

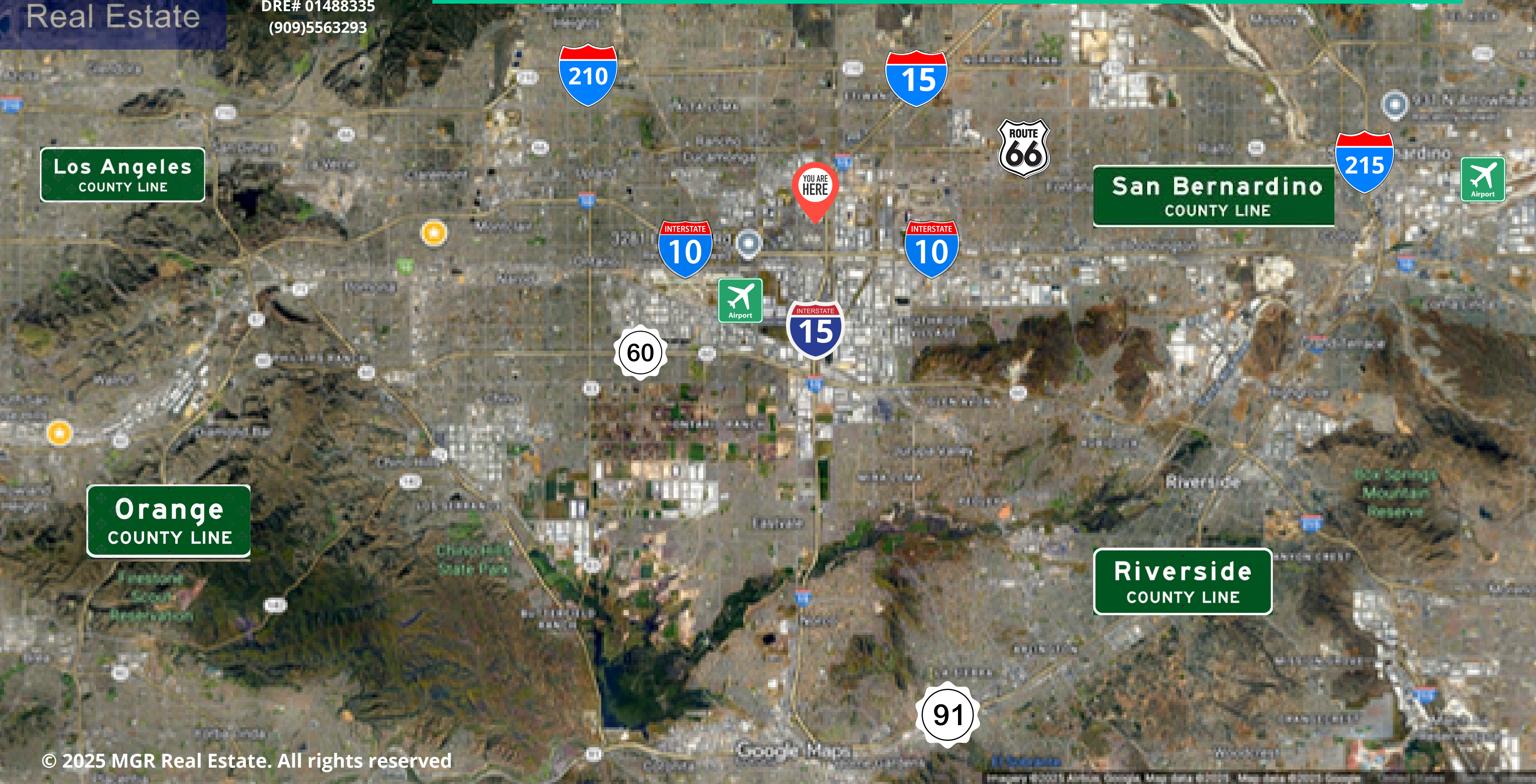
MGR
Real Estate

9233 CHARLES PLACE AVE Rancho Cucamonga CA



PRESENTED
BY
Raul Alejos
Senior Commercial Broker
DRE# 01488335
(909)5563293

SITUATED IN THE CENTER OF 4 COUNTIES



Los Angeles
COUNTY LINE

San Bernardino
COUNTY LINE

Orange
COUNTY LINE

Riverside
COUNTY LINE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MGR Real Estate and should not be made available to any other person or entity without the written consent of MGR Real Estate. This Marketing Brochure has beenprepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MGR Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, MGR Real Estate has not verified, and will not verify, any of the information contained herein, nor has MGR Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NONE-ENDORSEMENT NOTICE

MGR Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of MGR Real Estate, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of MGR Real Estate, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.



