



TERRA VISTA BUSINESS PARK

10601, 10621 & 10641 Church Street | 10630 Town Center Drive, Rancho Cucamonga, CA

CBRE

Terra Vista Business Park is conveniently located near major transportation networks, retail amenities, and dining options, making it an ideal location for businesses seeking a dynamic and professional workspace. The property also boasts fiber optic availability and a professional management team. Terra Vista Business Park is surrounded by a variety of amenities that cater to both business and leisure needs. Below are some highlights:

Shopping and Dining

- ☐ Victoria Gardens: A large outdoor shopping mall offering a wide range of retail stores, restaurants, and entertainment options.
- ☐ Terra Vista Village: A shopping Center with various stores and eateries

Recreation and Fitness

- ☐ Central Park: A spacious park with walking trails, sports fields and picnic areas
- ☐ Ontario International Airport, located just a short drive away, providing easy access for business travel
- ☐ Major Highways, close proximity to 10, 15 and 210 Freeways, facilitating convenient travel throughout Southern California

AVAILABLE SPACE

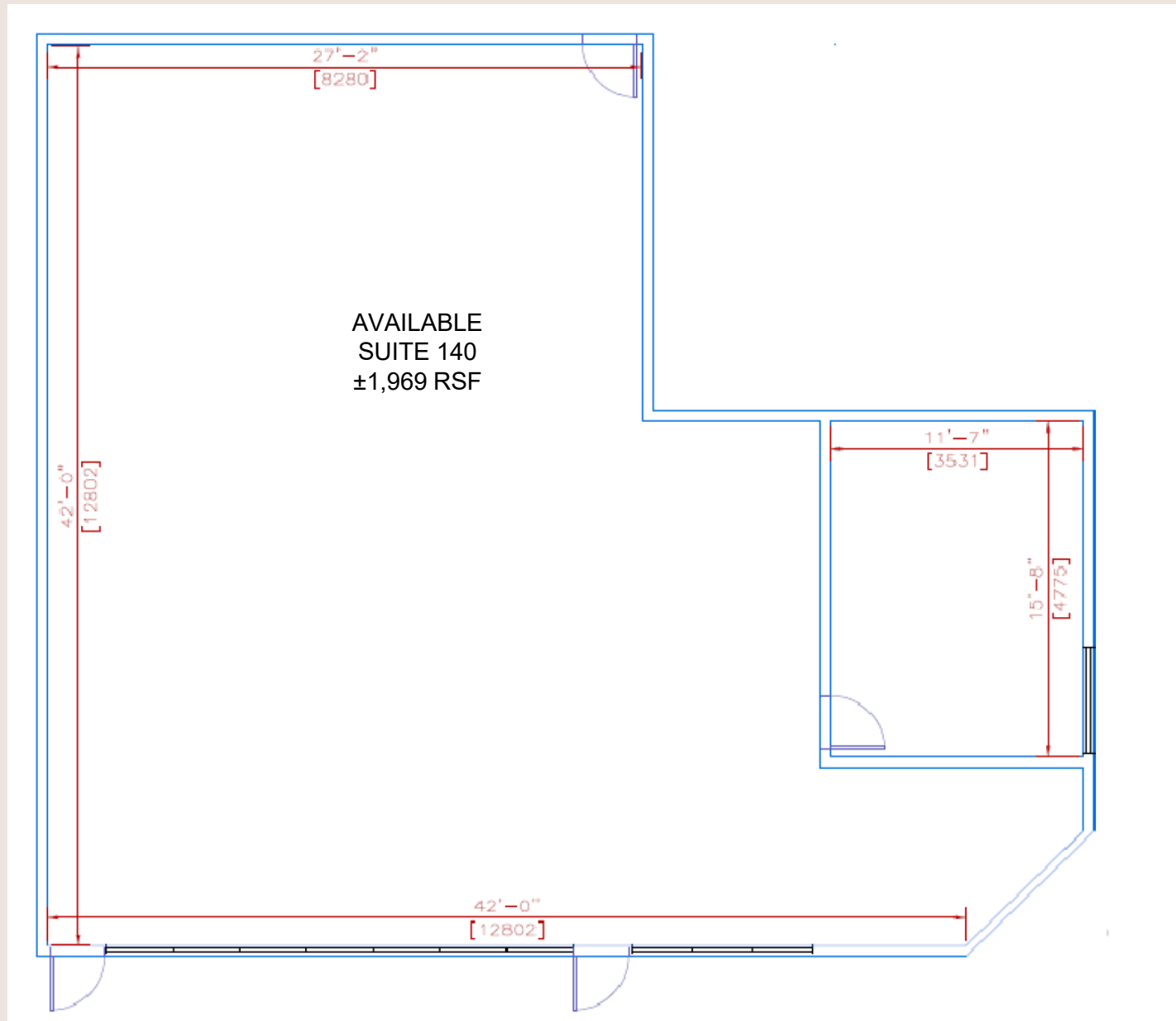
Address / Suite	Available Sq. Ft.	Rental Rate	Comments
10601 CHURCH STREET			
107	±5,569 RSF	\$2.15 per rentable square foot, per month, modified gross	Two (2) offices, four (4) classrooms, open space, restrooms, IT room
10621 CHURCH STREET			
140	±1,969 RSF	\$2.15 per rentable square foot, per month, modified gross	Open space exposed ceilings, one (1) office.
10630 TOWN CENTER DRIVE			
128-B	±1,193 RSF	\$2.15 per rentable square foot, per month, modified gross	Three (3) offices, open space
118	±1,147 RSF	\$2.15 per rentable square foot, per month, modified gross	One (1) office, one (1) conference room, storage room. open area

