

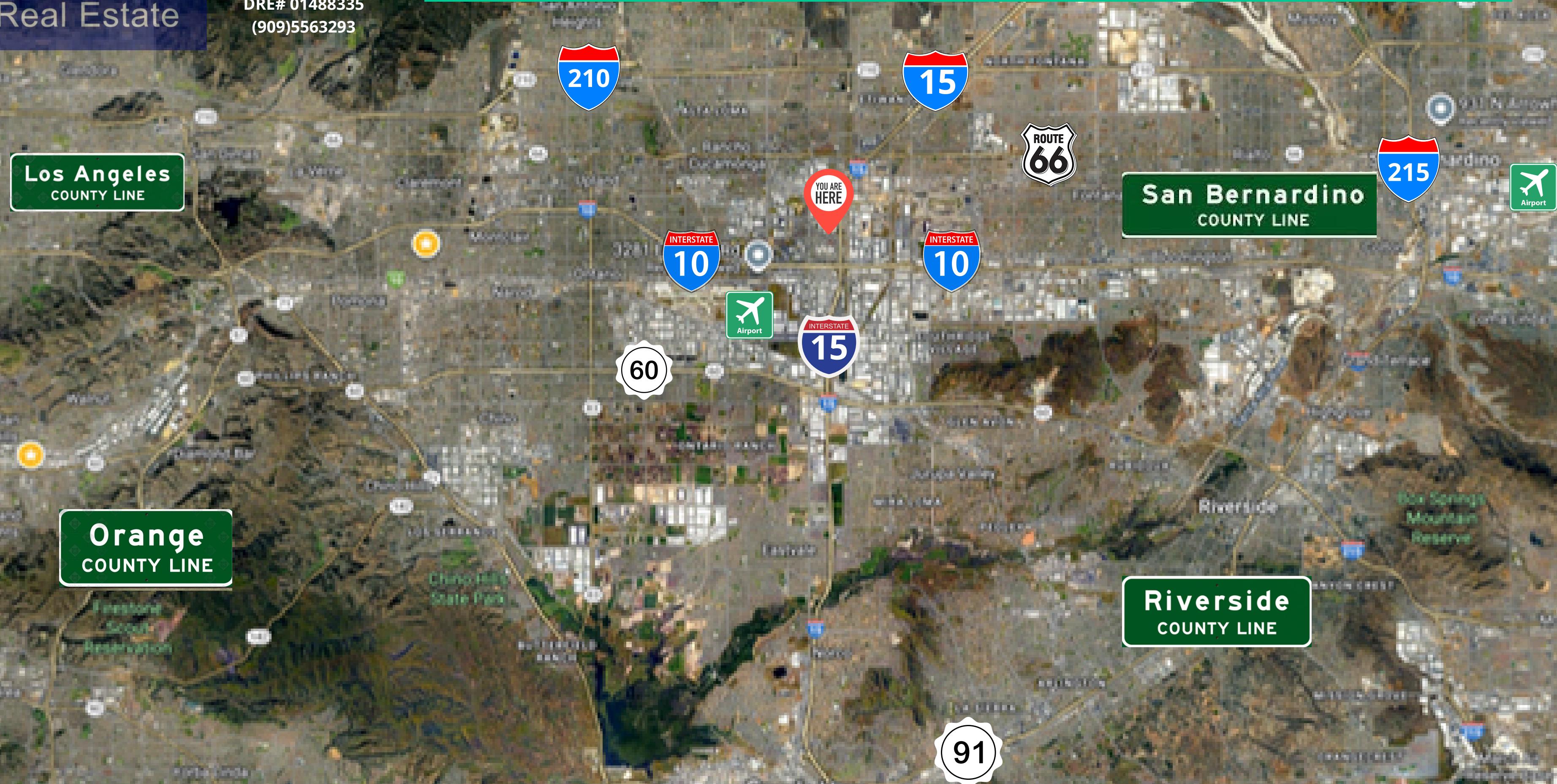
MGR
Real Estate

**9233 CHARLES PLACE AVE
Rancho Cucamonga CA**



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

SITUATED IN THE CENTER OF 4 COUNTIES





Dre#01488335

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**LOCATION
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DRE # 01488335