LOCATION
LOCATION
LOCATION



DRE # 01488335

9233 Charles Place Ave Rancho Cucamonga CA

MGR
Real Estate



**PRIME INDUSTRIAL
MIXED USE
FLEX BUILDING
FOR SALE
RANCHO CUCAMONGA, CA**

- Discover a standout investment: a 7,409 sq ft industrial flex building in Rancho Cucamonga's sought-after IO Industrial Zone. With strong freeway exposure, this two-story property delivers rare visibility, easy access, and broad commercial versatility. Ideal for an investor or owner-user, with the option to lease half the space to help offset mortgage costs.



OFFERING HIGHLIGHTS

OFFERING PRICE

\$ 2,495,000.00

MGR
Real Estate

Executive Summary

Property Overview An exceptional investment opportunity awaits with this 7,409 sq. ft. industrial facility located in Rancho Cucamonga's highly sought-after IO Industrial Zone. Positioned in a prime location with heavy freeway exposure, this two-story property offers unmatched visibility and accessibility for a wide range of commercial uses.

Key Features Size: 7,409 sq. ft. Zoning: IO Industrial Zone Freeway Exposure: Over 200,000 northbound and 190,000 southbound daily traffic counts Future Growth: Planned lane expansions to further increase visibility and exposure Configuration: Two separate entrances and utilities, allowing for dual occupancy or partial leasing Interior Layout: Private offices, conference room, restrooms with showers, and two warehouses with roll-up doors Flexibility: Ideal for owner-users, investors, or businesses seeking a high-visibility industrial location

Zoning information Permitted Uses

Wholesale and Distribution Light, Work/Live, Microbrewery, Printing Publishing, Manufacturing Green Technology, Light and small, Lumber Yard Maker Space/Accessory, Distribution Fulfillment Center Small, Vehicle Services Minor, Vehicle Services major, Alternative Fuel Station with lounge, Electric Vehicle Repair, Auto Parts Sales, Auto And Vehicle Sales, Wholesale, Retail Accessory, Home Improvement Supply Store, Garden Center/Plant Nursery, Electric Vehicle Showroom With indoor/outdoor sales, Veterinarian Facility, Office Business And Professional, Maintenance and Repair Small Equipment, Business Support Services, Broadcasting and Recording Studios, Park and Ride Facility.

Investment Highlights

Prime freeway frontage in a thriving industrial corridor Excellent potential for rental income or owner-occupancy Strategic location with easy access to major transportation routes Strong market fundamentals in Rancho Cucamonga's industrial sector Location Advantage Situated in one of Southern California's most dynamic industrial hubs, this property offers unparalleled access to major freeways, logistics centers, and business amenities. The combination of visibility, accessibility, and flexibility makes it a standout opportunity for investors and business owners alike