LEASE TERM	PARKING RATIO
3-5 years	4:1,000

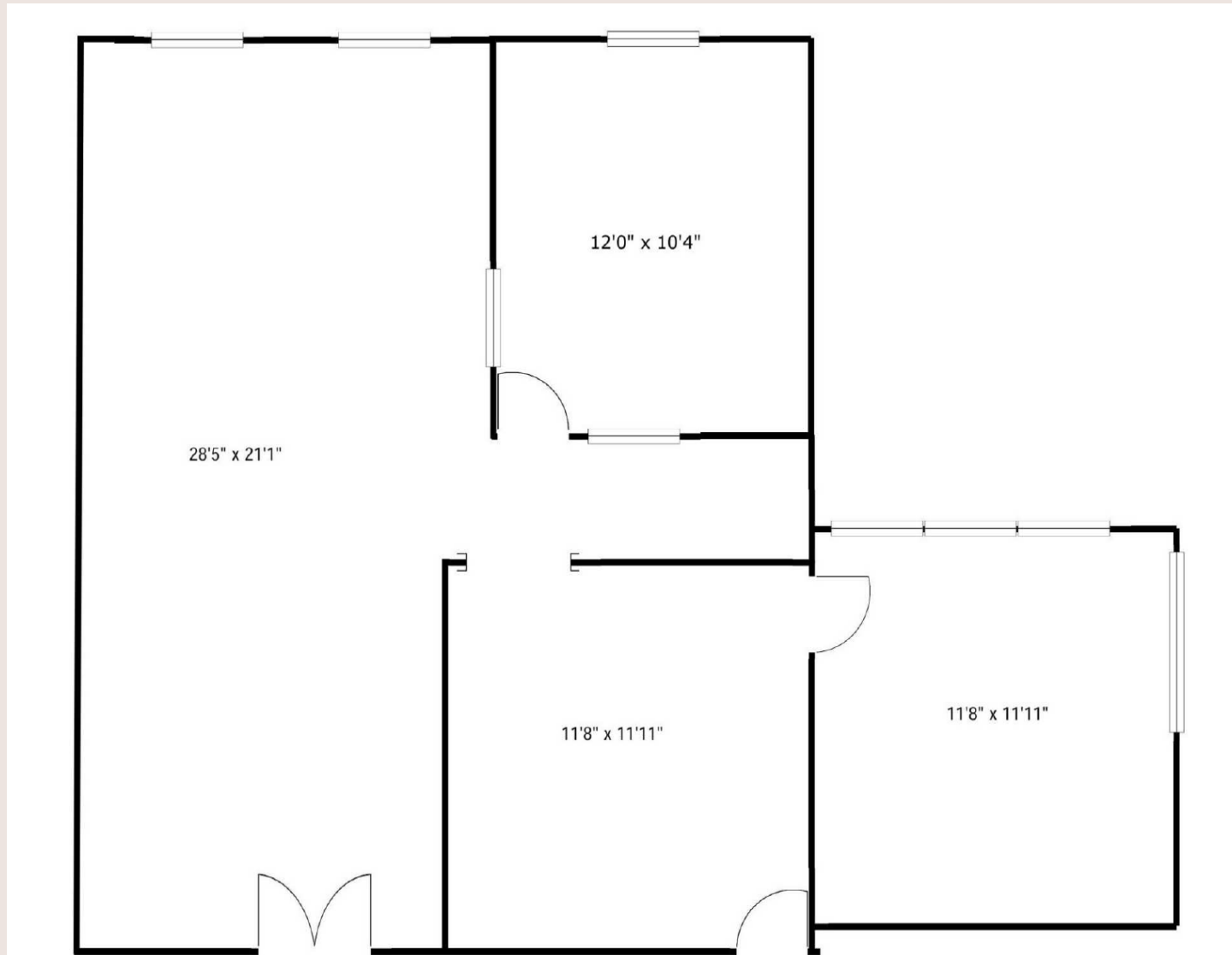
FLOOR PLAN – 10601 CHURCH STREET – SUITE 107 | 5,569 RSF



