



OFFICE BUILDING FOR LEASE

## VIRGINIA DARE WINERY BUSINESS CENTRE

10470 FOOTHILL BOULEVARD, RANCHO CUCAMONGA, CA 91730

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

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# RARE OFFICE LEASE OPPORTUNITY



OFFERING SUMMARY	
Lease Rate:	\$1.90 - 5.36 SF/month (MG)
Building Size:	39,328 SF
Available SF:	140 - 7,944 SF

## PROPERTY OVERVIEW

Offices and medical offices now available in the well known and prestigious Virginia Dare Winery Business Centre. Open, landscaped courtyard provides access by open air stairs or state of the art elevator to second floor suites. Plentiful parking, excellent window lines, flexible efficient floor plans.

## LOCATION OVERVIEW

Virginia Dare Winery Business Centre is a well situated two-story office complex offering excellent opportunities for discerning businesses. Located at the high traffic volume intersection of Haven Avenue and Foothill Boulevard (Route 66), this professional office environment features office and medical office suites offering a wide selection of ideally suited efficient floor plans that are an outstanding fit for most businesses. Public transportation adjacent. Quick drive to and from major transportation corridors, such as 210 freeway, I-10 freeway and I-15 freeway. Walkable access to a wide selection of nearby restaurant, retail, and banking. Minutes to Ontario International Airport.

## PROPERTY HIGHLIGHTS

- ideally located at "Main & Main" Foothill Boulevard and Haven Avenue

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# AVAILABLE OFFICES



## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	140 - 7,944 SF	Lease Rate:	\$1.90 - \$5.36 SF/month

## AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201	Available	140 SF	Modified Gross	\$750 per month	one room suite with windows facing north to courtyard
240	Available	1,079 SF	Modified Gross	\$1.90 SF/month	open floor plan with windows facing North and South courtyard
280	Available	2,000 - 7,944 SF	Modified Gross	\$1.90 SF/month	can be combined with adjacent suite 290. divisible to about 2,000 RSF
290	Available	2,000 - 7,944 SF	Modified Gross	\$1.90 SF/month	can be combined with adjacent suite 280. divisible to about 2,000 RSF

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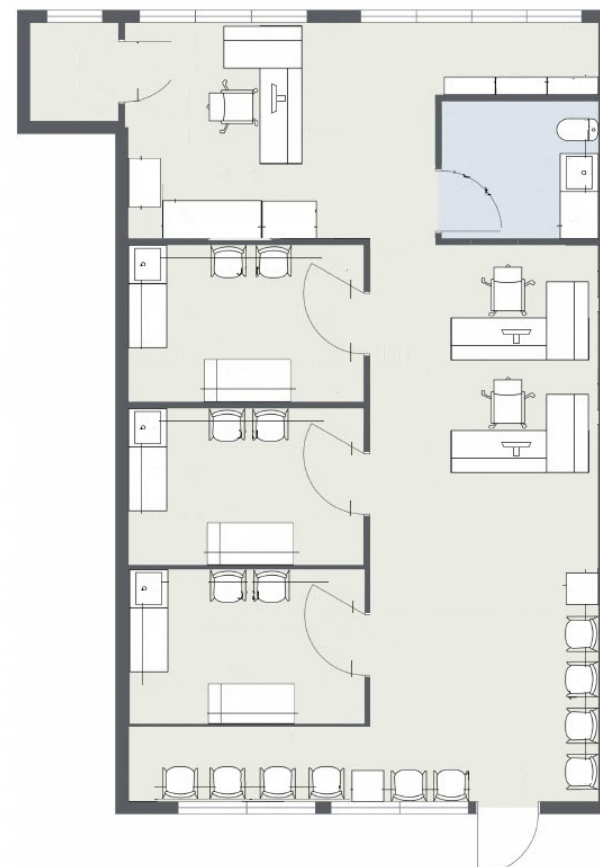
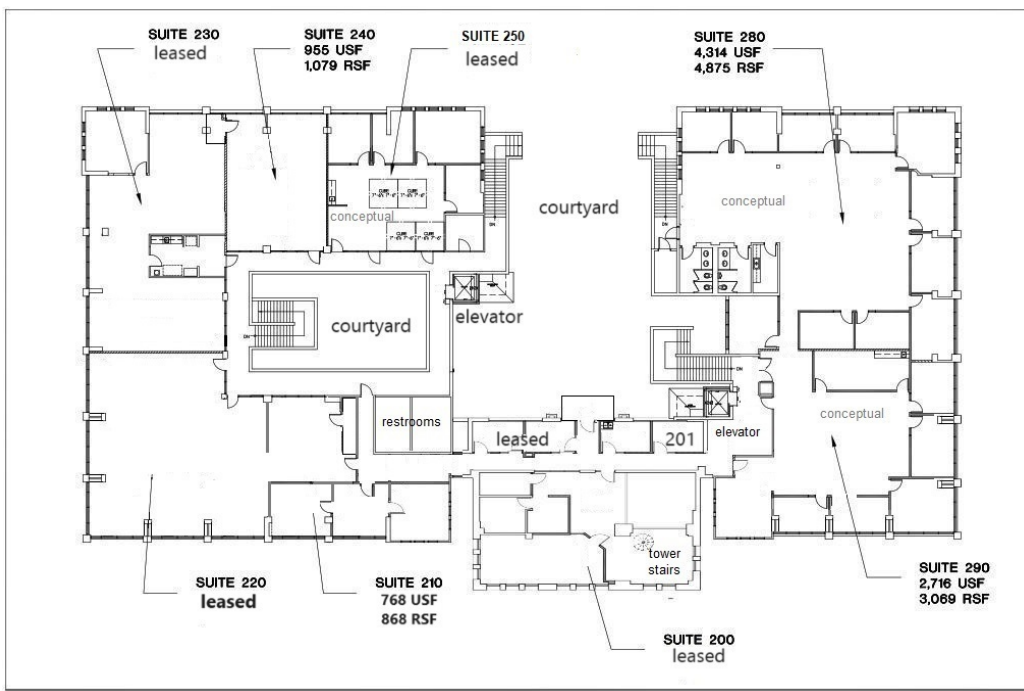
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# SECOND FLOOR PLAN

