



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

Presented By:

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ALLIED 
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RARE OFFICE LEASE OPPORTUNITY



OFFERING SUMMARY	
Lease Rate:	\$1.90 SF/month (MG)
Building Size:	39,328 SF
Available SF:	2,000 - 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 two state of the art elevators 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 served by two elevators offering excellent opportunities for discerning businesses. A Historical Landmark 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:	2,000 - 7,944 SF	Lease Rate:	\$1.90 SF/month

AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
220	Available	3,091 SF	Modified Gross	\$1.90 SF/month	Recently remodeled with reception area, 4 window offices and open area. Move-in ready. Elevator served.
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. elevator served
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 elevator served

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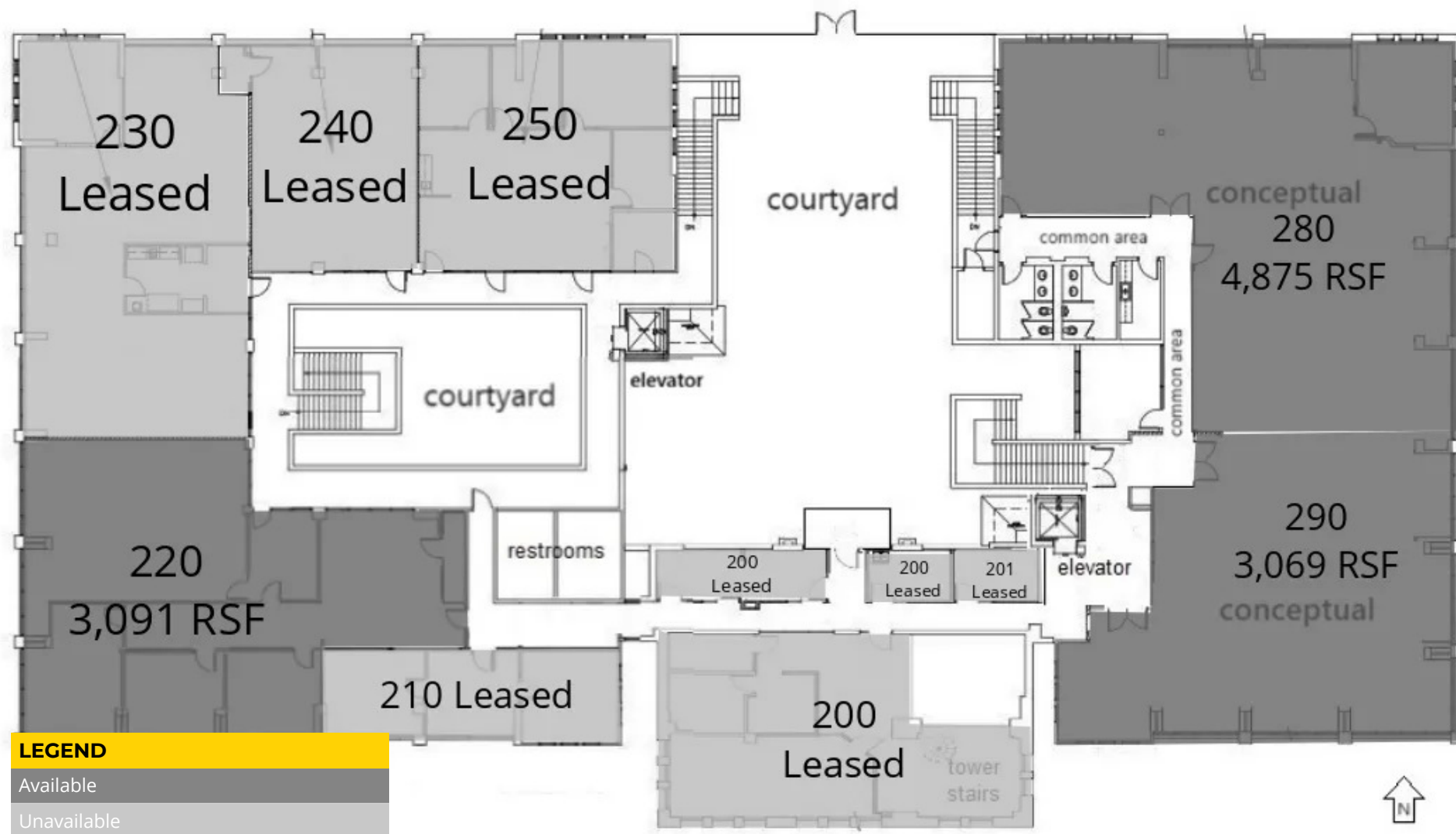
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SECOND FLOOR AVAILABLE



