

FREE STANDING OFFICE FOR SALE



OFFERING SUMMARY

Sale Price: \$1,907,000

Lot Size: 0.48 Acres

Building Size: 5,778 SF

Price / SF: \$330.04

PROPERTY OVERVIEW

owner/user or investor opportunity to purchase single story office building with an efficient and flexible floor plan allowing for one or up to three or more separate businesses to thrive in a productive environment - motivated seller

LOCATION OVERVIEW

Individual offices. Ideal for one or two person businesses. The Campus at Rancho Oaks a well maintained and popular commercial development. Strategically located South of Foothill Boulevard and North of Arrow Route, East of Haven Avenue and West of Milliken Avenue in the heart of Rancho Cucamonga. Near main USPS location. Close to many retail, food and banking amenities and the Rancho Cucamonga City Hall and County of San Bernardino Courts. Minutes to I-15, SR-210 and I-10.

PROPERTY HIGHLIGHTS

- move in condition
- well thought out floor plan
- 2004 construction
- exceptional value
- entire building available as vacant at close of escrow
- one or more existing tenants may be willing to stay and lease
- call to show - do not disturb occupants

STEVEN D. ROPPEL

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SOLD - OFFICE BUILDING SINGLE STORY // 8273 White Oak Avenue, Rancho Cucamonga, CA 91730

QUALITY CONSTRUCTION THROUGHOUT



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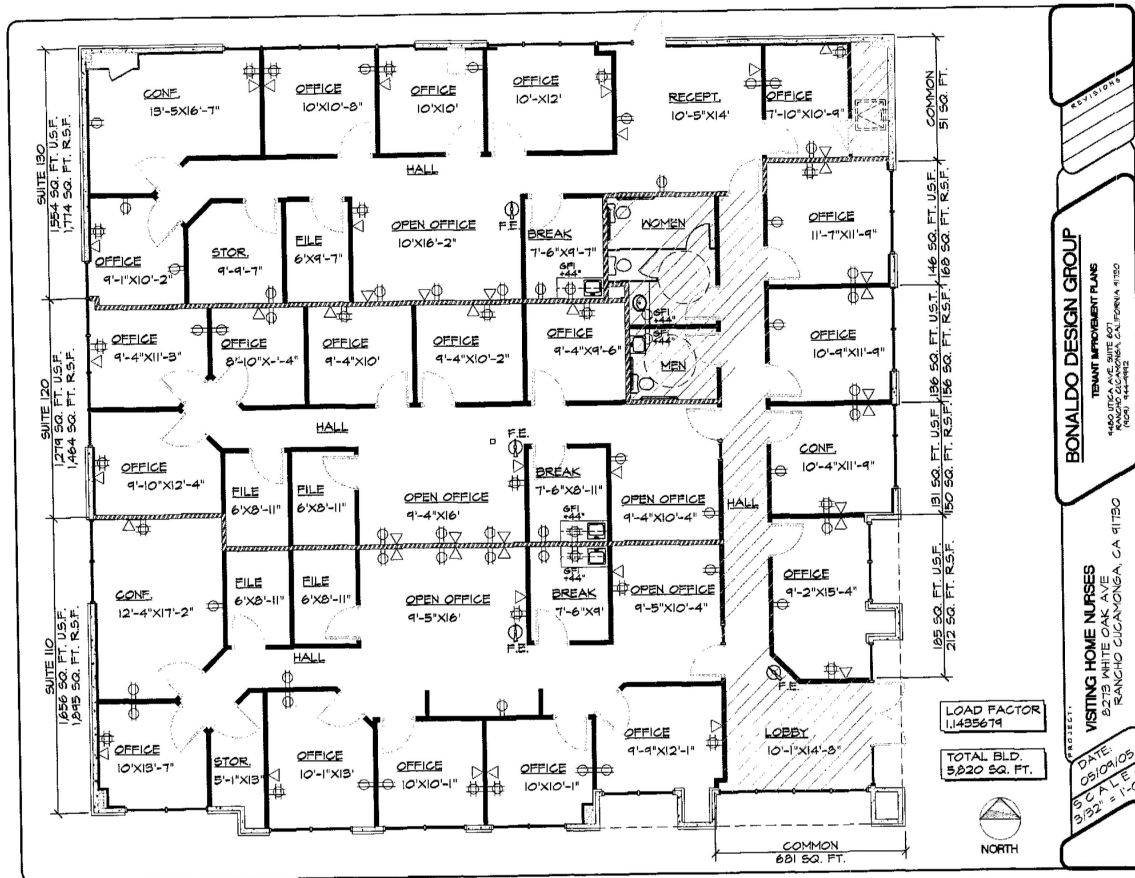


