

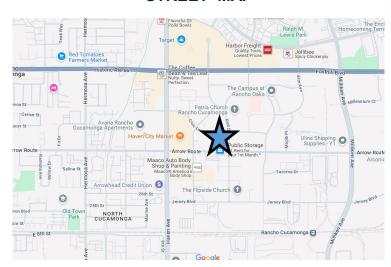
PROPERTY HIGHLIGHTS

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

CLOSE PROXIMITY TO

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

STREET MAP



PROFESSIONAL OFFICE CONDO FOR SALE

For leasing information, please contact:

Fred Barajas

Senior Commercial Associate Phone 909-725-3434 **fbarajas@mgrrealestate.com** DRE Lic #01994577

Daniel Valenzuela

Senior Commercial Associate Phone 909-582-6603 dvalenzuela@mgrrealestate.com DRE Lic. #01841921



Lic. # 01841921

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

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance



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 0208-053-32-0000 APN: OWNERSHIP TYPE: Fee Smiple **BUILDING CLASS:** C NO. STORIES: 1 TENANCY: PARKING: 8 Reserved parking stalls

FINANCIAL SUMMAR	RY			
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	279416	999.380	

\$99,624



PROFESSIONAL OFFICE BUILDING FOR SALE

\$91,470

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2024 Median Income: \$86,629

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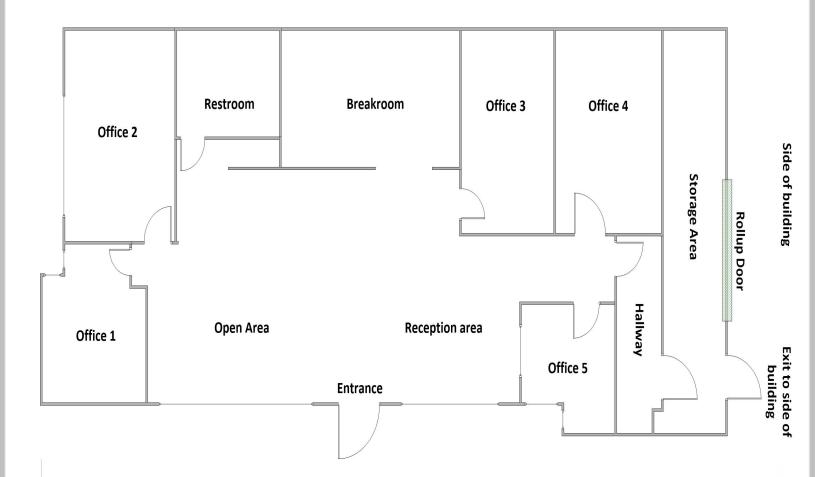


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Property Floor Plan



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