9233 Charles Place Ave Rancho Cucamonga CA

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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

Executive Summary

Property Overview An exceptional investment opportunity awaits with this 7,409 sq. ft. industrial building 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 part 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

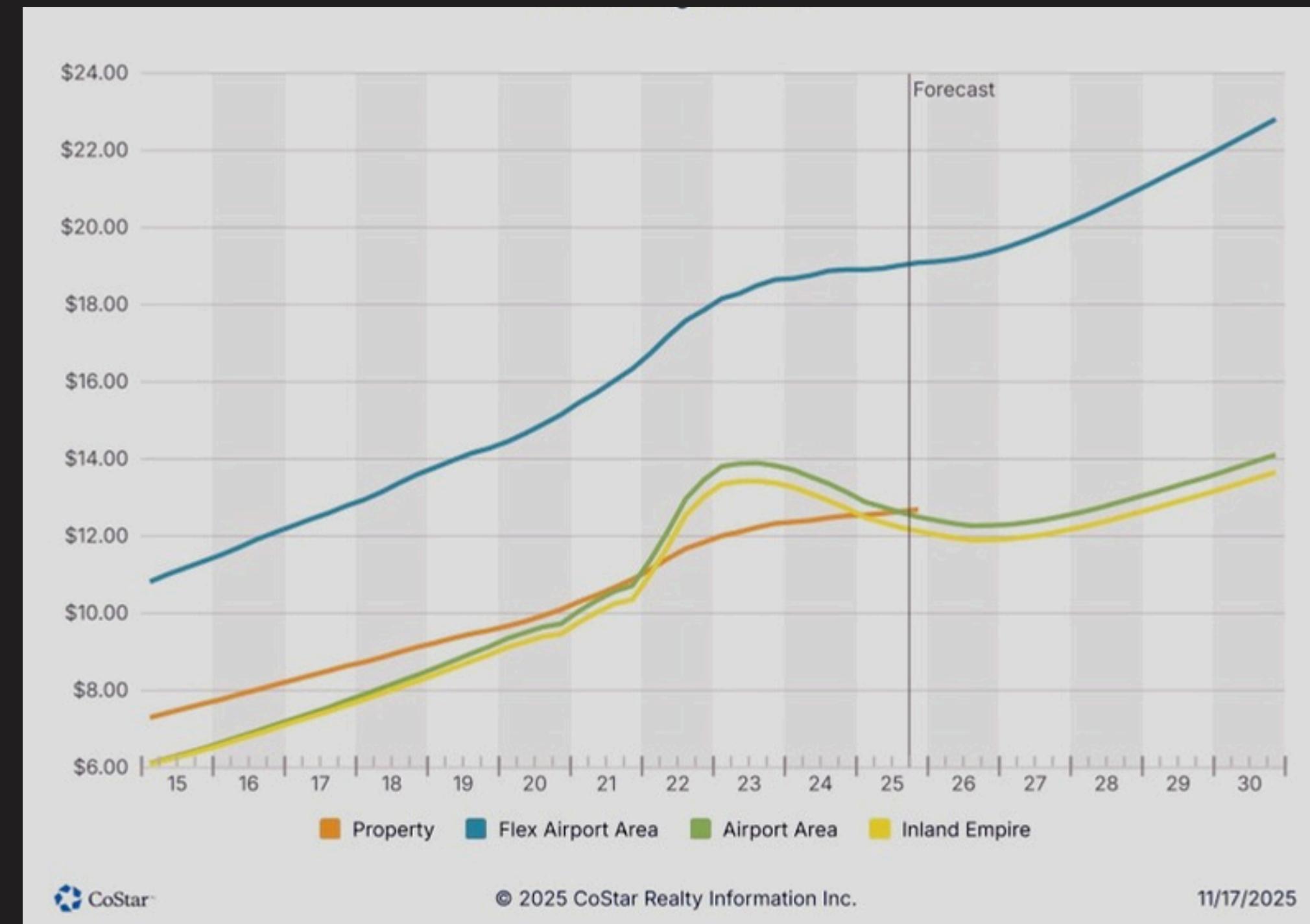
CURRENT LEASING FORECAST

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.

