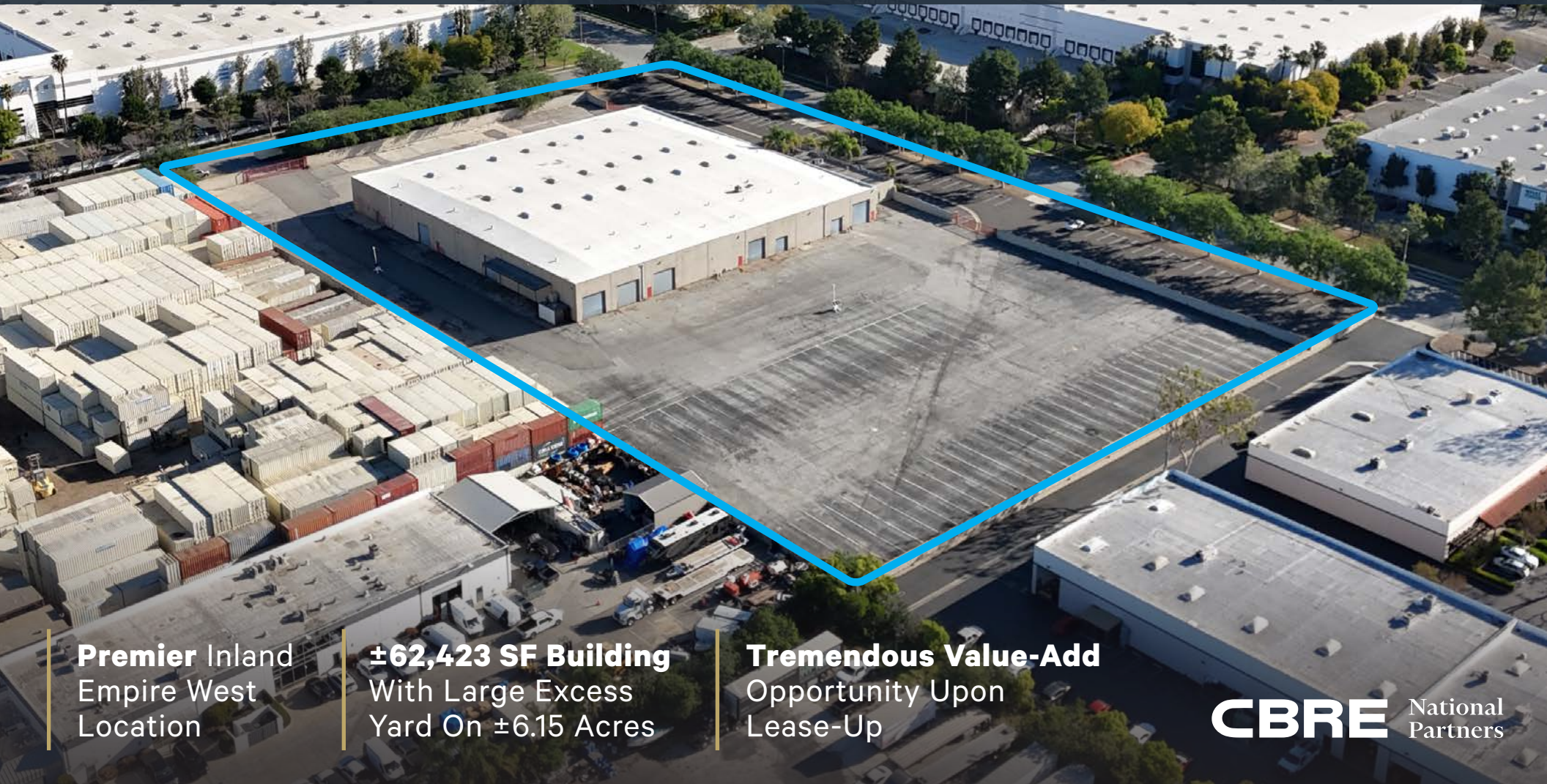


# 9550 HERMOSA AVENUE

RANCHO CUCAMONGA, CA



**Premier** Inland  
Empire West  
Location

**±62,423 SF Building**  
With Large Excess  
Yard On ±6.15 Acres

**Tremendous Value-Add**  
Opportunity Upon  
Lease-Up

# THE OFFERING

CBRE, Inc. is pleased to present the opportunity to acquire **9550 Hermosa Avenue** (the “Property”), a highly functional ±62,423 SF industrial facility situated on 6.1 acres in Rancho Cucamonga, California. The low-coverage site features a mission-critical excess yard ideal for parking and storage, which is fully secured, paved, and lit. Strategically located in the heart of the Inland Empire West, the building is currently vacant and is poised for tremendous upside upon lease up.

