

8945-8947 HELLMAN AVENUE

RANCHO CUCAMONGA, CA 91730

8TH STREET

HELLMAN AVENUE

Marcus & Millichap

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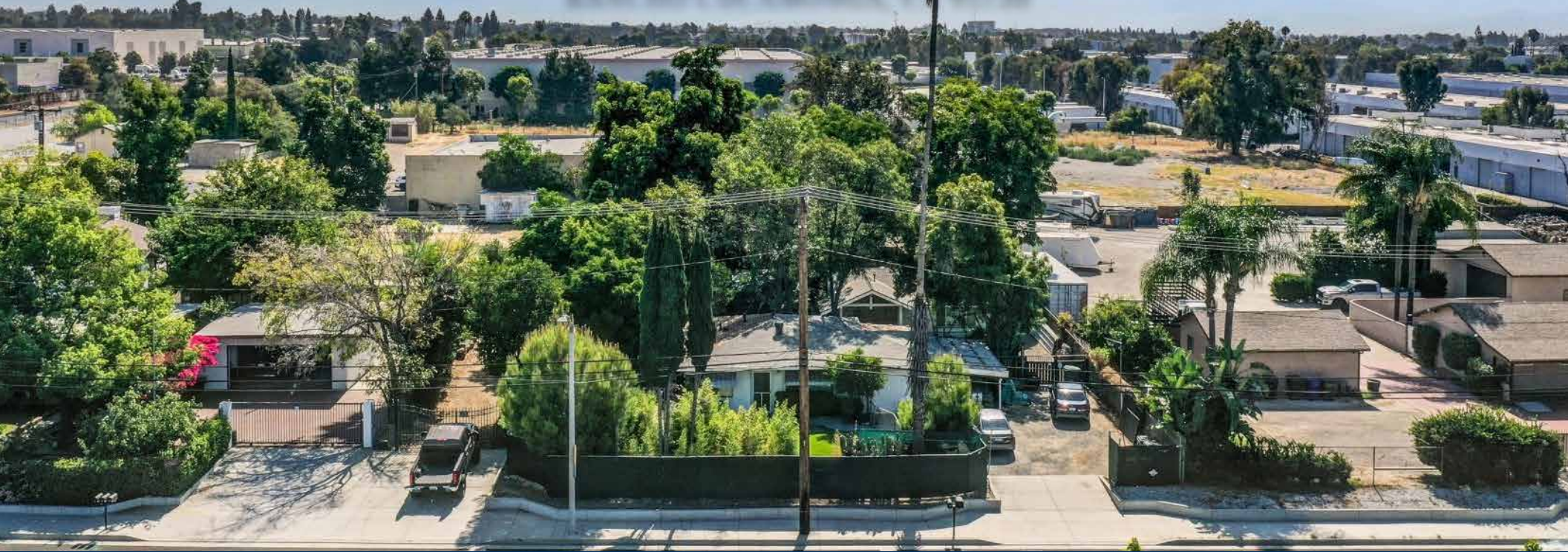
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ACIVITY ID: ZAH0080067

8945-8947 HELLMAN AVENUE

RANCHO CUCAMONGA, CA 91730



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Marcus & Millichap

SECTION 1

Investment Overview

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Marcus & Millichap

EXECUTIVE SUMMARY // 8945-8947 HELLMAN AVENUE

Marcus & Millichap Real Estate Investment Services is pleased to present the opportunity to acquire 8945–8947 Hellman Avenue, a unique property featuring two detached single-family homes situated on a 28,250-square-foot Neo-Industrial (NI) zoned parcel in Rancho Cucamonga, California. Offered at approximately \$33.59 per square foot of land, the property provides investors, developers, and owner-users with an attractive opportunity to acquire industrial-zoned land in one of the Inland Empire's most sought-after markets.

The surrounding area is home to major employers, distribution facilities, and commercial investment, while offering excellent connectivity via Interstate 10, Interstate 15, State Route 210, and Ontario International Airport. Rancho Cucamonga continues to attract significant business investment due to its central location, highly educated workforce, and pro-business environment.

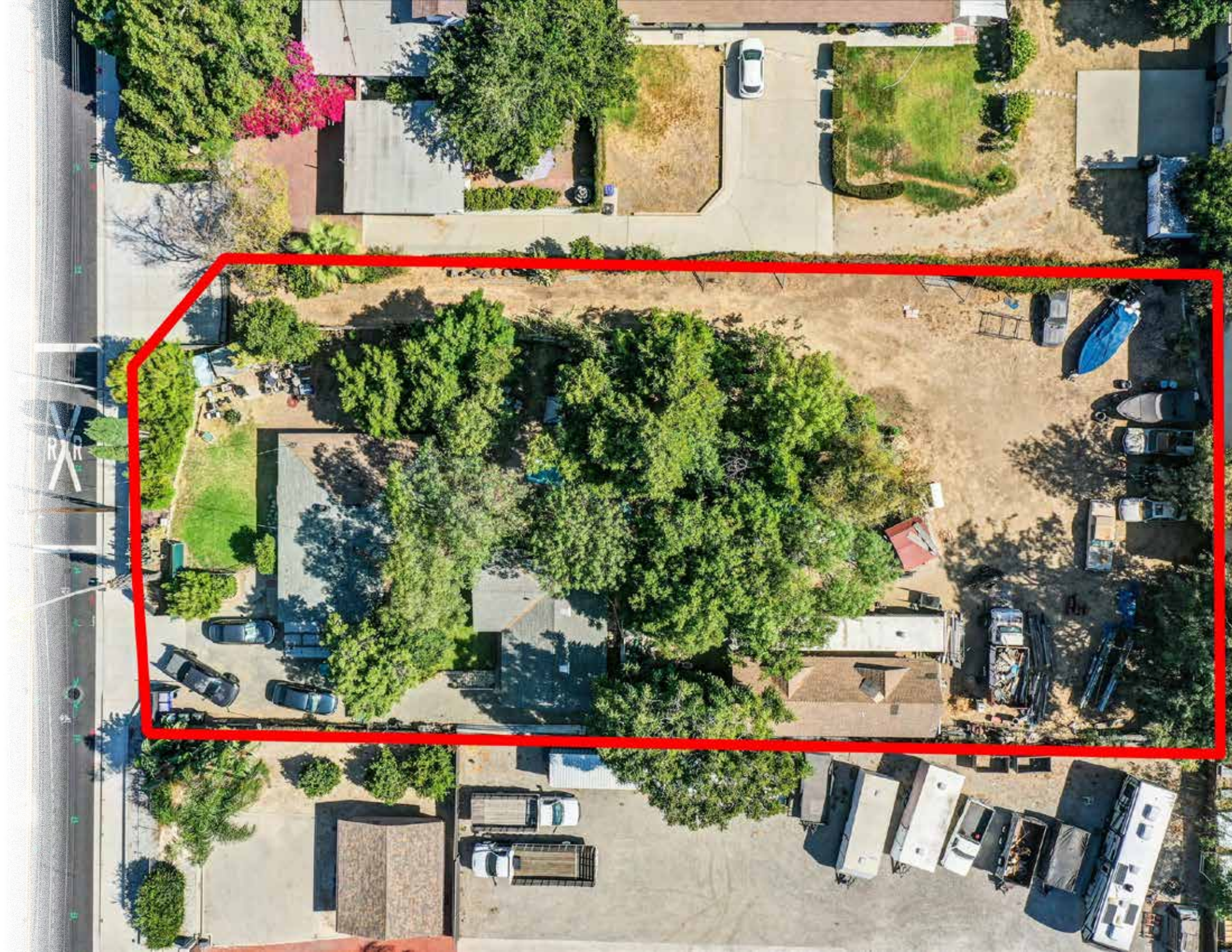
The property currently features two detached single-family homes consisting of one three-bedroom/one-bathroom residence and one two-bedroom/one-bathroom residence, both of which are currently occupied. Whether an investor elects to maintain the property as a rental investment with the potential to add up to two additional ADUs and one Junior ADU (JADU), subject to City requirements and buyer verification, occupy one or both residences for an owner-user operation, or explore the property's long-term redevelopment potential, the underlying Neo-Industrial (NI)