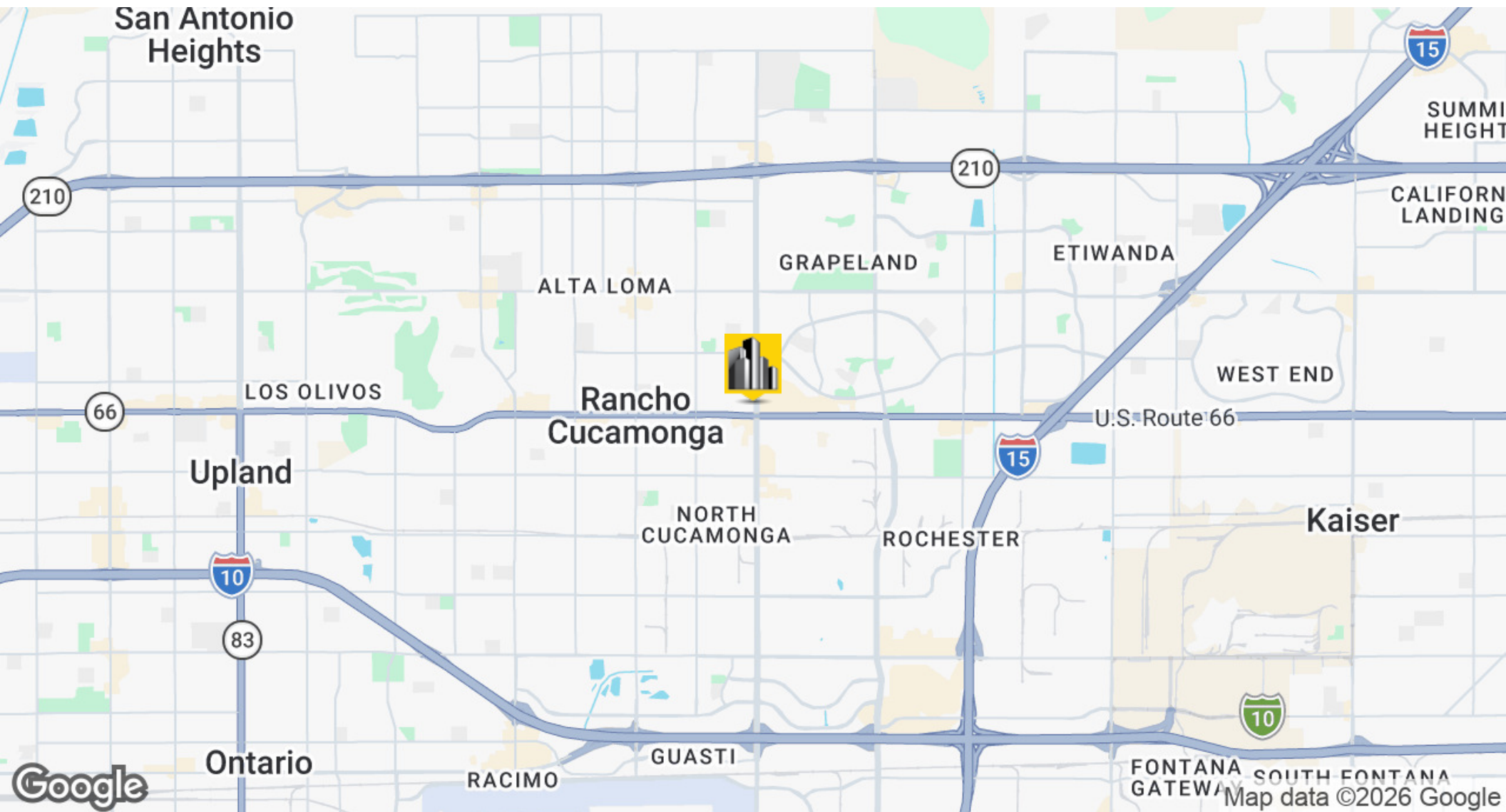
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IDEAL CONVENIENT LOCATION