(Not to Scale)

(Not to Scale)



second floor plan

suite 240 - conceptual

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# IDEAL CONVENIENT LOCATION



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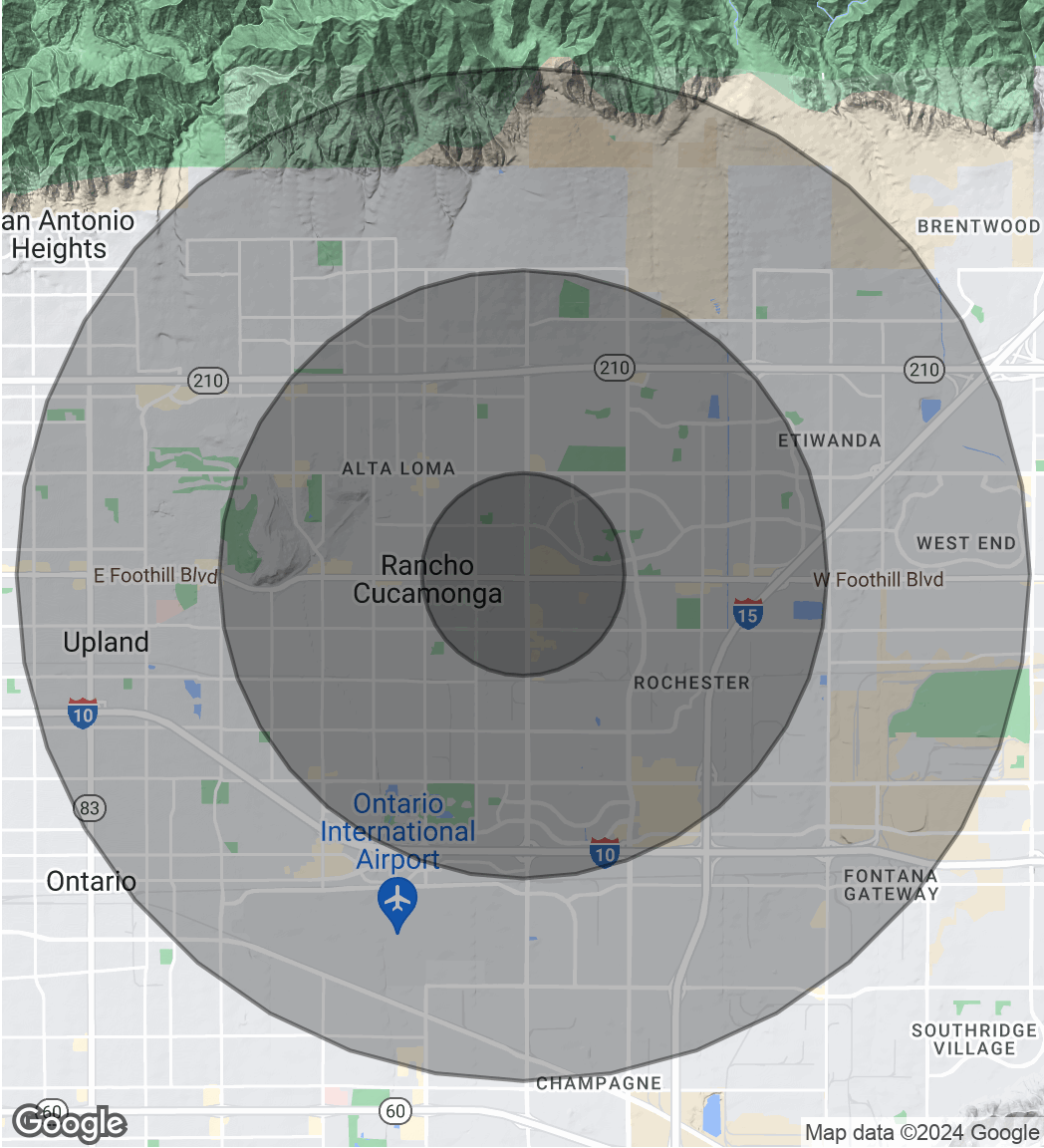
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,924	132,738	278,557
Average Age	31.2	33.4	33.3
Average Age (Male)	31.4	32.4	32.4
Average Age (Female)	31.1	34.2	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,211	45,849	88,331
# of Persons per HH	2.7	2.9	3.2
Average HH Income	\$76,100	\$82,524	\$85,416
Average House Value	\$389,101	\$400,986	\$424,609

RACE	1 MILE	3 MILES	5 MILES
% White	59.2%	61.3%	58.1%
% Black	11.6%	10.0%	8.5%
% Asian	10.0%	9.8%	8.2%
% Hawaiian	0.1%	0.3%	0.3%
% American Indian	0.8%	0.7%	1.2%
% Other	10.5%	11.8%	18.2%

\* Demographic data derived from 2020 ACS - US Census



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