zoning offers multiple investment strategies, subject to buyer verification with the City of Rancho Cucamonga.

The NI zoning is intended to accommodate a complementary mix of uses including research and development, light manufacturing, engineering and design services, breweries, maker spaces, small-scale warehousing, distribution, accessory office, retail, and other innovative commercial uses.

Overall, the offering presents a rare opportunity to acquire a large Neo-Industrial zoned parcel with exceptional long-term potential in one of the Inland Empire's most desirable industrial markets. With multiple ownership strategies and the flexibility afforded by the underlying zoning, the property offers investors, developers, and owner-users a unique opportunity to maximize value over time.

**Please do not Disturb Tenants, Walk and/or Talk to anyone at the property.
An Interior inspection will only take place upon an accepted offer.**



FINANCIAL DETAILS // 8945-8947 HELLMAN AVENUE

OFFERING PRICE
\$949,000

PRICE PER SF LAND
\$33.59

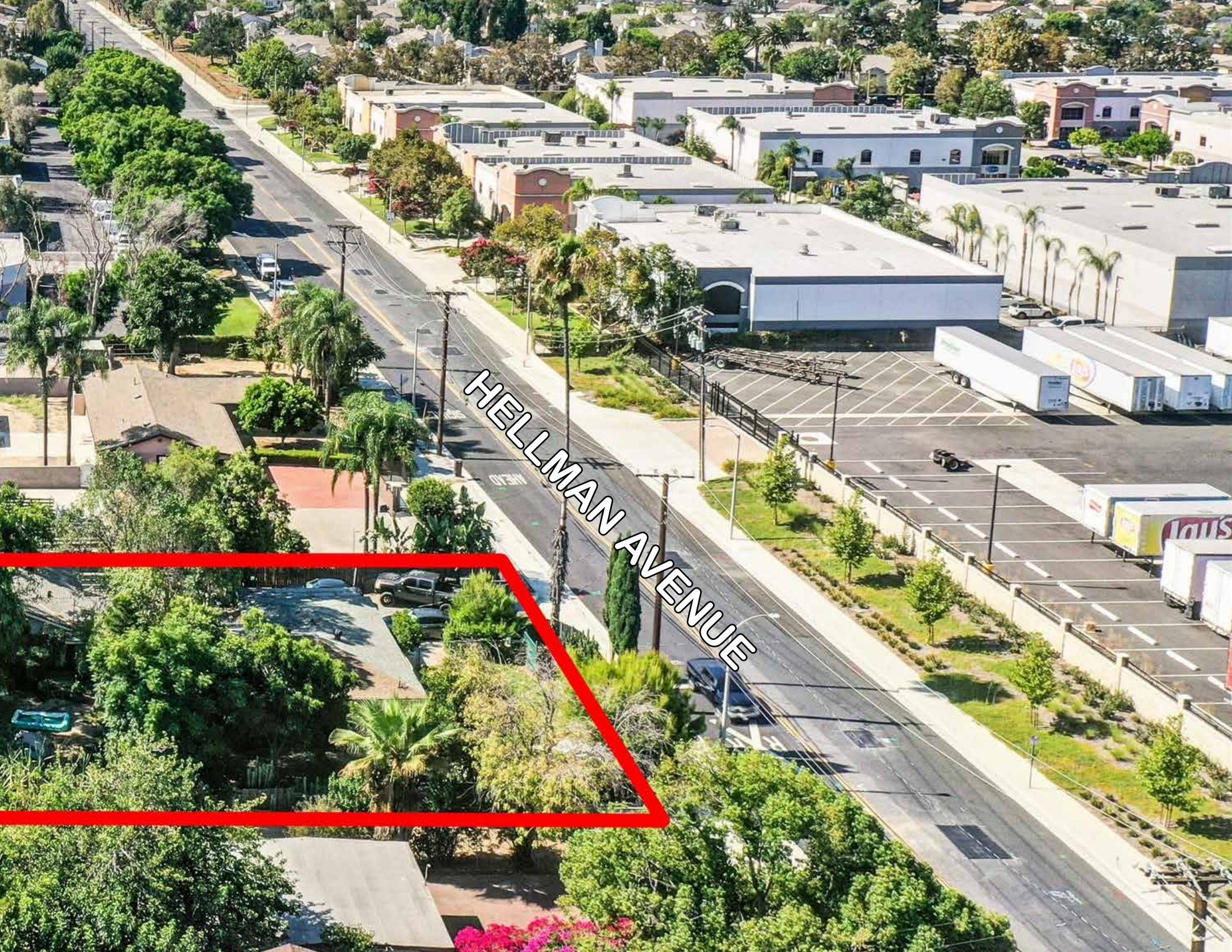




INVESTMENT HIGHLIGHTS

- Low price per square foot of land at approximately \$33.59
- Rare 28,250-square-foot Neo-Industrial (NI) zoned parcel
- Two detached single-family homes consisting of one 3-bedroom / 1-bath residence and one 2-bedroom / 1-bath residence
- Potential to add up to two additional ADUs and one Junior ADU (JADU), subject to City requirements and buyer verification
- Flexible investment opportunity for investors, owner-users, or developers
- Opportunity to explore future commercial, industrial, or redevelopment potential, subject to buyer verification with the City of Rancho Cucamonga
- Neo-Industrial (NI) zoning accommodates a variety of innovative commercial uses, including light manufacturing, research and development, engineering and design services, maker spaces, breweries, small-scale warehousing, distribution, accessory office, and retail uses
- Located within one of Southern California's premier industrial and logistics markets
- Excellent access to Interstate 10, Interstate 15, State Route 210, and Ontario International Airport
- Strong long-term land value supported by Rancho Cucamonga's continued commercial and industrial growth