9550 Hermosa Avenue offers grade level loading on all sides, abundant auto and trailer parking, and 20’7” – 26’5” clear height. A new roof was installed in 2025 and approximately half of the site was repaved. The Property sits on a highly efficient, large rectangular land parcel with multiple points of access that is well positioned for future redevelopment. A conceptual redevelopment site plan is included on page 15.

The site offers immediate access to I-10 & I-15 with proximity to Ontario Int’l Airport and the Ports of LA/Long Beach. The property provides access to over 17 million people living within 60 miles. The Inland Empire remains one of the strongest industrial rent growth markets in the country, averaging 16% industrial rent growth annually since 2020.

## 9550 HERMOSA AVENUE RANCHO CUCAMONGA, CA

Total Rentable Area

**±62,423**

Acres

**±6.15**

FAR

**0.23**

Occupancy

**0%**

Drive-In Doors

**14**

Clear Height

**20’7” - 26’5”**

Auto Parking

**115**

Trailer Parking

**60**

Roof Age

**2025**



# INVESTMENT HIGHLIGHTS



Highly functional ±62,423 SF industrial facility on 6.1 acres with a mission critical excess yard for parking/storage that is fully secured, paved, and lit



Tremendous value-add opportunity upon full lease-up



High quality, low coverage property with grade level loading on all sides of the building, 115 auto and 60 trailer parking spaces, and a strong history of institutional ownership



Brand new roof installed in 2025 and half of the site was repaved



Extremely efficient, large rectangular land parcel with multiple points of access that is well positioned for future redevelopment



Irreplaceable location in the heart of the IE West, with immediate access to I-10 & I-15 and proximity to Ontario Int'l Airport and the Ports of LA/Long Beach



Strategic distribution site with over 17 million people living within 60 miles of the property



Strong Rancho Cucamonga market fundamentals with a low 4.1% vacancy for the <100K SF size range and 0 SF under construction