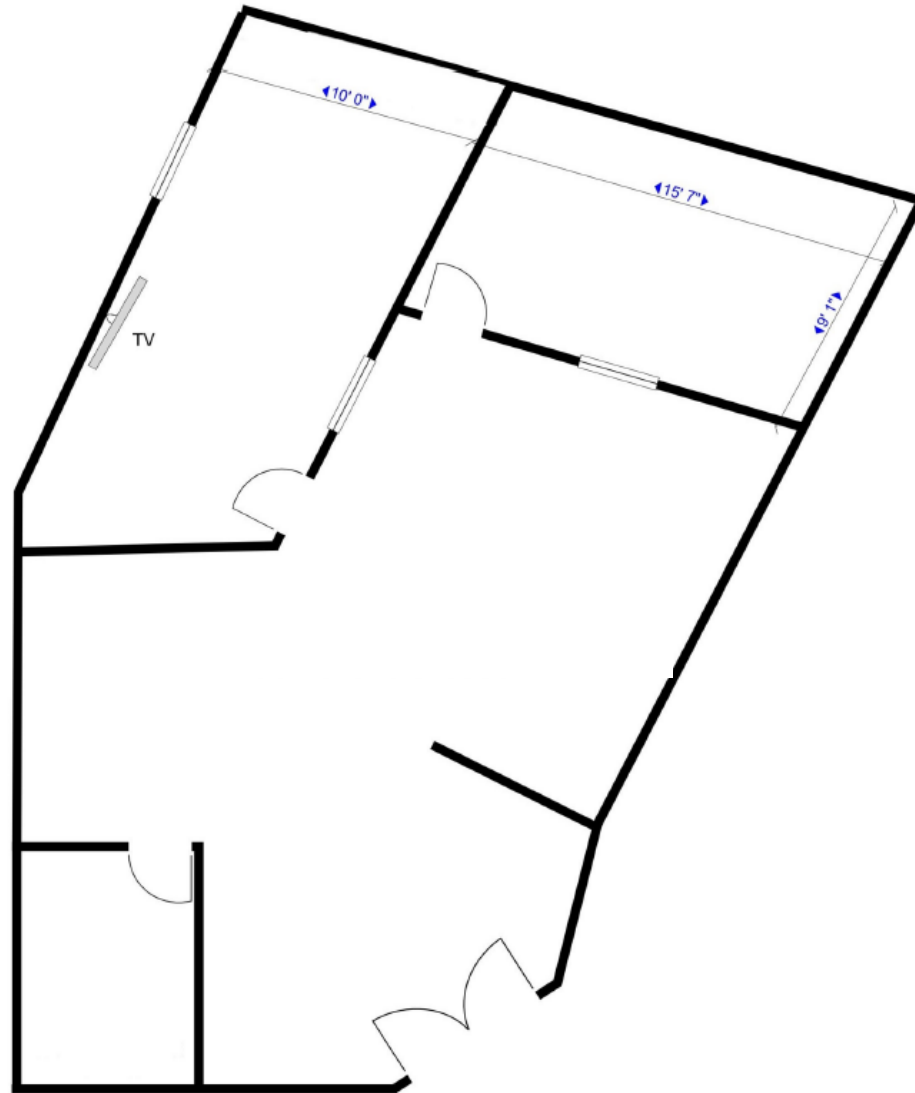
FLOOR PLAN – 10621 CHURCH STREET - SUITE 140 – 1,969 RSF