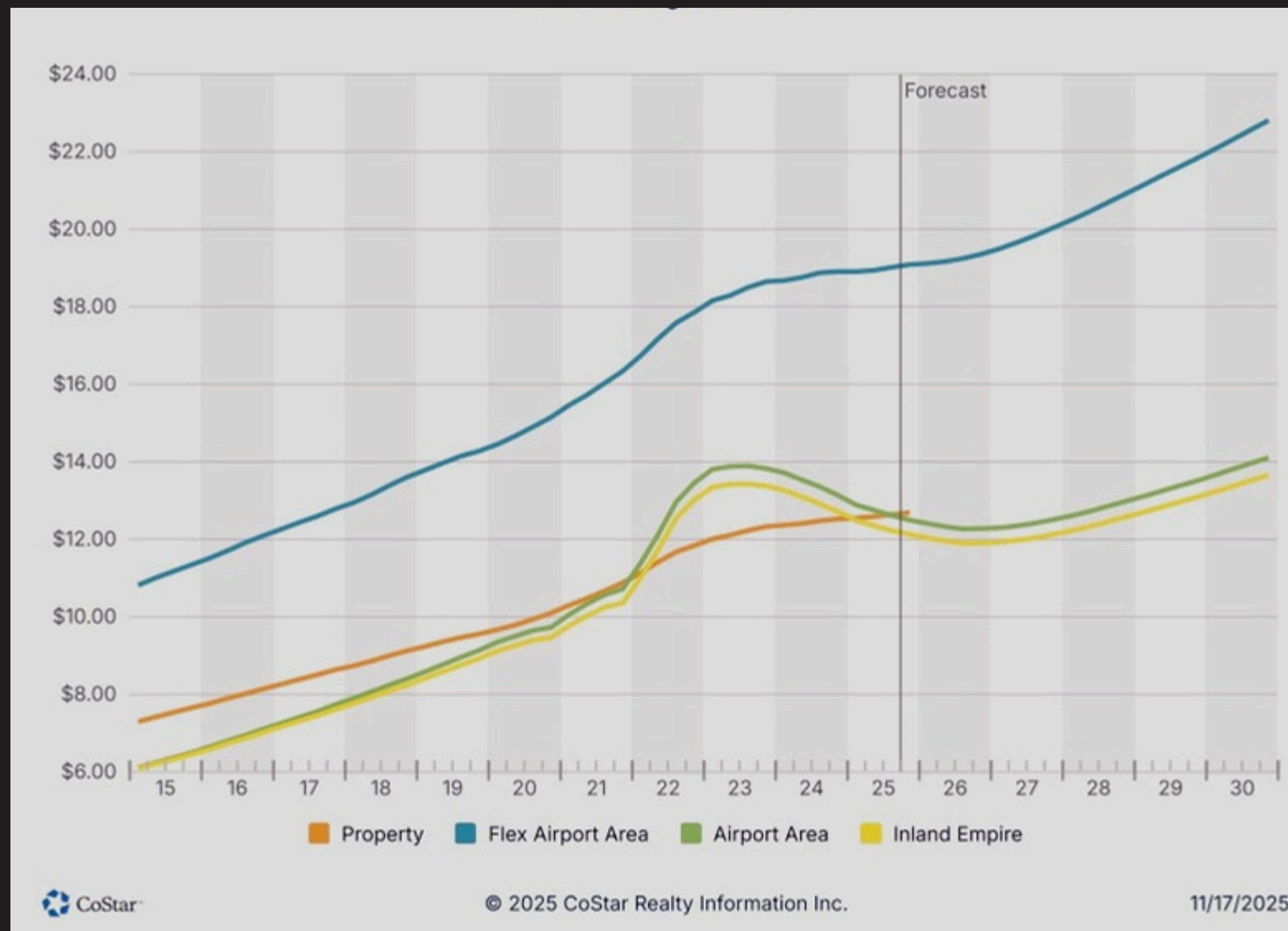


DRE # 01488335

MGR
Real Estate

CURRENT LEASING FORECAST

Asking Rent Leasing Forecast



A Rancho Cucamonga flex warehouse leasing forecast predicts stable to moderate growth in leasing for flexible industrial spaces, driven by their adaptability for various business needs, including e-commerce, light manufacturing, and logistics. Key factors influencing leasing and cost include proximity to major transportation routes, the availability of modern amenities like high ceilings, and specific features like loading docks. The forecast suggests continued demand, though the average asking rent for industrial space is around \$16 per square foot, with flex space costing approximately \$19 per square foot.

Market drivers and demand

- **Flexibility:** Flex spaces are designed to be easily adapted to the changing needs of growing businesses, making them attractive for a wide range of uses from office to light industrial.
- **Demand:** Demand is supported by the general growth of the logistics and e-commerce sectors, which require adaptable spaces for distribution, warehousing, and other operations.
- **Location:** Proximity to major transportation networks, such as highways and freight routes, is a major factor in attracting tenants and can influence rental rates.