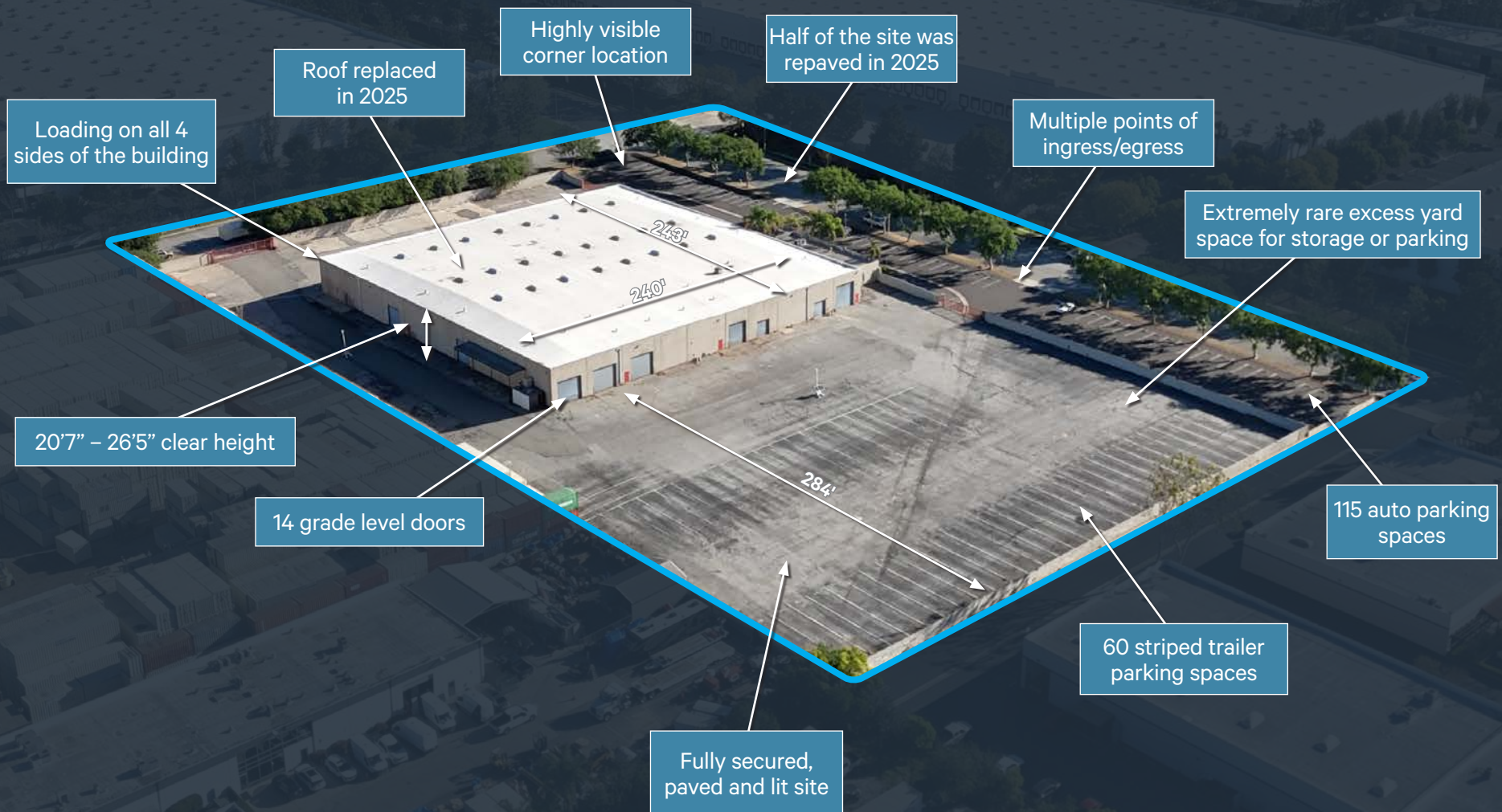


The Inland Empire has recorded 16% average industrial rent growth annually since 2020