HELLMAN AVENUE





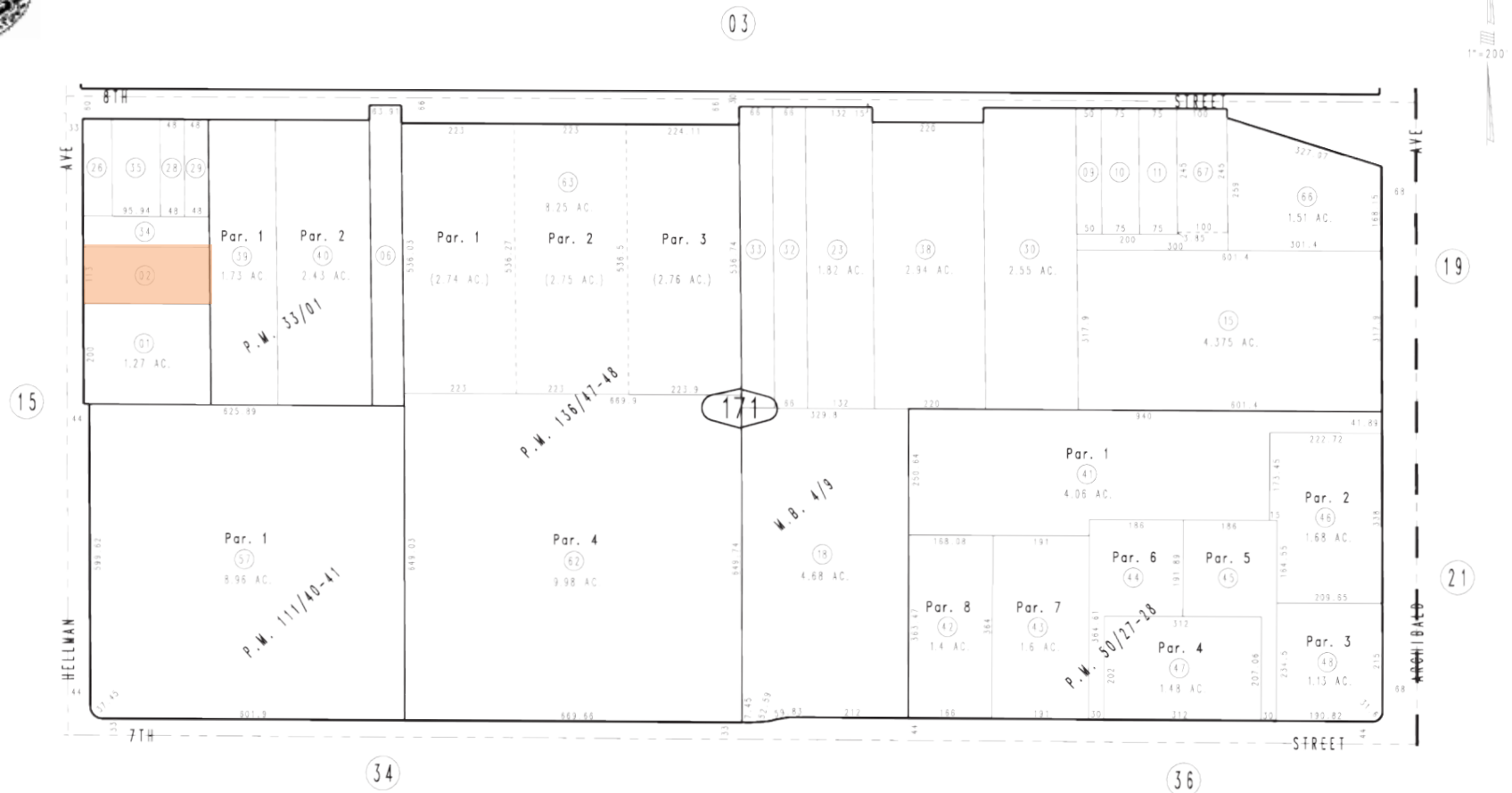
PARCEL MAP // 8945-8947 HELLMAN AVENUE

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. N.E.1/4, Sec.15, T.1S.,R.7W., S.B.B.&M.

City of Rancho Cucamonga 0209- 17
Tax Rate Area
15013



Parcel Map No. 10981, P.W. 136/47-48
Ptn. Parcel Map No. 9481, P.W. 111/40-41
Parcel Map No. 4912, P.W. 50/27-28
Parcel Map No. 3370, P.W. 33/01
Ptn. Cucamonga Fruit Lands, M.B. 4/9

September 2004

Assessor's Map
Book 0209 Page 17
San Bernardino County

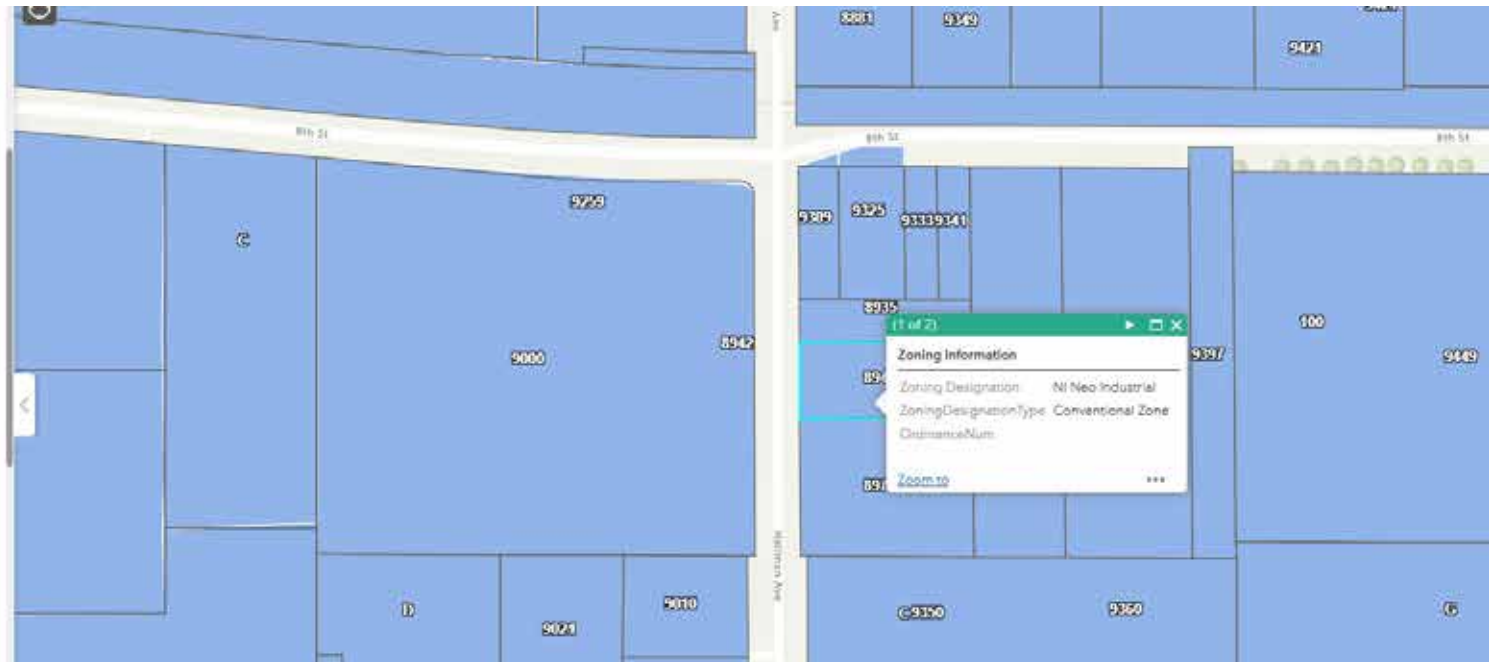
REVISED
10/01/19 GW
10/07/19 GW
11/06/19 GW