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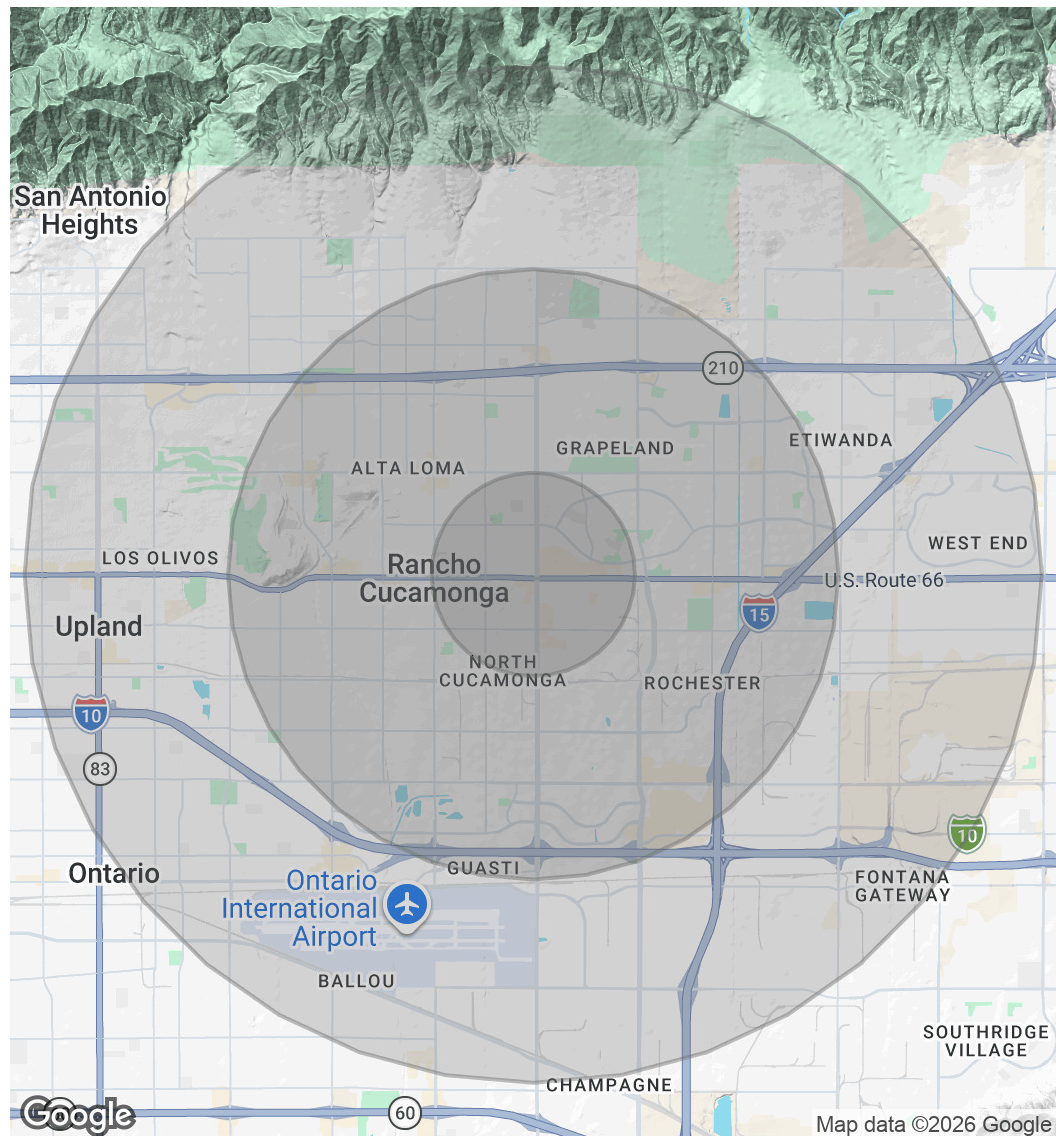
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,316	148,793	291,029
Average Age	35.8	37.7	37.6
Average Age (Male)	35.3	36.4	36.8
Average Age (Female)	37.1	39.3	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,053	51,540	94,041
# of Persons per HH	2.8	2.9	3.1
Average HH Income	\$103,873	\$114,579	\$123,327
Average House Value	\$546,673	\$631,263	\$690,851

RACE	1 MILE	3 MILES	5 MILES
% White	41.2%	40.0%	39.8%
% Black	13.3%	9.4%	8.1%
% Asian	10.6%	14.3%	12.3%
% Hawaiian	0.2%	0.2%	0.2%
% American Indian	2.5%	1.5%	1.4%
% Other	14.1%	17.0%	19.5%

* Demographic data derived from 2020 ACS - US Census



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