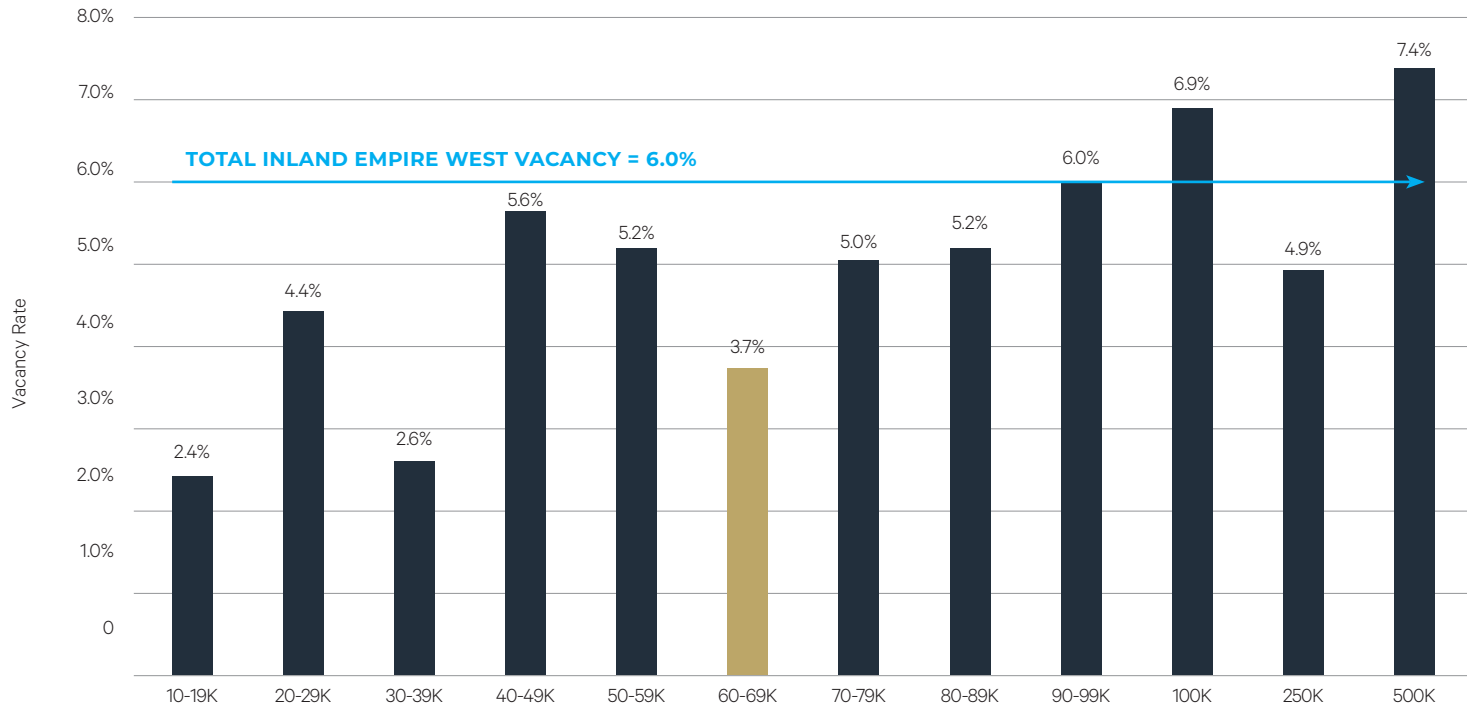
# PROPERTY HIGHLIGHTS

EXTREMELY EFFICIENT, LARGE RECTANGULAR LAND PARCEL WITH MULTIPLE POINTS OF ACCESS IN THE HEART OF THE IE WEST THAT IS WELL POSITIONED FOR FUTURE REDEVELOPMENT.



# ATTRACTIVE INLAND EMPIRE MARKET DYNAMICS

## IDEALLY SIZED PROPERTY FOR THE IE WEST



## IE (10K-99K SF SIZE RANGE) MARKET HIGHLIGHTS

- » Development in the 10K - 99K SF size range fell 32.5% quarter-over-quarter, with only 461K SF under construction
- » In Q4 2025 no new projects 10K - 99K SF broke ground in all of the IE market
- » 0 SF delivered in the IE West and only 221K SF delivered in the IE East in Q4 2025
- » Strong leasing and user sale activity drove 419K SF of net absorption, which caused vacancy to compress by 30 BPS quarter-over-quarter to 4.6%
- » New leasing activity in the 10K - 99K SF building size range rose 11.8% quarter-over-quarter to 2.2M SF in Q4 2025
- » Rancho Cucamonga recorded an extremely low 4.1% vacancy rate for the 10K - 99K SF size range, with no new product under construction