ZONING MAP // 8945-8947 HELLMAN AVENUE

TABLE 17.26.020-1 RANCHO CUCAMONGA ZONES AND SUBZONES

Zone Symbol	Zone Name/Description
Industrial Zones	
NI	Neo-Industrial. Designates areas to support a complementary mix of uses such as, research and development, light and custom manufacturing, engineering and design services, breweries, and maker spaces, as well as accessory office, retail and limited residential uses to compliment the primary use; supportive amenities and services; and convenient transit access. This zone encourages light industrial activities with low environmental impacts and supports the growth of creative industries, incubator businesses, and innovative design and manufacturing. The zone can allow for small scale, context sensitive warehousing, distribution and manufacturing to support small business development.

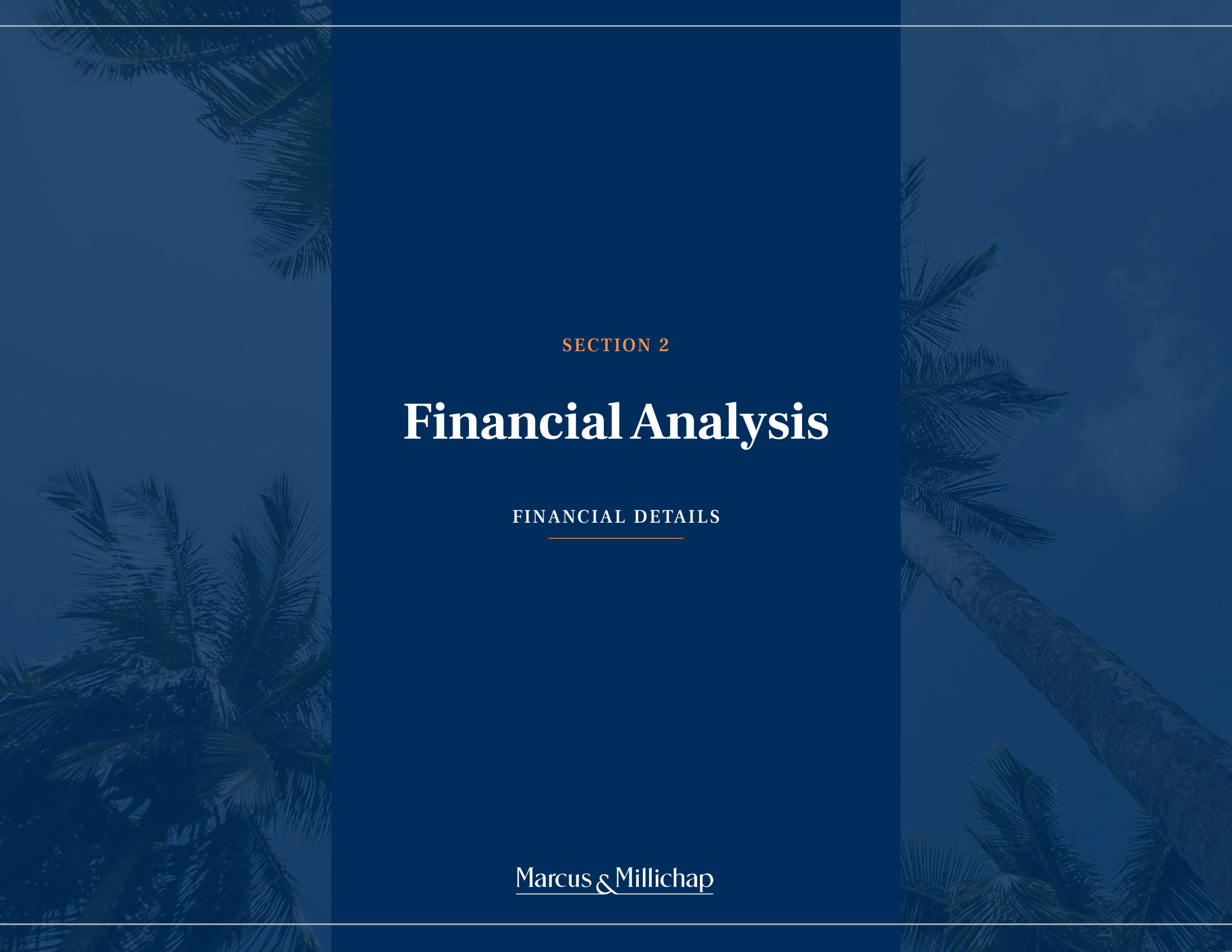
-  R-H Hillside
-  R-FC/UC Flood Control/Utility Corridor
-  R-C Conservation
-  VL Very Low Residential
-  EHNCF
-  L Low Residential
-  LM Low Medium Residential
-  M Medium Residential
-  MH Medium High Residential
-  H High Residential
-  NI Neo Industrial
-  IE Industrial Employment
-  NG3 Neighborhood General 3 Zone
-  CO1 Corridor 1 Zone
-  CO2 Corridor 2 Zone
-  NG3-L Neighborhood General 3 - Limited
-  CE1 Center 1 Zone
-  CE1-SC Center 1 Southwest Cucamonga
-  CE2 Center 2 Zone