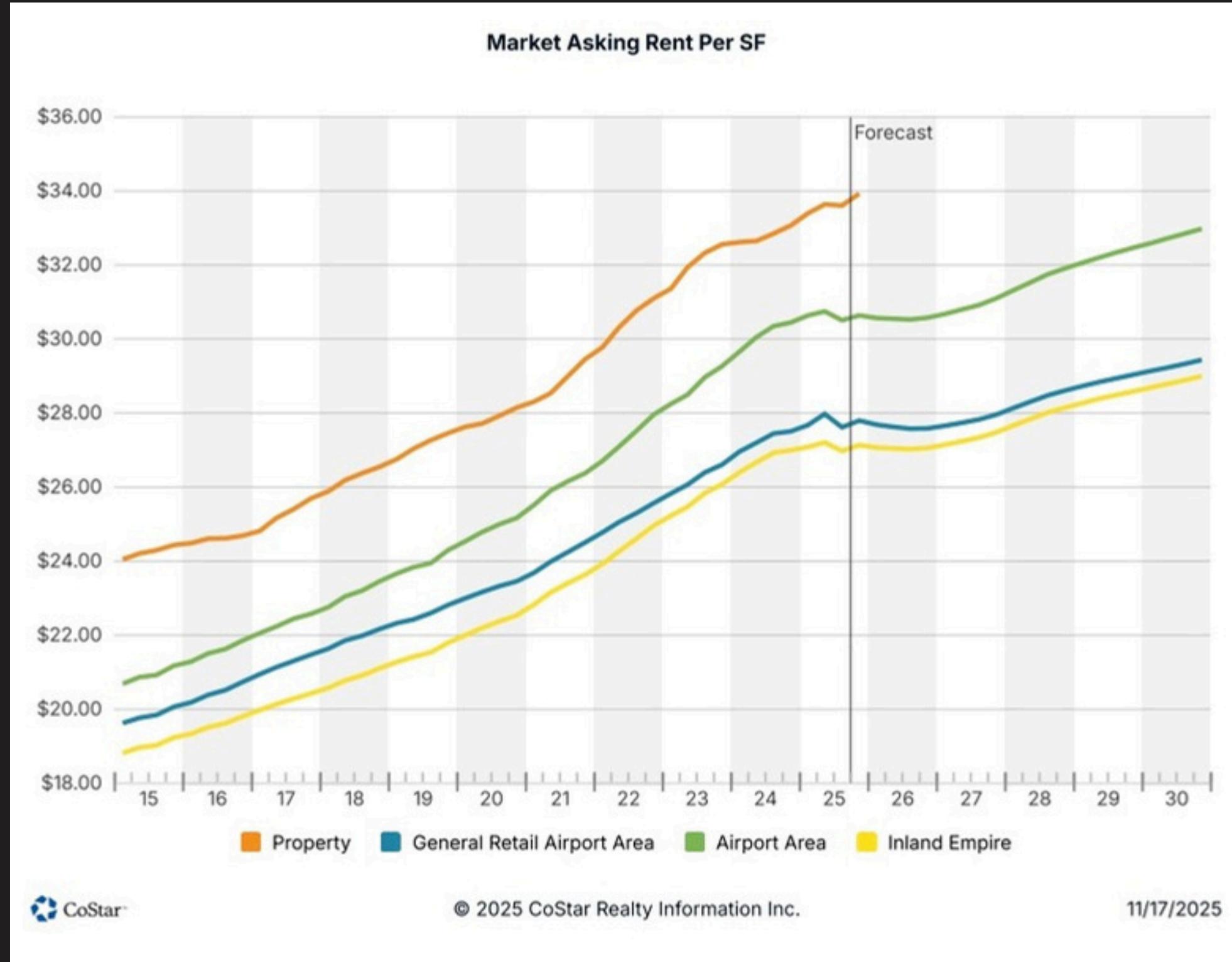
Asking Rent Leasing Forecast



CURRENT LEASING FORECAST

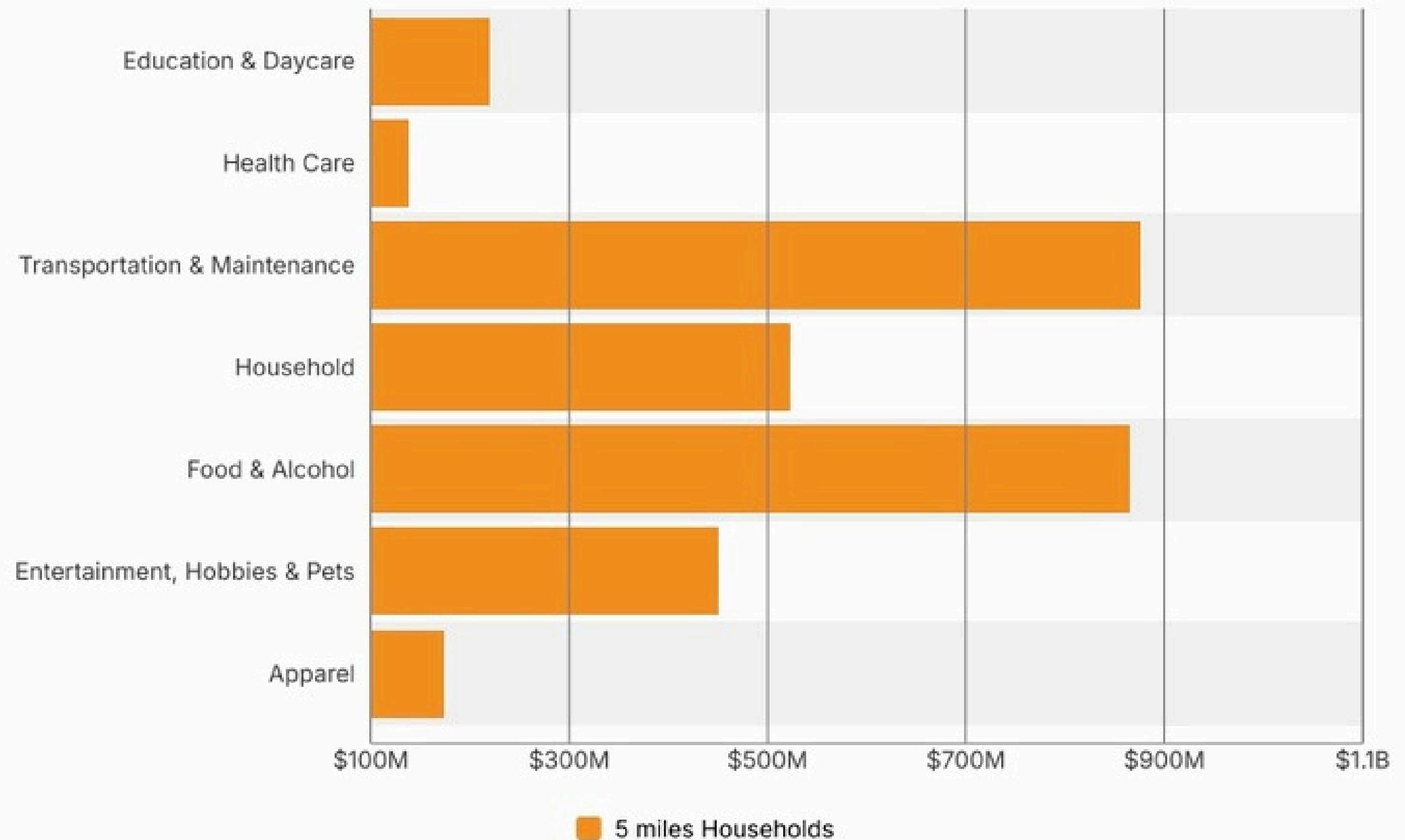
The Rancho Cucamonga retail leasing forecast points to a market with slower growth than in recent years, marked by slightly increased availability and more moderate rent increases. While the market is experiencing less economic expansion and slower migration, there is still activity, with certain sectors 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