9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

COMMERCIAL REAL ESTATE

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FLEXIBLE BUILDING PLAN



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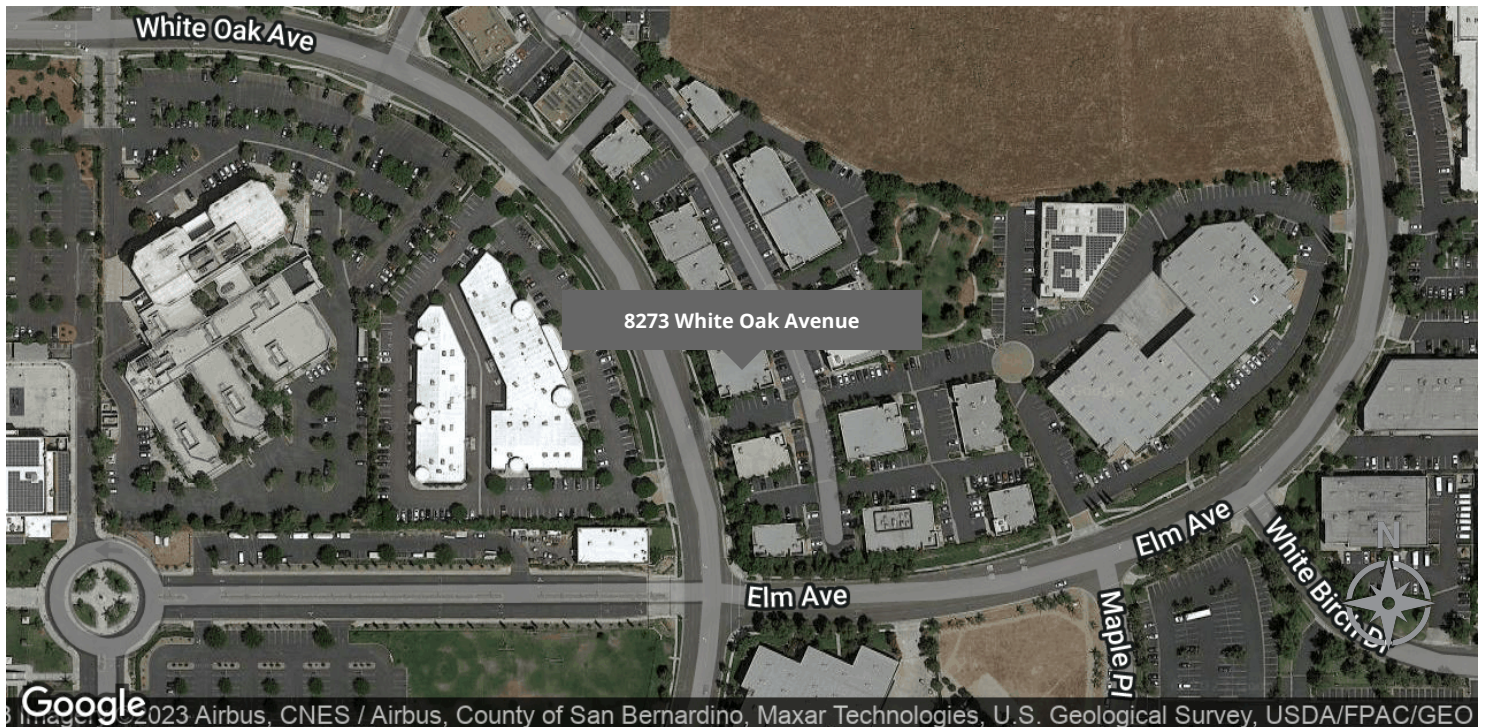
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IDEAL LOCATION