8TH STREET

HELLMAN AVENUE



SECTION 2

Financial Analysis

FINANCIAL DETAILS

Marcus & Millichap

FINANCIAL SUMMARY // 8945-8947 HELLMAN AVENUE

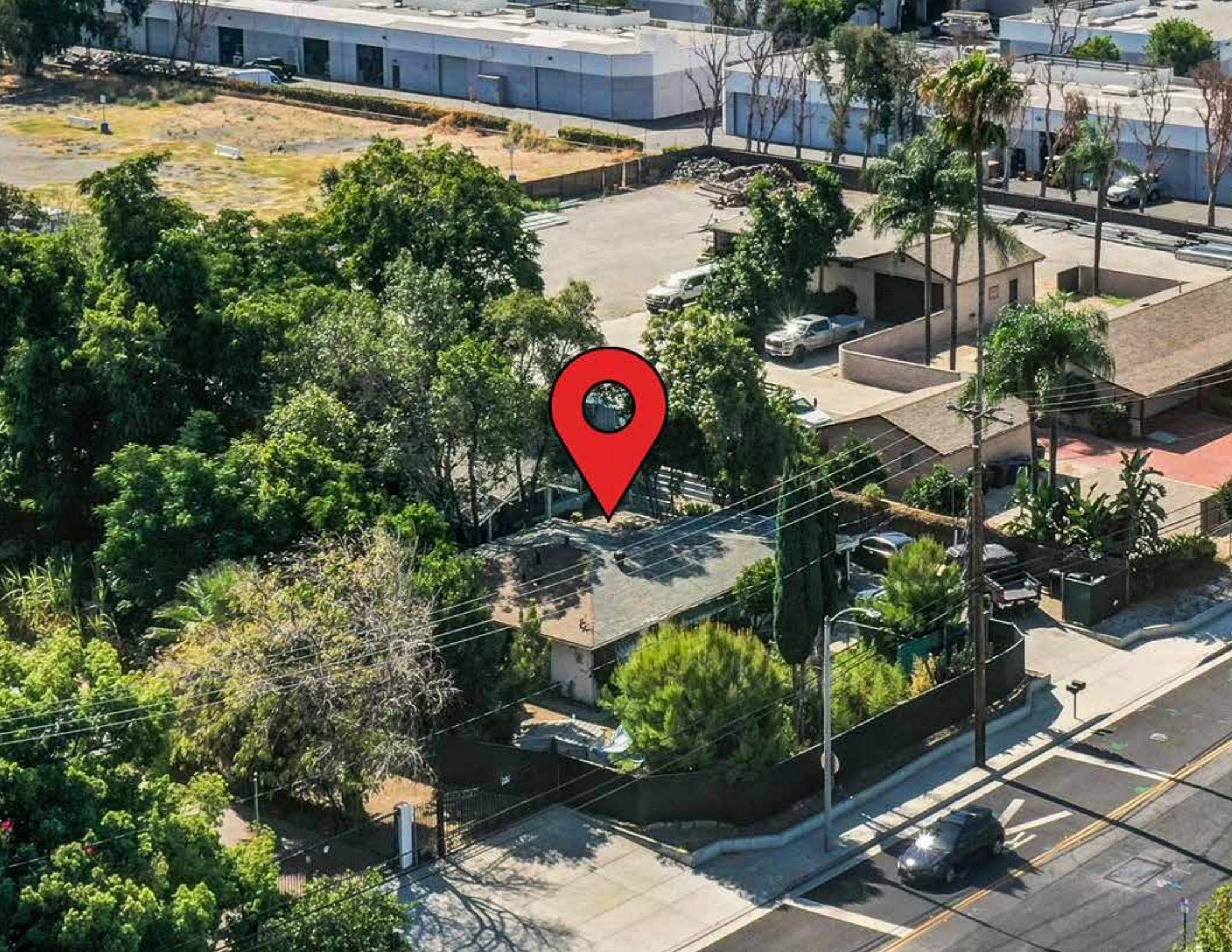
BUILDING DATA		INCOME		ACTUAL	PRO FORMA
Address	8945-8947 Hellman Ave	Gross Scheduled Rent		\$32,760	\$60,600
City, State, Zip	Rancho Cucamonga, CA 91730	Less: Vacancy/Deductions	0.0%	\$0	\$1,818
APN	0209-171-02	Total Effective Rental Income		\$32,760	\$58,782
Rentable SF	± 1,578	Other Income		\$0	\$0
Number of Units	2	Effective Gross Income		\$32,760	\$58,782
Parcel Size	± 0.65 Acres	Less: Expenses	50.1%	\$16,402	\$16,402
Year Built	1960	Net Operating Income		\$16,358	\$42,380
		Cash Flow		\$16,358	\$42,380
		Debt Service		\$0	\$0
		Net Cash Flow After Debt Service	1.72%	\$16,358	\$42,380
		Principal Reduction		\$0	\$0
		TOTAL RETURN	1.72%	\$16,358	\$42,380
FINANCIAL INDICATORS		EXPENSES		ACTUAL	PRO FORMA
Price	\$949,000	Real Estate Taxes		\$10,028	\$10,028
Down (100%)	\$949,000	Insurance		\$1,068	\$1,068
Price/Unit	\$474,500	Utilities - Water & Sewer		\$1,356	\$1,356
Price/SF Land	\$33.59	Trash Removal		\$750	\$750
Price/SF	\$601.39	Repairs & Maintenance (Estimate: \$1000/Unit)		\$2,000	\$2,000
Current/Pro Forma Cap	1.72%/4.47%	Landscaping (Estimate)		\$1,200	\$1,200
Current/Pro Forma GRM	28.97/15.66	TOTAL EXPENSES		\$16,402	\$16,402
		Expenses/Unit		\$8,201	\$8,201
		Expenses/SF		\$10.39	\$10.39
		Expenses/Unit		\$6,573	\$6,573
		Expenses/SF		\$5.98	\$5.98

RENT ROLL SUMMARY			ACTUAL		PRO FORMA RENT	
UNIT TYPE	# OF UNITS	AVG SF	RENT	INCOME/MO	RENT	INCOME/MO
3BD/1BA SFR	1	N/A	\$1,365	\$1,365	\$2,800	\$2,800
2BD/1BA SFR	1	N/A	\$1,365	\$1,365	\$2,250	\$2,250
Total/Averages	2		\$2,730	\$2,730	\$5,050	\$5,050
Gross Annualized Rents				\$32,760		\$60,600

RENT ROLL // 8945-8947 HELLMAN AVENUE

			ACTUAL	YEAR 1
UNIT	UNIT TYPE	SF	RENT/MONTH	RENT/MONTH
8945	3BD/1BA SFR	950	\$1,365	\$2,800
8947	2BD/1BA SFR	628	\$1,365	\$2,250
Total			\$2,730	\$5,050