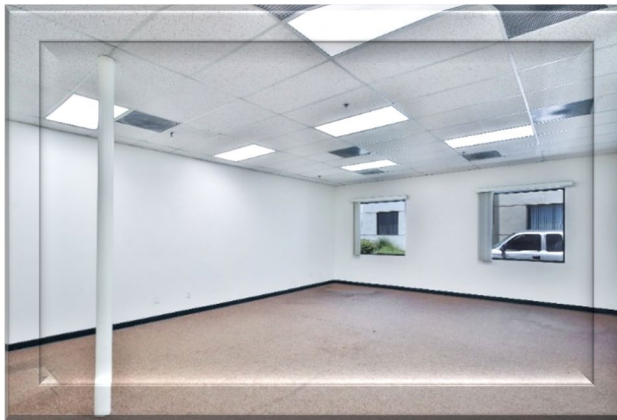
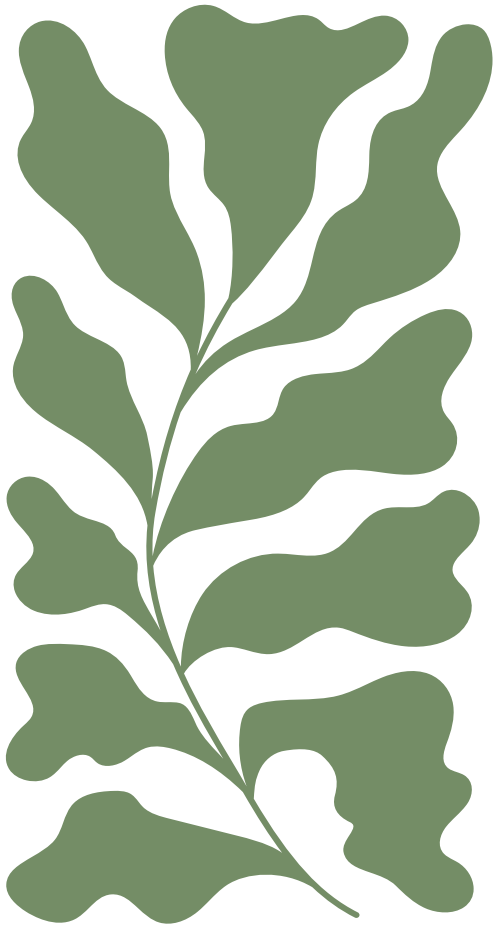