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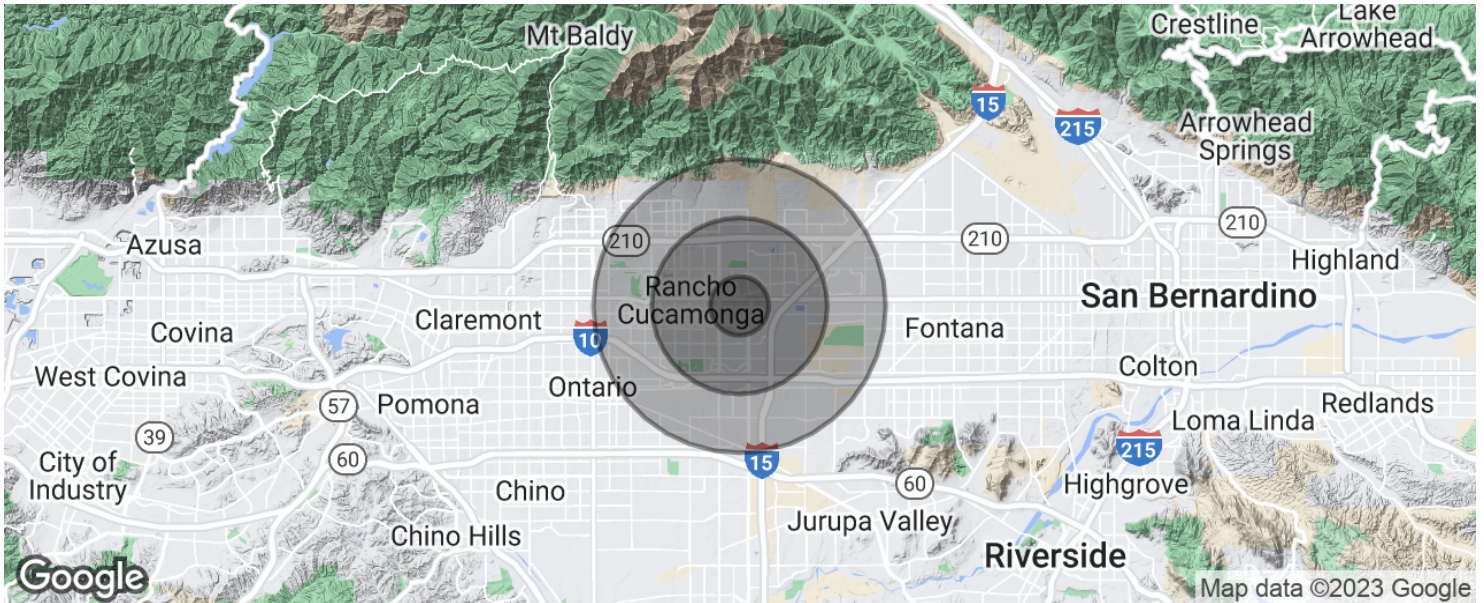


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,360	123,863	268,441
Median age	30.4	33.1	33.1
Median age (Male)	30.3	32.1	32.2
Median age (Female)	30.4	33.9	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,849	42,677	84,647
# of persons per HH	2.5	2.9	3.2
Average HH income	\$75,370	\$81,731	\$85,906
Average house value	\$427,553	\$405,914	\$428,452

* Demographic data derived from 2020 ACS - US Census

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