

INDUSTRIAL PROPERTY FOR LEASE

# ARROW BUSINESS CONDO

10722 ARROW RTE, SUITE 704, RANCHO CUCAMONGA, CA 91730



9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // [alliedcommercialrealestate.com](http://alliedcommercialrealestate.com)

COMMERCIAL REAL ESTATE

Presented By:

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CalDRE #01301532

# EXECUTIVE SUMMARY



Lease Rate	<b>NEGOTIABLE</b>
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OFFERING SUMMARY	
Building Size:	1,385 SF
Office SF:	Fully Leased

**PROPERTY OVERVIEW**

Located in the prestigious Arrow Business Condominium business park and with warehouse storage in the back. This property features one industrial condo unit +/- 1,385 sq. ft. It is approx. 50% office and 50% Warehouse. The unit has a front door and one roll up door in the back. Lots of storage space. Tenant is responsible for Association Dues above base rent current at an expense of \$187.74 Call the agent today for more information or to schedule a tour.

**LOCATION OVERVIEW**

The property is located two blocks south of the Terra Vista Town Center at Foothill Blvd. & Haven Ave. and quick access to the new Haven City Market. It is about a 10 minute walk to the San Bernardino County Law & Justice Center and the City of Rancho Cucamonga Civic Center.

**PROPERTY HIGHLIGHTS**

- Prestigious Arrow Business Condominiums
- Professionally built out tenant improvements
- Large reception and 3 private offices
- Perfect for CPA, Lawyer, Insurance, Real Estate Office, etc.
- Association includes, water, trash, hazard insurance, roof, paint