FLOOR PLAN – 10630 TOWN CENTER - SUITE 128B – 1,193 RSF

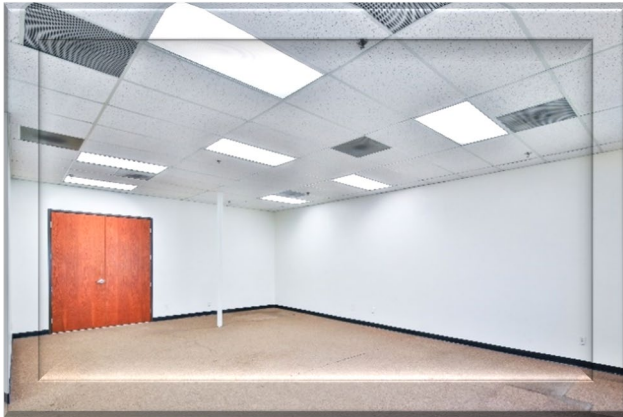
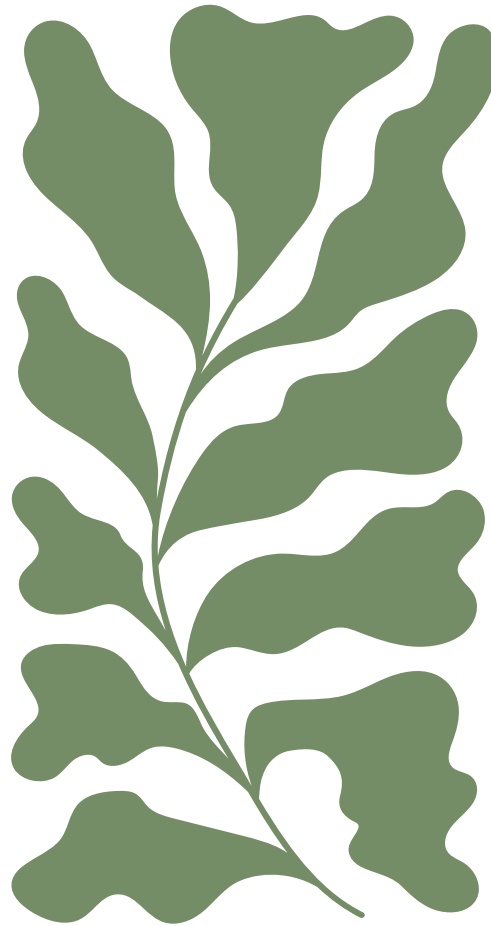
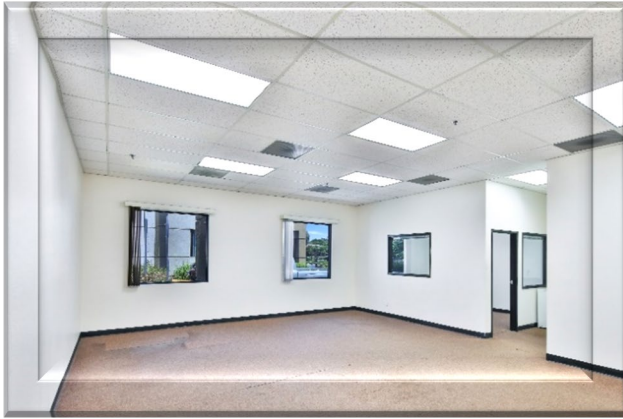


FLOOR PLAN – 10630 TOWN CENTER - SUITE 118 – 1,147 RSF



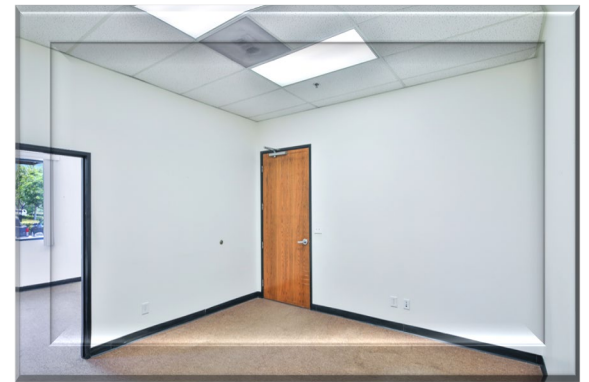
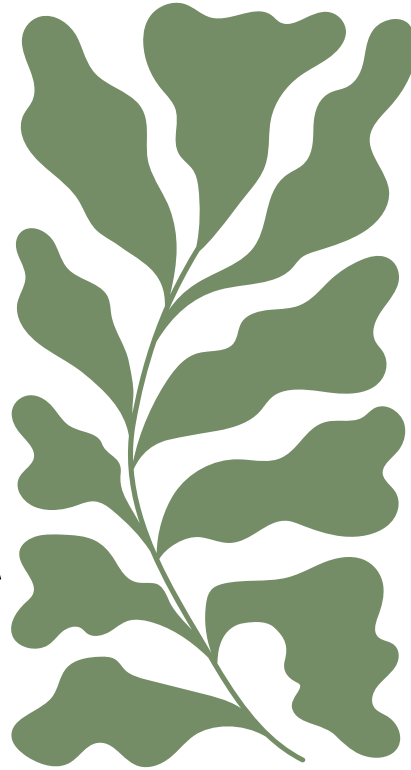