Currency: USD (\$)



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Consumer Spending in Rancho Cucamonga



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EXTERIOR PICTURES

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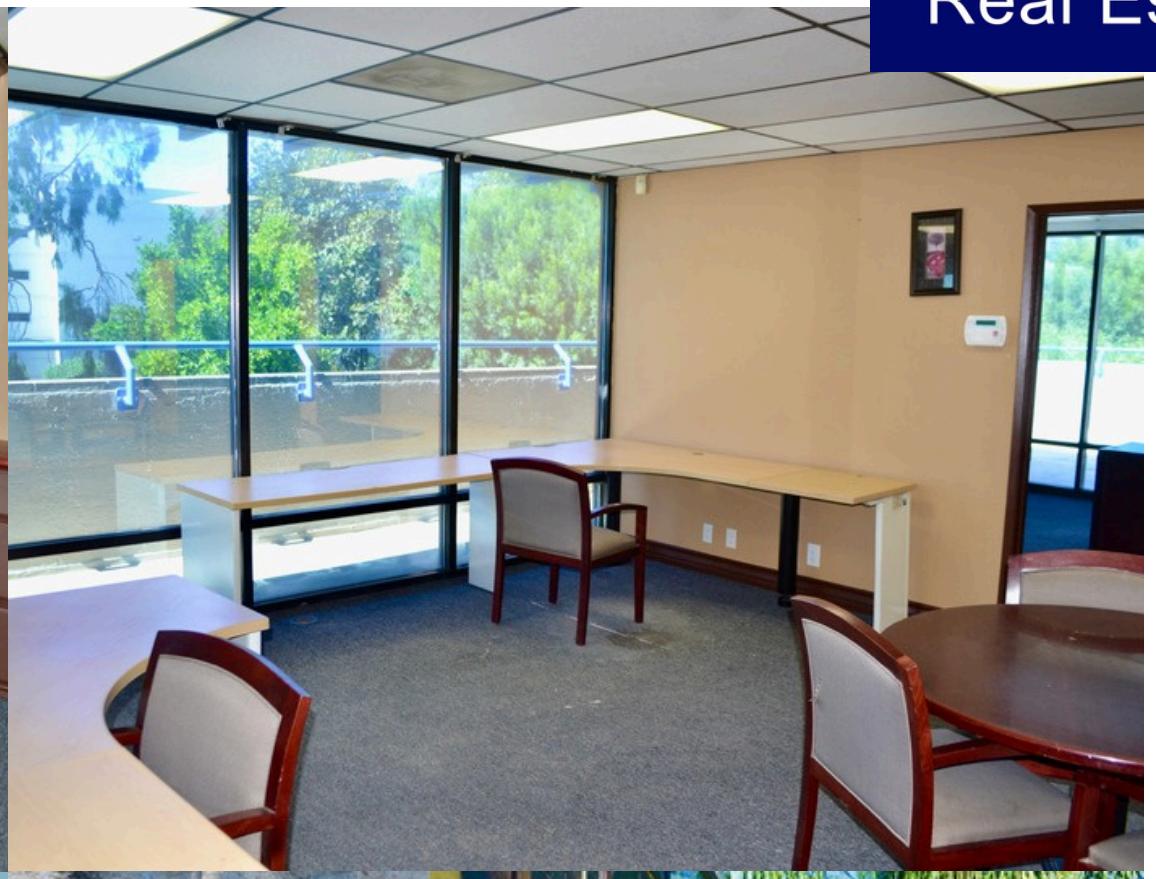
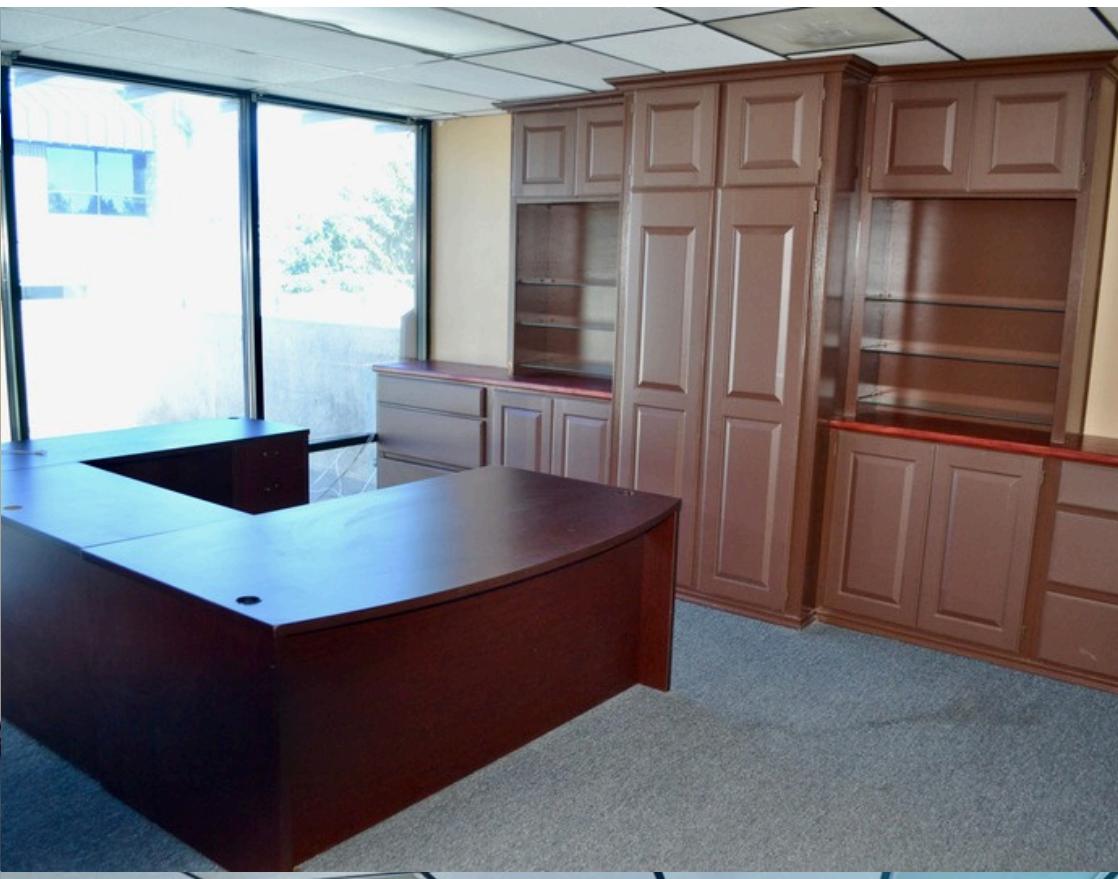
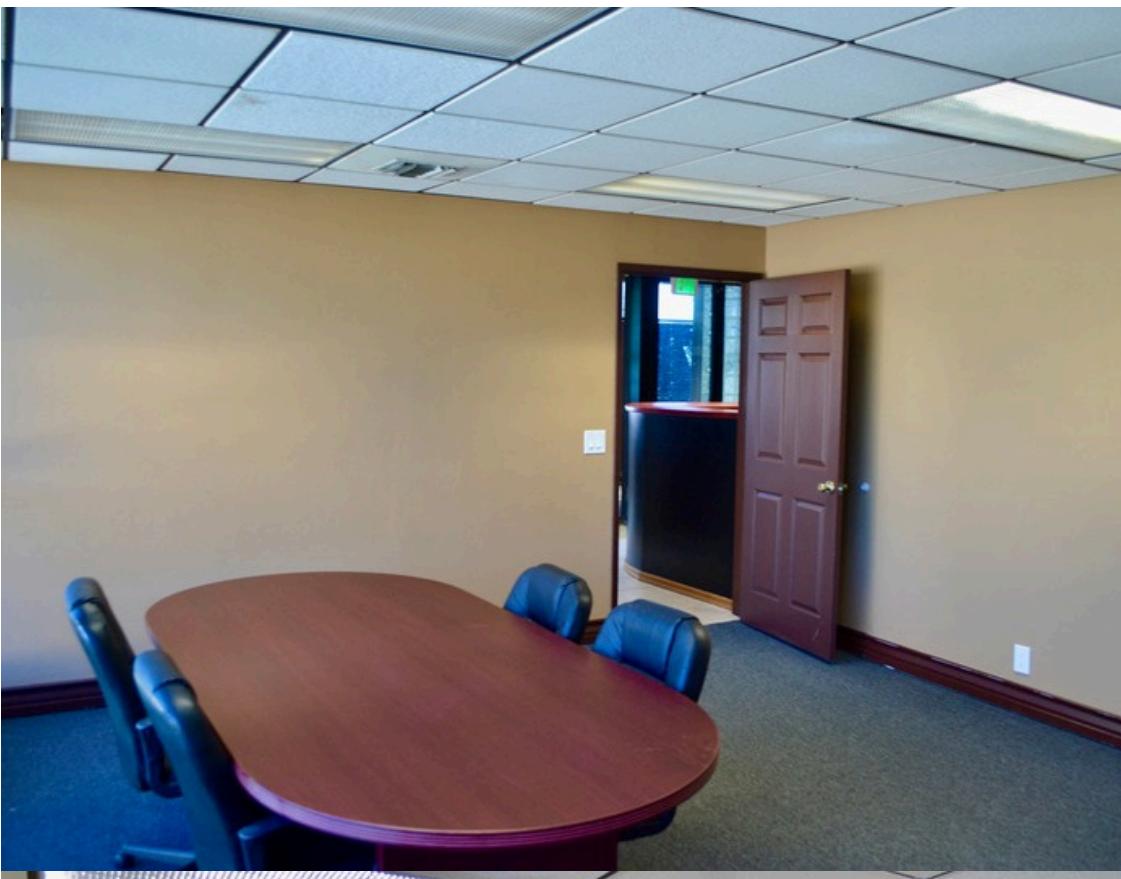




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OFFICE PICTURES

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WAREHOUSE PICTURES

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ARIAL FREE-WAY PICTURES

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RAUL ALEJOS

SENIOR COMMERCIAL
ASSOCIATE

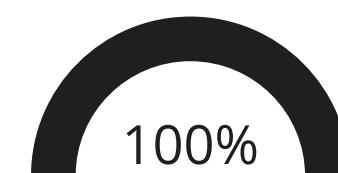
In the Past several years as a commercial Broker Raul and his team have accomplished what very few other brokers in the industry have: Sell, hard to sell assets and filled building vacancies from Retail, Industrial and Office going from 100, 80, 75 Percent Vacant to 100 Percent Full



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.



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THANK YOU

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



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