*Unit sizes are estimated



SECTION 3

Sale Comparables

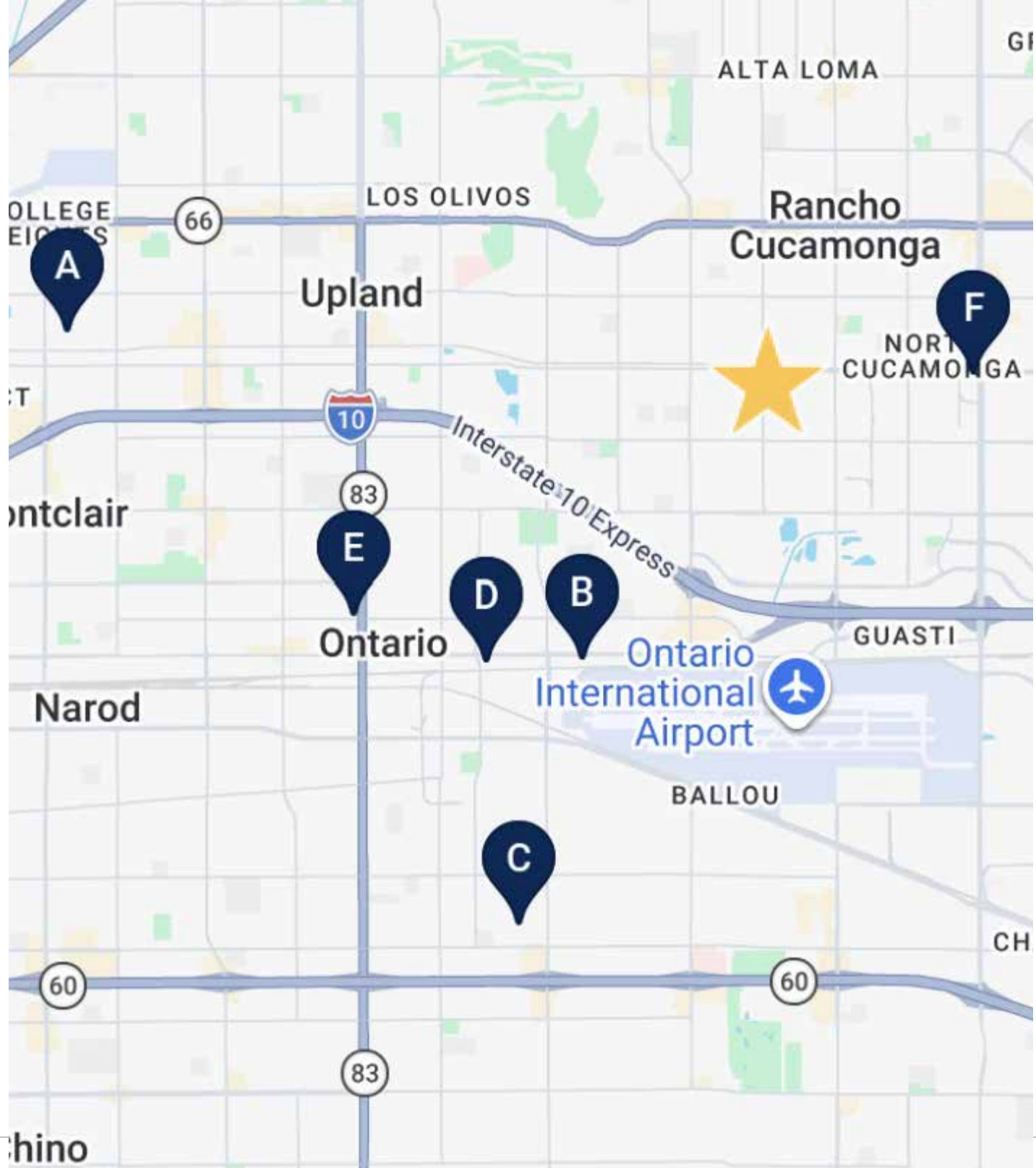
SALE COMPS MAP

SALE COMPS SUMMARY

Marcus & Millichap

SALES COMPS MAP

- ★ 8945 Hellman Ave
- A 1885 W 9th St
- B 1362 E Holt Blvd
- C 2077 S Cucamonga Ave
- D 918 E Holt Blvd
- E 120 W D St
- F 10463 8th St





SECTION 4

Market Overview

DEMOGRAPHICS

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RANCHO CUCAMONGA

OVERVIEW



Rancho Cucamonga is a city located just south of the foothills of the San Gabriel Mountains and Angeles National Forest in San Bernardino County, California, United States. About 37 miles east of Downtown Los Angeles, Rancho Cucamonga is the 28th most populous city in California. The city's seal, which centers on a cluster of grapes, alludes to the city's agricultural history including wine-making. The city's proximity to major transportation hubs, airports, and highways has attracted the business of several large corporations, including Coca-Cola, Frito-Lay, Big Lots, Mercury Insurance Group, Southern California Edison, and Amphastar Pharmaceuticals.

The city had a population of 174,453 according to the 2020 United States Census. The city experiences an average of 287 sunny days per year, compared to a national average of 205 days. Its climate is classified as warm Mediterranean.

While most of the city's land area is devoted to residential areas, Rancho Cucamonga, like its neighbors Ontario and Fontana, is a major center for the logistics industry in Southern California. This is due to its proximity to two interstate highways and Ontario International Airport, and the space afforded by the large tracts of former agricultural land in the southern section of the city.





RIVERSIDE-SAN BERNARDINO COUNTY

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, composed of San Bernardino and Riverside counties. The metro contains a population of 4.6 million. The largest city is Riverside, with more than 330,000 residents, followed by Fontana and San Bernardino, with roughly 222,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas about the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east.

METRO HIGHLIGHTS



STRATEGIC LOCATION

Interstate access and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.



DOMINANT INDUSTRIAL

The metro is one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.