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# ADDITIONAL PHOTOS

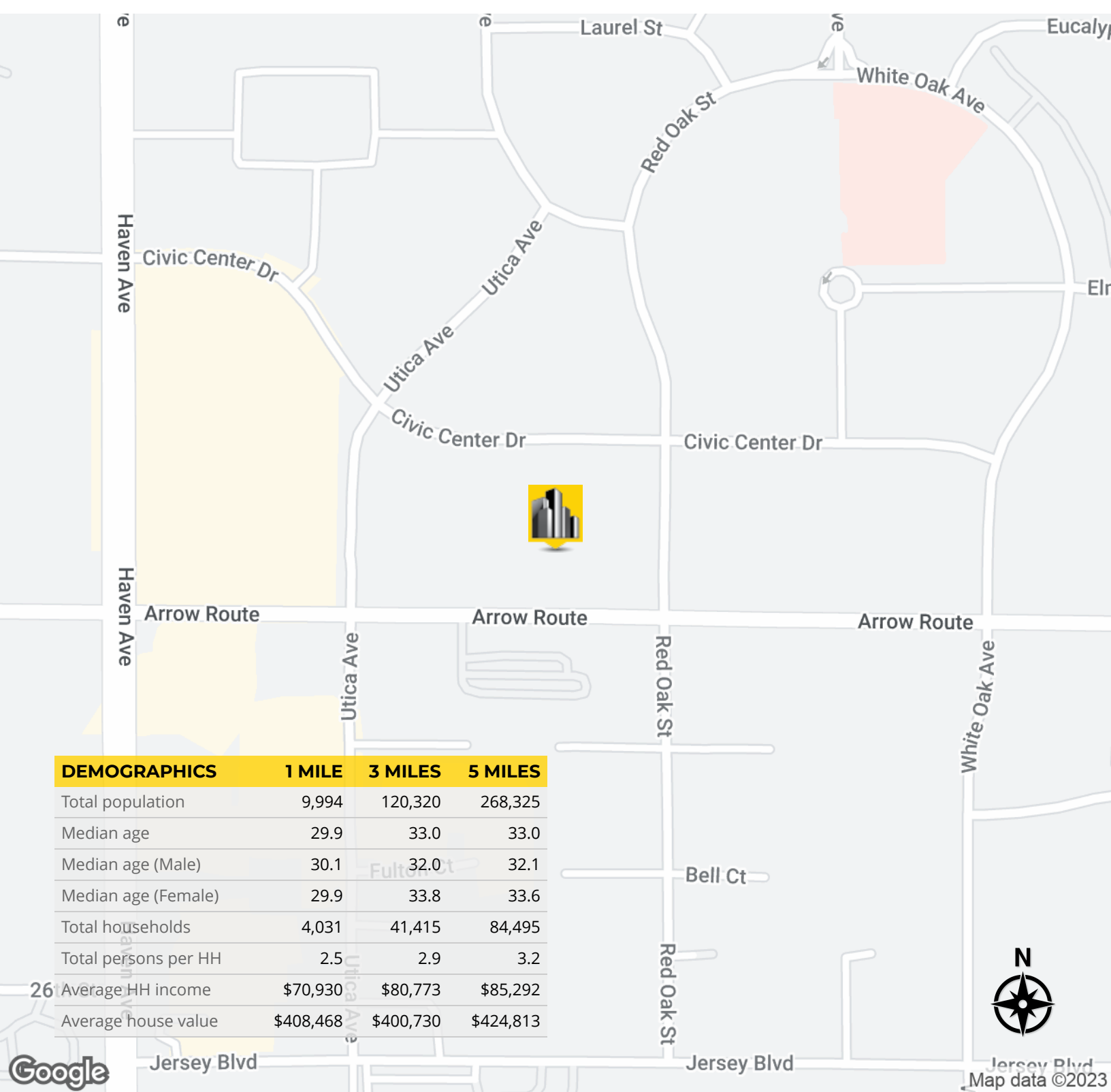


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# LOCATION MAPS

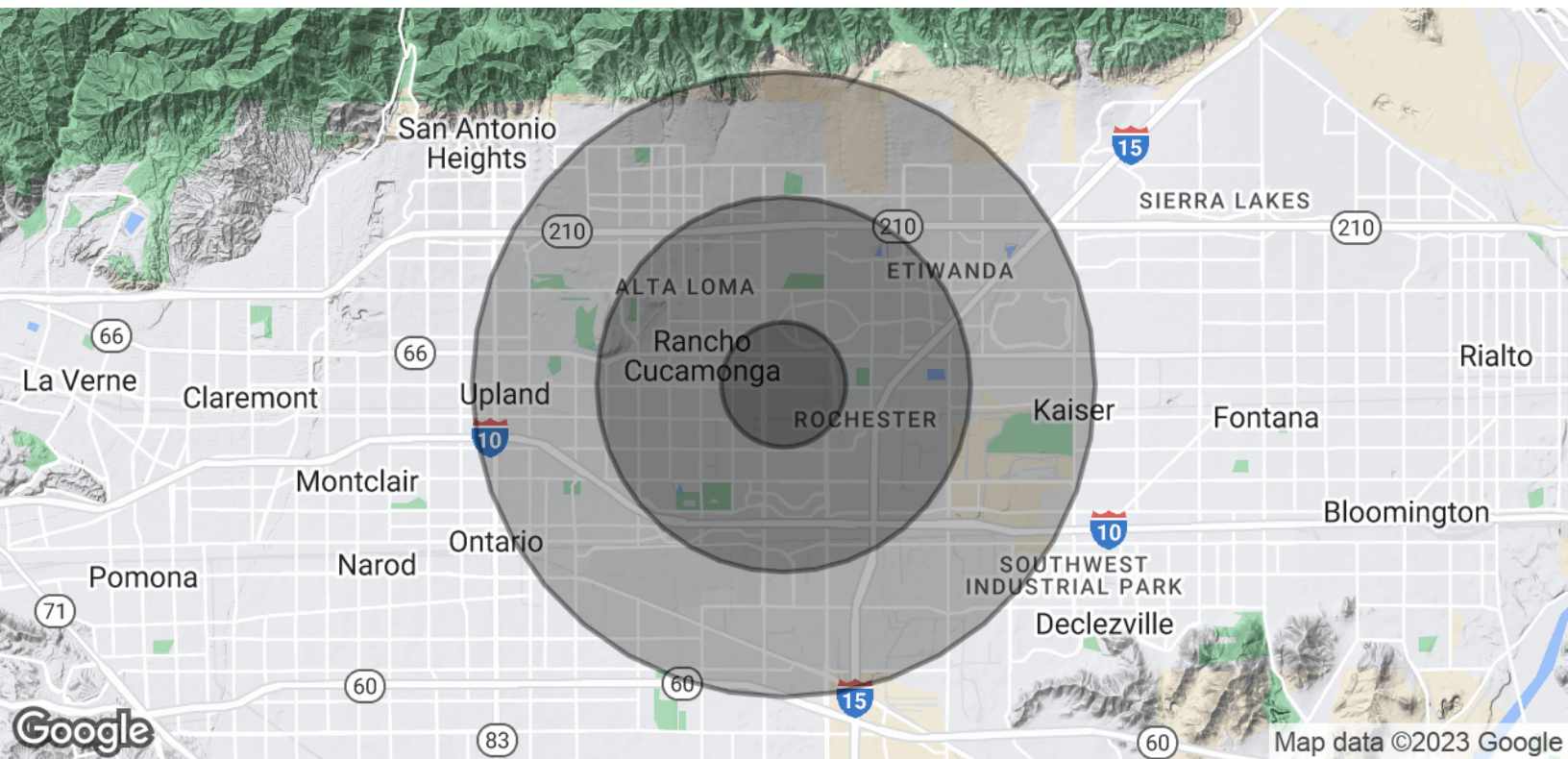


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,994	120,320	268,325
Average age	29.9	33.0	33.0
Average age (Male)	30.1	32.0	32.1
Average age (Female)	29.9	33.8	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,031	41,415	84,495
# of persons per HH	2.5	2.9	3.2
Average HH income	\$70,930	\$80,773	\$85,292
Average house value	\$408,468	\$400,730	\$424,813

\* Demographic data derived from 2020 ACS - US Census

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