

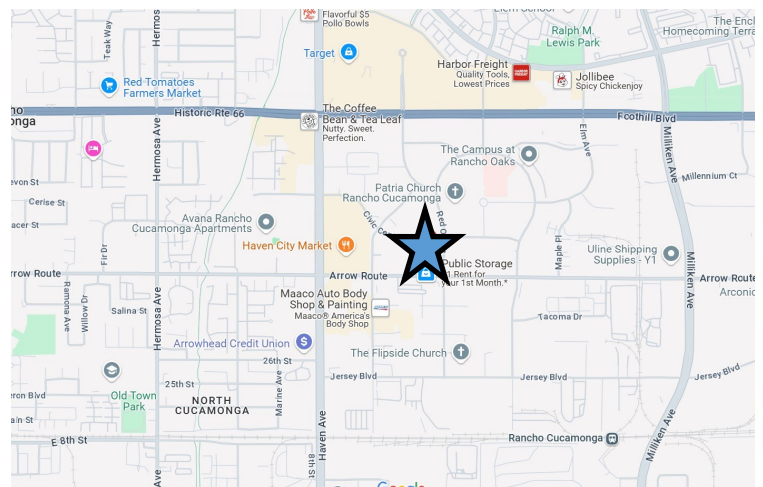
## Professional Office Condo for Sale 10722 Arrow Rt., Unit 802, Rancho Cucamonga



### PROPERTY HIGHLIGHTS

- ◆ +/- 1,792 Sq. Ft. Office Condo
- ◆ Investment Opportunity
- ◆ Fire Sprinkler system
- ◆ Fully Converted to Office
- ◆ Well Maintained Business Park
- ◆ Street Frontage from Arrow Route

### 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**  
Senior Commercial Associate  
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DRE Lic. #01841921



Lic. # 01841921

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

## Professional Office Condo for Sale 10722 Arrow Rt., Unit 802, 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 +/- 1,792 Sq. Ft. office condo consist of single-story office space, which can be purchased as an Investment property. The unit consists of a lobby/ reception area, 5 large executive offices, 1 private restrooms, beautiful breakroom, large bullpen area, large storage room, and 8 dedicated parking stalls. 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 802, Rancho Cucamonga
COUNTY:	San Bernardino
MARKET:	Rancho Cucamonga
SUBMARKET:	Inland Empire West
BUILDING SF:	+/- 1,792
LAND SF:	
YEAR BUILT:	1992
APN:	0208-053-32-0000
OWNERSHIP TYPE:	Fee Smiple
BUILDING CLASS:	C
NO. STORIES:	1
TENANCY:	Single
PARKING:	8 Reserved parking stalls

#### FINANCIAL SUMMARY

OFFERING PRICE:	\$660,000.00
PRICE PSF:	\$368.31
OCCUPANCY:	3-year lease (lease ending 02/28/2027)
NOI (CURRENT)	\$21,655.93
CAP RATE:	3.28%
SALES TYPE:	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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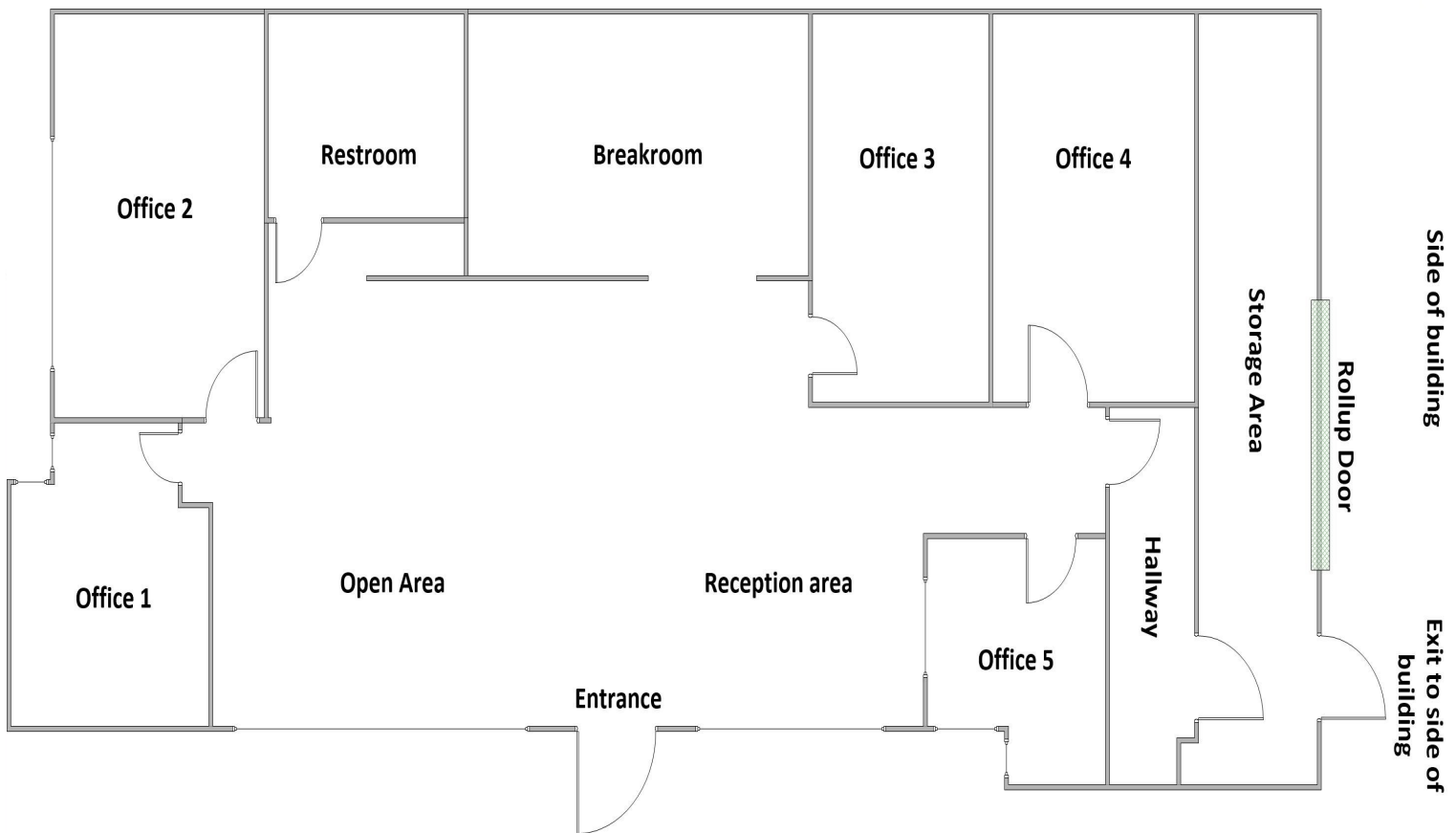
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### Property Floor Plan



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