## INLAND EMPIRE WEST (10K - 99K SF SIZE RANGE) Q4 2025 STATS

Market Base  
**78.5M SF**

Vacancy Rate  
**4.2%**

Q4 Net Absorption  
**232K SF**

2025 Net Absorption  
**305K SF**

Q4 Gross Activity  
**1.8M SF**

Under Construction  
**316K SF**

# STRATEGIC DISTRIBUTION SITE

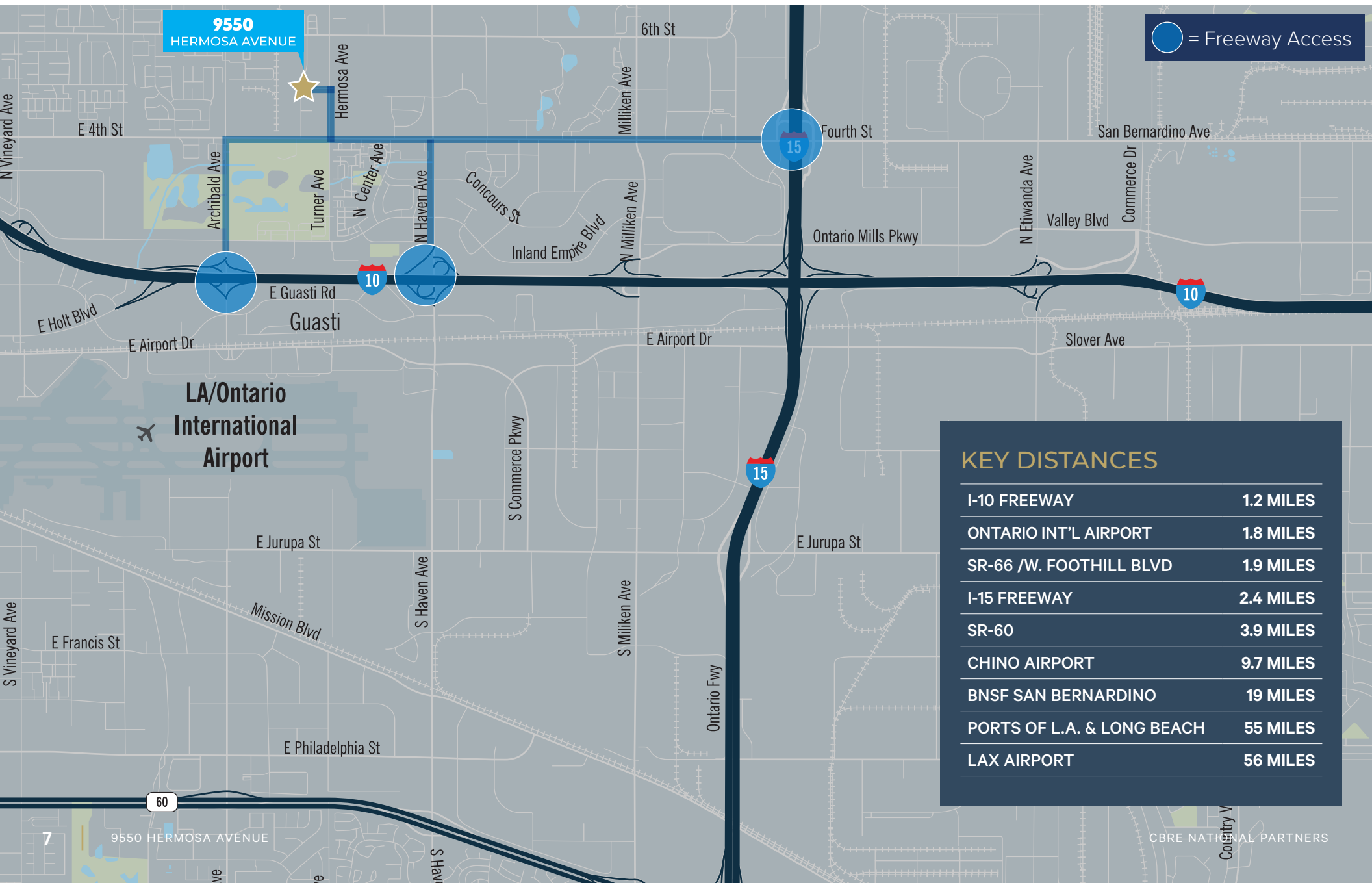


**9550  
HERMOSA AVENUE**

## INTERMODAL YARDS

- | BNSF                         | UNION PACIFIC                   |
|------------------------------|---------------------------------|
| 1 Commerce (E. 26th St)      | 4 IEIT (Slover Ave)             |
| 2 Los Angeles (E. Sheila St) | 5 City Of Industry (Arenth Ave) |
| 3 San Bernardino (W. 4th St) | 6 LATC (N. Mission)             |
|                              | 7 Los Angeles (E. Washington)   |
|                              | 8 ICTF (Sepulveda Blvd)         |

# IMMEDIATE ACCESS TO I-10 & I-15



**9550**  
HERMOSA AVENUE

= Freeway Access

## KEY DISTANCES

I-10 FREEWAY	1.2 MILES
ONTARIO INT'L AIRPORT	1.8 MILES
SR-66 /W. FOOTHILL BLVD	1.9 MILES
I-15 FREEWAY	2.4 MILES
SR-60	3.9 MILES
CHINO AIRPORT	9.7 MILES
BNSF SAN BERNARDINO	19 MILES
PORTS OF L.A. & LONG BEACH	55 MILES
LAX AIRPORT	56 MILES

# TENANTS IN THE MARKET



\*Locations of businesses are approximate

# SITE PLAN

HERMOSA AVENUE



5TH STREET

Gate

Gate

Gate

95'

243'

**9550 HERMOSA AVE**  
**±62,423 SF**

240'

70'

284'

- Ground Level Door
- Office

# 9550 HERMOSA AVENUE

RANCHO CUCAMONGA, CA

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Elliott Dow  
Colleen Fazio  
Morgan Dunn

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Ryan Bain  
Zach Graham  
Judd Welliver  
Bentley Smith  
Joe Horrigan  
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