10630 TOWN CENTER
SUITE 128-B

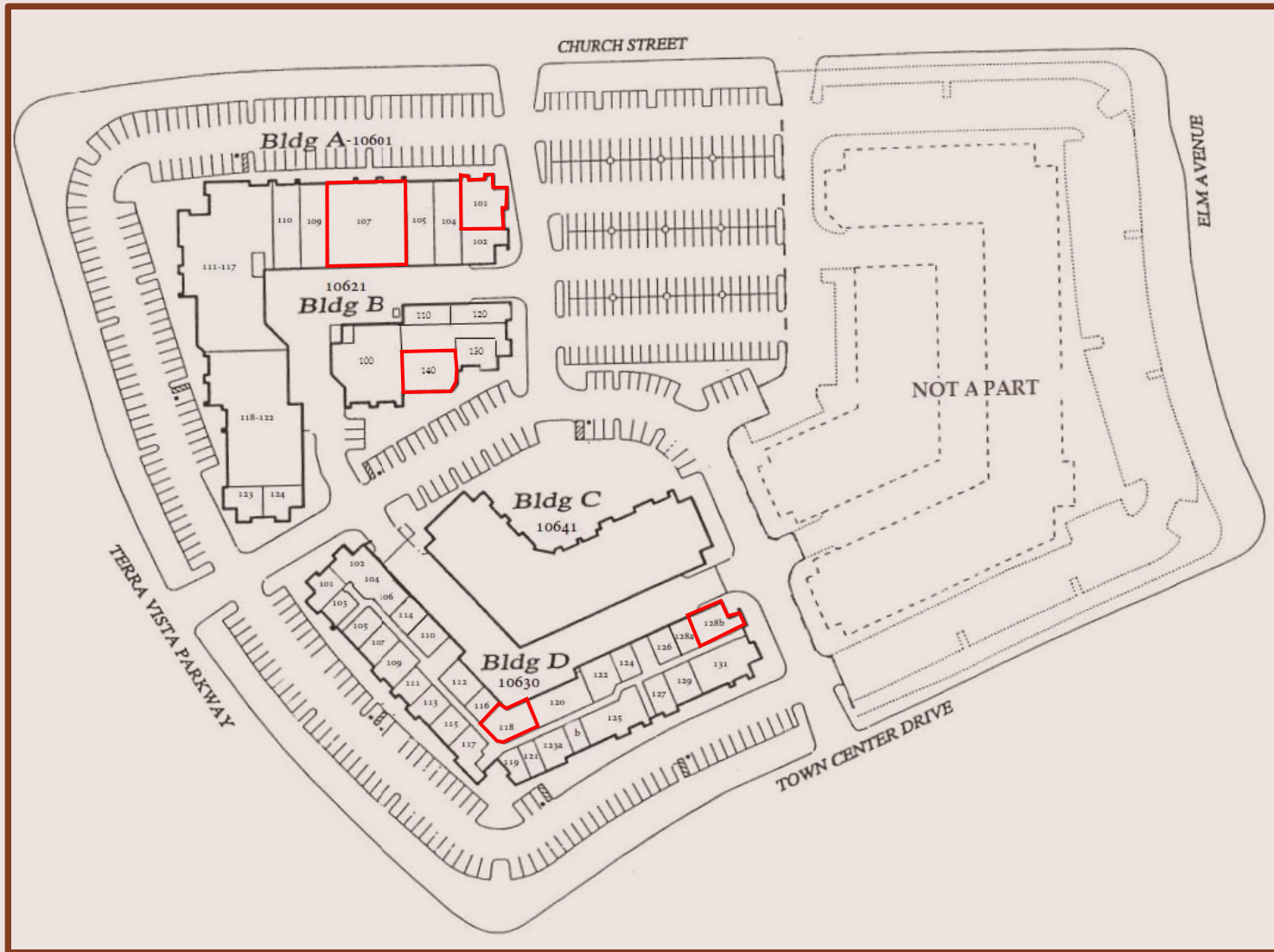


10630 TOWN CENTER
SUITE 128-B

10630 TOWN CENTER SUITE 128-B

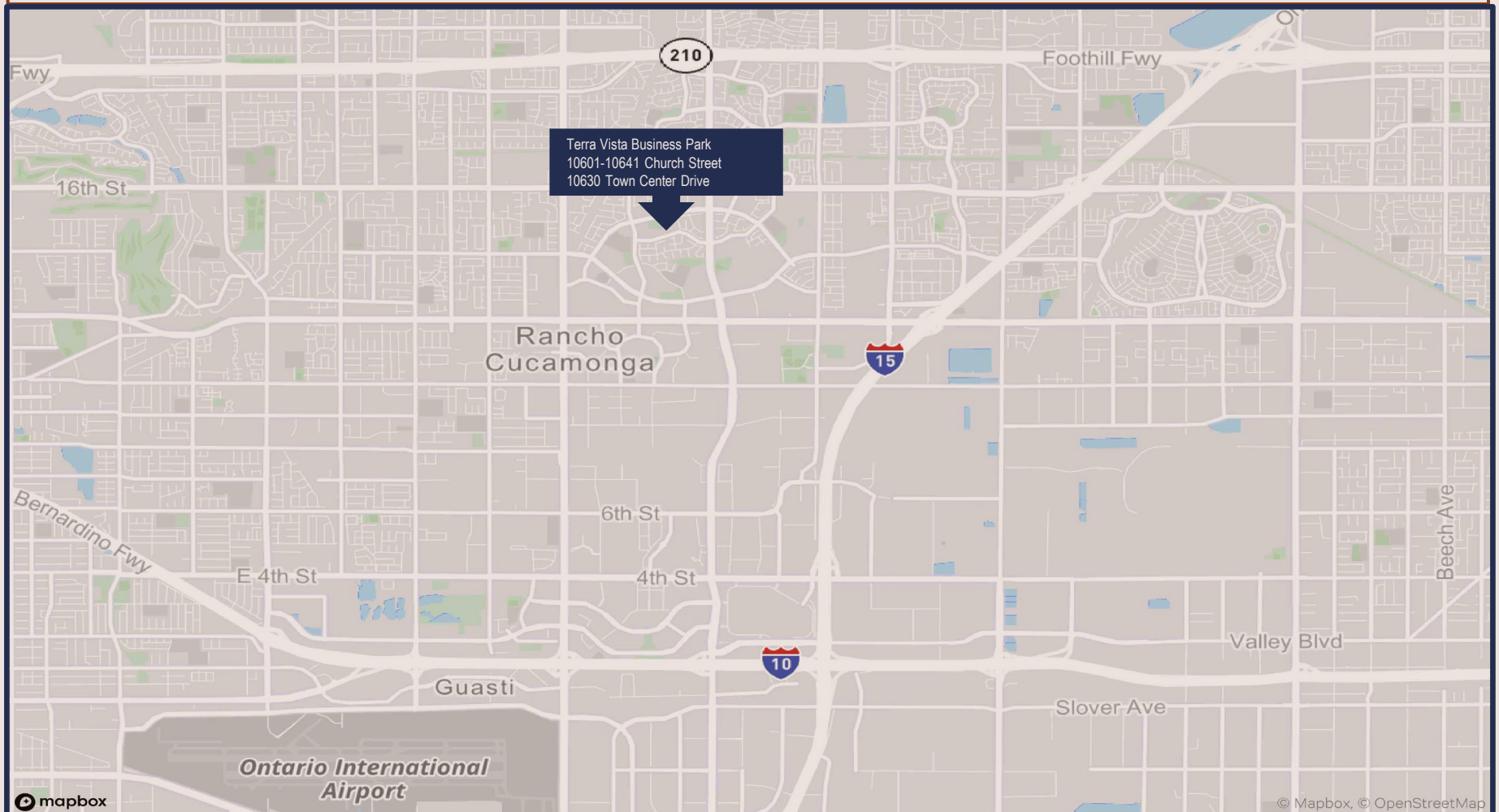


TERRA VISTA BUSINESS PARK | SITE PLAN



Amenities

Below are a few amenities in the vicinity of Terra Vista Business Park



Aerial





CONTACTS

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