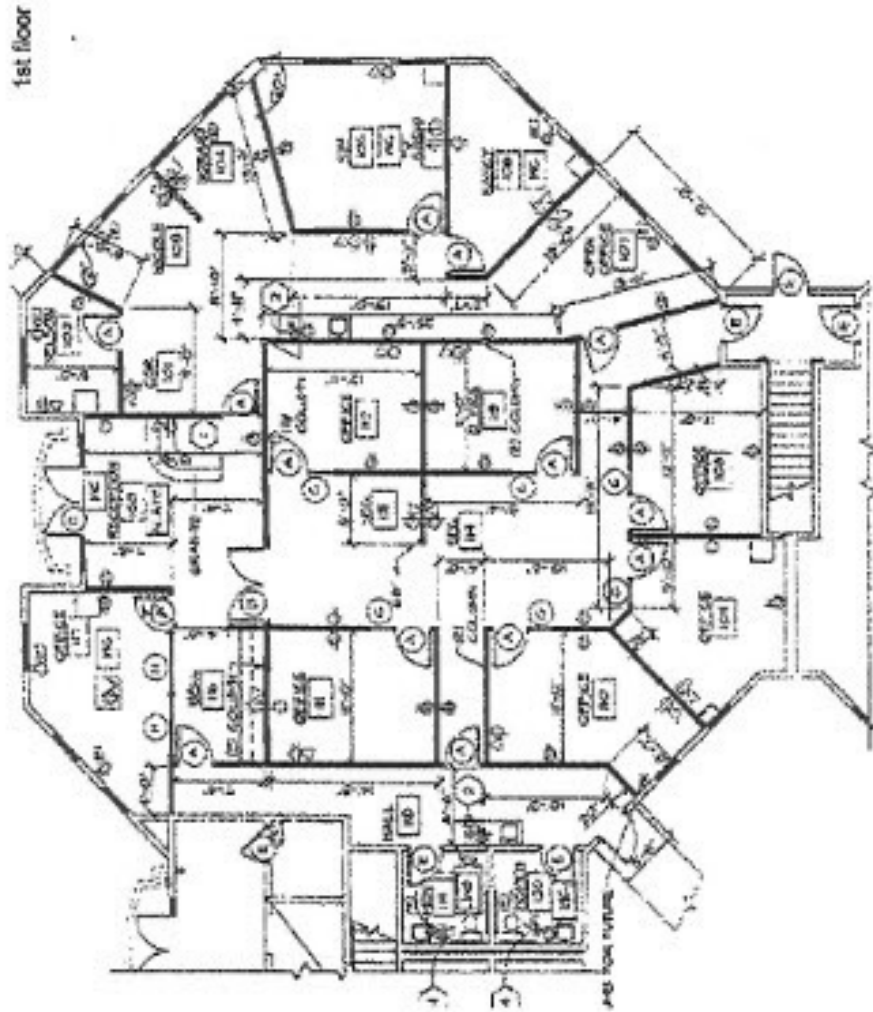
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FLOOR PLAN



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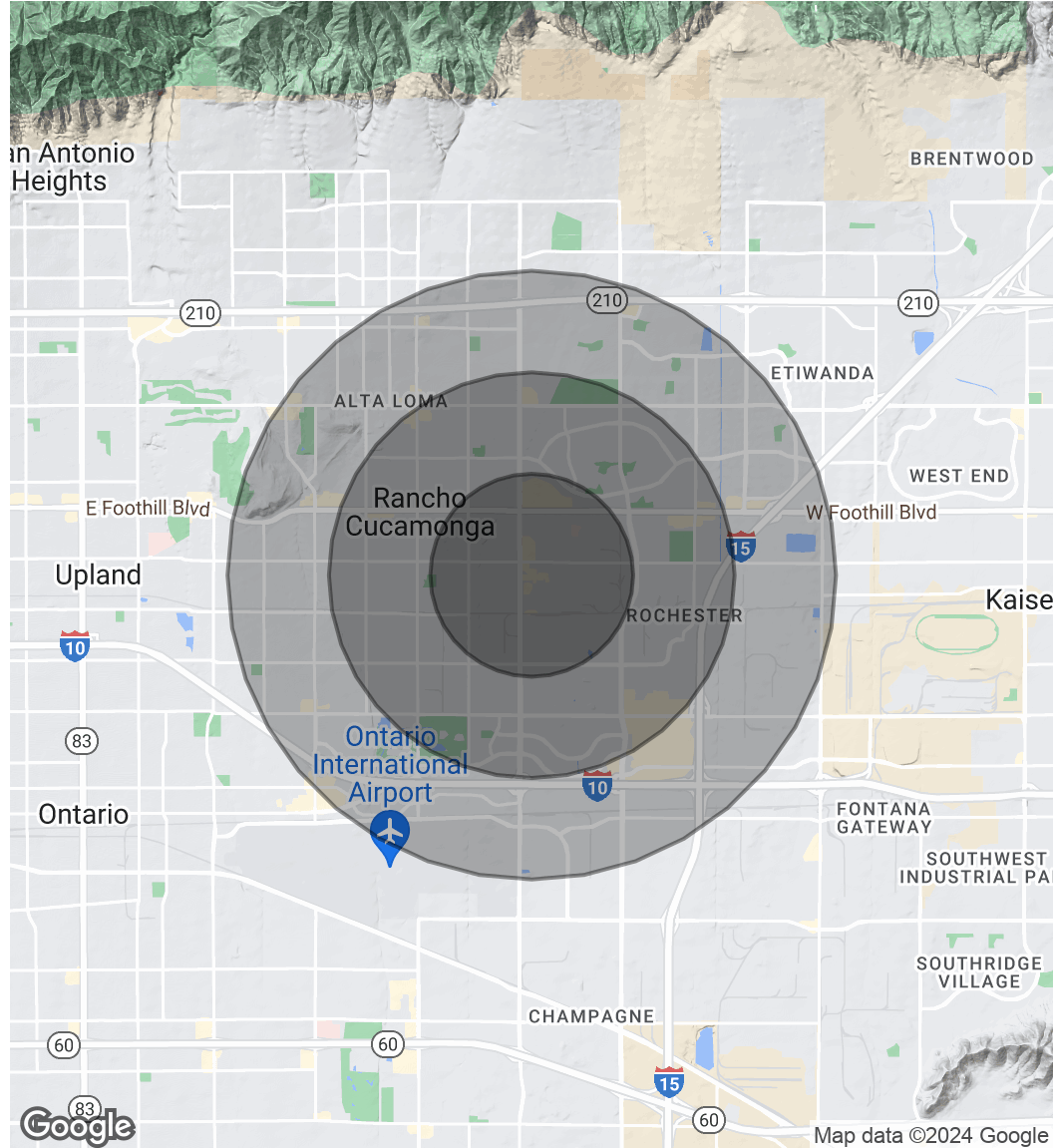
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,712	63,667	136,898
Average Age	32.9	35.8	36.4
Average Age (Male)	29.9	35.2	35.3
Average Age (Female)	33.6	36.7	37.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,197	23,615	47,524
# of Persons per HH	2.6	2.7	2.9
Average HH Income	\$72,050	\$87,824	\$90,058
Average House Value	\$143,257	\$300,612	\$354,011

RACE	1 MILE	2 MILES	3 MILES
Total Population - White	4,893	28,757	67,941
Total Population - Black	2,003	8,783	14,885
Total Population - Asian	1,290	9,824	18,207
Total Population - Hawaiian	16	356	488
Total Population - American Indian	102	711	1,315
Total Population - Other	1,181	8,014	18,998

* Demographic data derived from 2020 ACS - US Census



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