STRONG DEMOGRAPHIC TRENDS

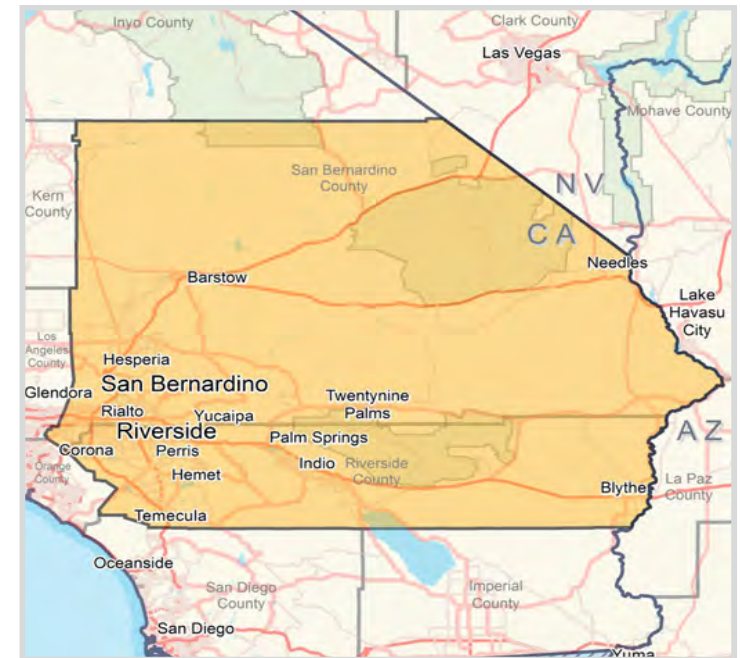
Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.

ECONOMY // 8945-8947 HELLMAN AVENUE

- Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow.
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt.

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Riverside Community
- AT&T
- Loma Linda University Medical Center
- Flexsteel Industries
- Walmart
- University of California, Riverside
- Amazon
- Inland Cold Storage
- Toro



SHARE OF 2023 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point



POPULATION

In 2025, the population in your selected geography is 370,013. The population has changed by 4.44 percent since 2010. It is estimated that the population in your area will be 375,238 five years from now, which represents a change of 1.4 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 40.0. The population density in your area is 4,710 people per square mile.



HOUSEHOLDS

There are currently 121,754 households in your selected geography. The number of households has changed by 10.60 percent since 2010. It is estimated that the number of households in your area will be 123,883 five years from now, which represents a change of 1.7 percent from the current year. The average household size in your area is 3.0 people.



INCOME

In 2025, the median household income for your selected geography is \$96,004, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 59.38 percent since 2010. It is estimated that the median household income in your area will be \$107,950 five years from now, which represents a change of 12.4 percent from the current year.

The current year per capita income in your area is \$37,053, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$111,314, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 183,810 people in your selected area were employed. The 2010 Census revealed that 59.2 of employees are in white-collar occupations in this geography, and 22.7 are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSING

The median housing value in your area was \$633,400 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 63,908.00 owner-occupied housing units and 46,176.00 renter-occupied housing units in your area.



EDUCATION

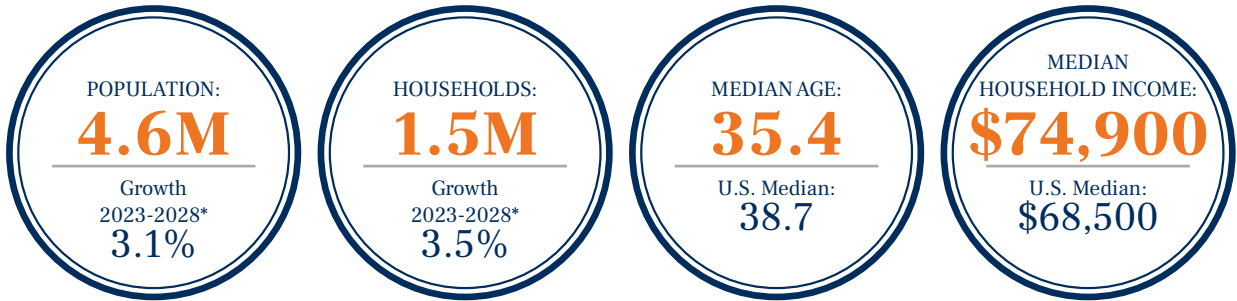
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 27.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.7 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 15.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.3 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 31.3 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHICS // 8945-8947 HELLMAN AVENUE

- The metro is expected to add more than 140,000 people through 2028, and during this time, roughly 53,000 households will be formed, generating demand for newly-built single-family homes and rentals.
- The homeownership rate of 62 percent exceeds other large metros in the state.
- The local median home price of roughly \$565,000 is by far the lowest among Southern California markets.



2023 POPULATION BY AGE



QUALITY OF LIFE

Regionally affordable housing continues to draw residents from other Southern California markets to the Inland Empire. The median home price in Riverside-San Bernardino is significantly lower than in Los Angeles, Orange and San Diego counties. The Inland Empire provides cultural opportunities, including the Riverside Metropolitan Museum and the Ontario Museum of History & Art. The Riverside County Philharmonic performs classical music concerts throughout the area. The region features an impressive offering of higher education institutions, including at least 10 community colleges, California State University, San Bernardino, the University of Redlands and the University of California, Riverside.

SPORTS

- Hockey | AHL | ONTARIO REIGN
- Baseball | MILB | INLAND EMPIRE 66ERS
- Basketball | NBA-G | ONTARIO CLIPPERS
- Baseball | MILB | LAKE ELSINORE STORM
- Soccer | MASL | EMPIRE STRYKERS
- Hockey | AHL | COACHELLA VALLEY FIREBIRDS

EDUCATION

- UNIVERSITY OF CALIFORNIA, RIVERSIDE
- CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO
- UNIVERSITY OF REDLANDS
- RIVERSIDE CITY COLLEGE
- MT. SAN JACINTO COLLEGE