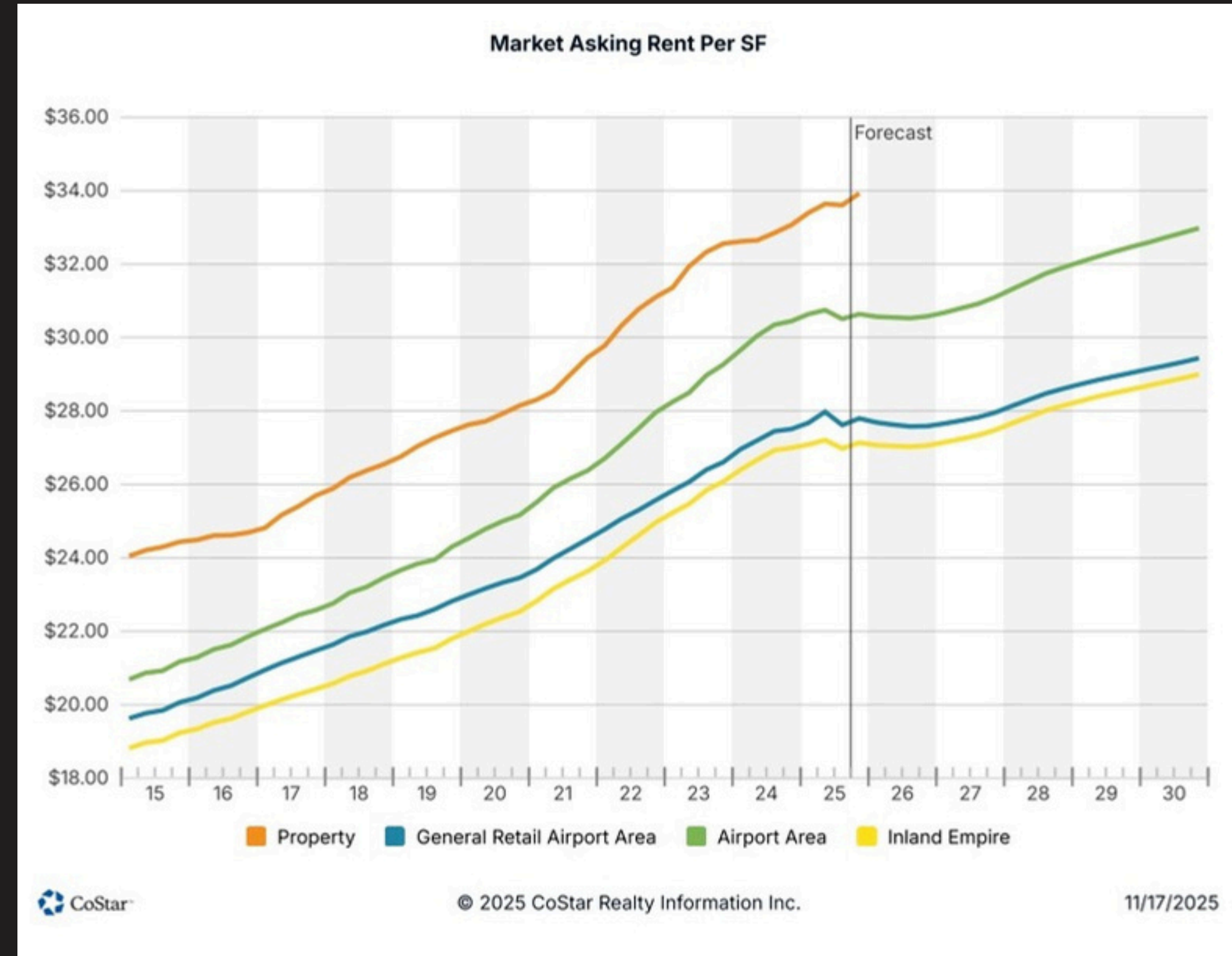


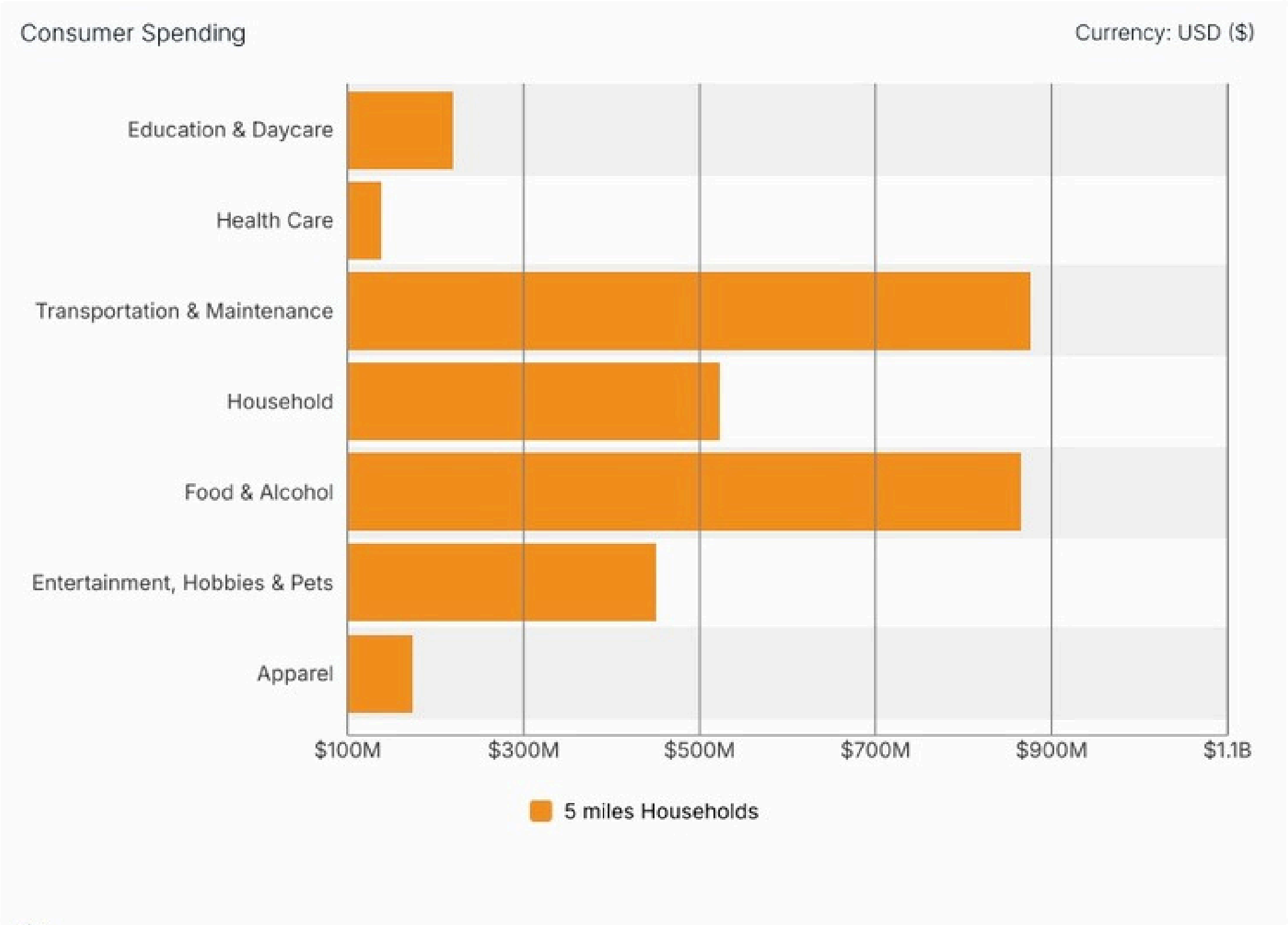
DRE # 01488335

CURRENT LEASING FORECAST

The Rancho Cucamonga retail leasing forecast points to a market with slower growth than in recent years, marked by slightly increased availability and more moderate rent increases. While the market is experiencing less economic expansion and slower migration, there is still activity, with certain sectors such as mixed used type of properties and others like grocery, fitness, and entertainment showing expansion. New development is also planned, including large mixed-use projects like the HART District, which is expected to add significant retail space

Asking Rent Leasing Forecast for Retail Use





***Consumer
Spending in
Rancho Cucamonga***



DRE # 01488335

EXTERIOR PICTURES

MGR
Real Estate





DRE # 01488335

OFFICE PICTURES

MGR
Real Estate





DRE # 01488335

WAREHOUSE PICTURES

MGR
Real Estate





DRE # 01488335

ARIAL FREE-WAY PICTURES

MGR
Real Estate

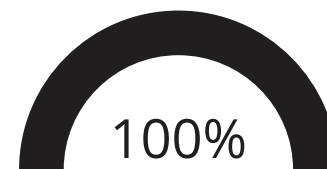




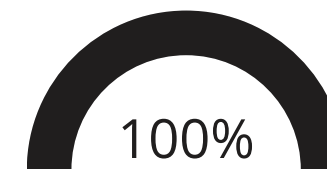
RAUL ALEJOS

SENIOR COMMERCIAL
ASSOCIATE

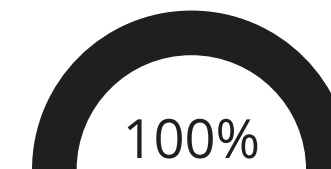
In the Past several years as a commercial Broker Raul and his team have accomplished what very few other brokers in the ndustry have: Sell, hard to sell assets and filled building vacancies from Retail, Industrial and Office going from 100, 80, 75 Percent Vacant to 100 Percent Full



Experience



Resourcefulness



Knowledge



OUR CONTACT



MGR's family of real estate companies and hands-on team approach has earned the company an exceptional reputation for anticipating client needs and exceeding expectations from day one. MGR has built an impressive portfolio of holdings and services anchored on the belief that success is achieved by meeting the needs of clients. That may mean finding new office space for a growing entrepreneurial company, managing an asset more efficiently for a local business owner or selling a residential / commercial property for an individual investor. MGR's steady approach, loyal team, responsiveness and resilient organization is proving that people-first approach works.



Telephone:
909.579.1369

Email:
Ralejos@MgrRealEstate.com

Smartphone:
909.556.3293

Website:
www.MGRealEstate.com



Social Media:
[#RAREalEstate](#)

Office Address:
3800 Concourse St Ontario CA 91730

DRE# 01488335



DRE# 00148835

MGR
Real Estate

THANK YOU

***GREAT OPPORTUNITIES
DON'T COME EVERYDAY***
*recognize and seize them
with every chance you get.*



909.556.3293