ARTS & ENTERTAINMENT

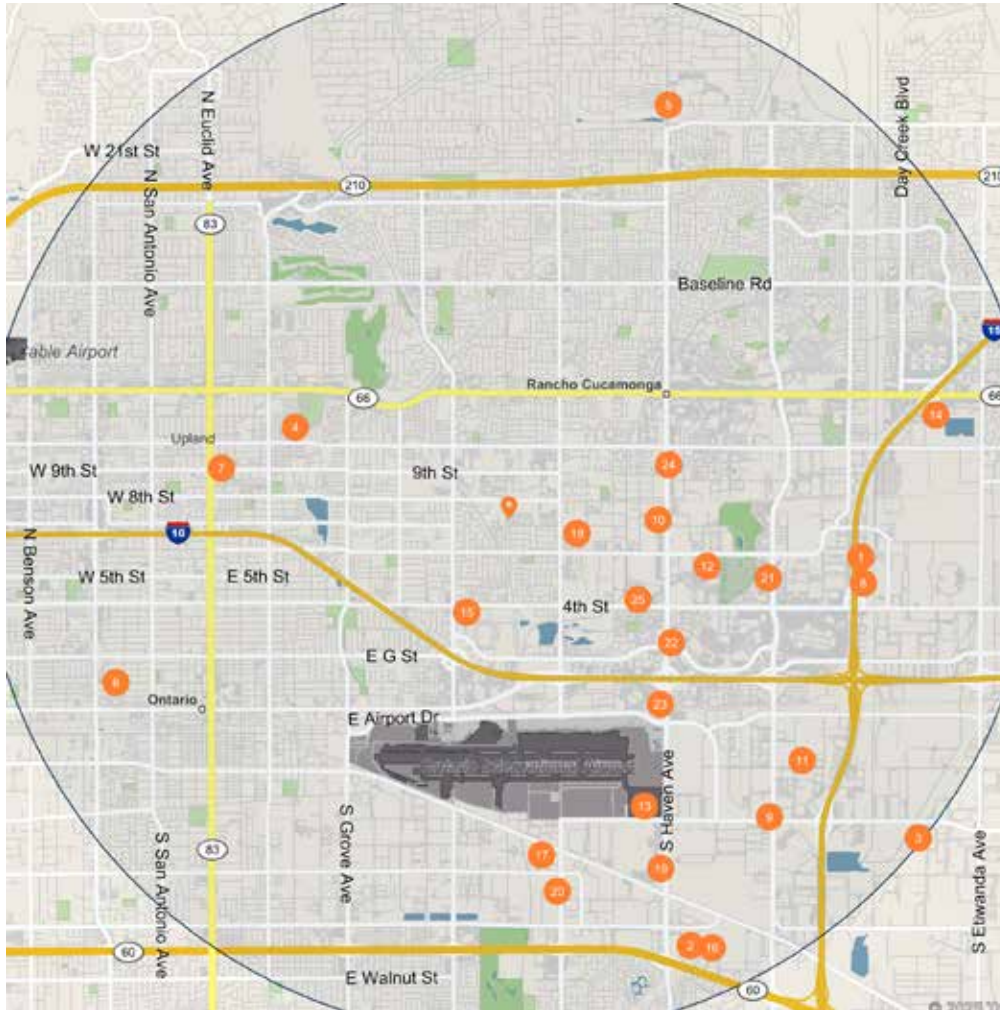
- MISSION INN HOTEL & SPA
- ONTARIO MUSEUM OF HISTORY AND ART
- COACHELLA VALLEY MUSIC AND ARTS FESTIVAL
- RIVERSIDE COUNTY PHILHARMONIC
- RIVERSIDE METROPOLITAN MUSEUM

DEMOGRAPHICS // 8945-8947 HELLMAN AVENUE

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	19,984	160,110	375,238
2025 Estimate			
Total Population	19,462	157,145	370,013
2020 Census			
Total Population	18,708	153,859	365,653
2010 Census			
Total Population	17,588	147,662	354,285
Daytime Population			
2025 Estimate	17,904	190,800	402,606
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	6,264	54,941	123,883
2025 Estimate			
Total Households	6,094	53,714	121,754
Average (Mean) Household Size	3.1	3.0	3.0
2020 Census			
Total Households	5,769	51,364	117,693
2010 Census			
Total Households	5,221	47,650	110,082
Growth 2025-2030	2.8%	2.3%	1.7%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	6,610	57,291	128,055
2025 Estimate	6,421	55,963	125,802
Owner Occupied	3,527	26,199	67,187
Renter Occupied	2,685	27,480	54,669
Vacant	327	2,250	4,048
Persons in Units			
2025 Estimate Total Occupied Units	6,094	53,714	121,754
1 Person Units	20.5%	22.3%	19.4%
2 Person Units	26.8%	28.6%	28.5%
3 Person Units	18.8%	18.0%	18.6%
4 Person Units	15.8%	15.3%	16.6%
5 Person Units	10.4%	8.9%	9.6%
6+ Person Units	7.7%	7.0%	7.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	8.9%	8.7%	11.6%
\$150,000-\$199,999	10.6%	9.8%	11.7%
\$100,000-\$149,999	23.7%	21.7%	22.1%
\$75,000-\$99,999	14.8%	15.2%	14.6%
\$50,000-\$74,999	11.8%	15.9%	15.2%
\$35,000-\$49,999	8.9%	9.0%	8.0%
\$25,000-\$34,999	8.4%	6.9%	5.8%
\$15,000-\$24,999	4.7%	5.7%	4.6%
Under \$15,000	8.3%	7.1%	6.4%
Average Household Income	\$106,248	\$101,366	\$111,314
Median Household Income	\$91,206	\$85,771	\$96,004
Per Capita Income	\$33,803	\$34,552	\$37,053
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	19,462	157,145	370,013
Under 20	25.0%	25.7%	25.7%
20 to 34 Years	23.6%	23.4%	22.4%
35 to 39 Years	7.8%	8.0%	7.6%
40 to 49 Years	13.4%	13.3%	13.4%
50 to 64 Years	17.8%	16.8%	17.6%
Age 65+	12.4%	12.9%	13.2%
Median Age	37.0	37.0	37.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	13,227	106,269	250,156
Elementary (0-8)	7.9%	8.5%	7.6%
Some High School (9-11)	7.8%	7.2%	7.5%
High School Graduate (12)	25.6%	24.0%	23.6%
Some College (13-15)	23.8%	24.1%	23.2%
Associate Degree Only	10.7%	10.3%	9.7%
Bachelor's Degree Only	18.8%	17.6%	18.5%
Graduate Degree	5.4%	8.2%	9.8%
Population by Gender			
2025 Estimate Total Population	19,462	157,145	370,013
Male Population	48.7%	48.9%	49.4%
Female Population	51.3%	51.1%	50.6%

DEMOGRAPHICS // 8945-8947 HELLMAN AVENUE



Major Employers		Employees
1	J T Walker Industries Inc-Rite Screen	4,215
2	Disneyland International-Disneyland	4,000
3	James Jones Company-	3,988
4	San Antonio Regional Hospital-	1,900
5	Chaffey Community College Dst-CHAFFEY COLLEGE BOOKSTORE	1,385
6	Ontario-Montclair School Dst-	1,336
7	Employnet Inc-	1,327
8	Five Star Gourmet Foods Inc-	985
9	Kimco Staffing Services Inc-Kimco Services	974
10	Master Builders LLC-Degussa Construction	878
11	Signal 88 LLC-Signal 88	874
12	Inland Empire Health Plan-lehp	850
13	United Parcel Service Inc-UPS	806
14	Walmart Inc-Walmart	755
15	Logitech Inc-	676
16	Lulus Fashion Lounge LLC-	644
17	Merchant of Tennis Inc-	635
18	Heartland Label Printers LLC-	575
19	Providian Staffing Corporation-	567
20	Guard-Systems Inc-	567
21	Par Western Line Contrs LLC-Ques	550
22	Workforce Management Group Inc-	539
23	Prime Healthcare MGT Inc-Prime Healthcare	535
24	Staffing Partners Holdings Inc-	527
25	Five Star Gourmet Foods Inc-	515



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