



OFFERING MEMORANDUM

9216 BALLY CT.

RANCHO CUCAMONGA, CA 91730

INDUSTRIAL CONDO

\$4,288,000

OLGA WRIGHT

310.801.7373

olga@lyonstahl.com

DRE #01315042

CAMERON SAMIMI

310.259.7556

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DRE #02035763

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PROPERTY INFORMATION

SAW & CARBIDE
TOOL COMPANY

9216 Bally Ct - Rancho Cucamonga, CA 91730

THE OFFERING



Exceptional industrial/flex opportunity located at **9216 Bally Court, Rancho Cucamonga, CA 91730**—in the heart of an established **Opportunity Zone**, offering significant potential tax advantages for investors and business owners.

This **12,700 SF freestanding building** is designed to support a wide range of industrial operations. The interior features a **reception/waiting area, seven private offices, a conference room**, six restrooms, and **multiple storage areas**, providing a balanced mix of functional warehouse space and professional-grade administrative areas.

For logistics and distribution efficiency, the property is equipped with **two dock-high doors (12'W x 14'H) and one ground-level door (12'W x 16'H)**, complemented by **400 amps, 277/480 volts** of heavy power. The building also includes a fire sprinkler system and **22 marked parking spaces** for **employees and visitors**.

Located in a high-demand industrial corridor, average rents in this market are approximately **\$18.41/SF/Yr**, making this an attractive **owner-user purchase opportunity**. By acquiring the property rather than leasing, companies can secure long-term occupancy at a potentially lower effective cost while building equity and capitalizing on Opportunity Zone incentives. Close Proximity to I-10, I-15 & CA-210 Freeways

PROPERTY INFORMATION

PROPERTY DETAILS

Address	9216 Bally Ct Rancho Cucamonga, CA 91730
Price	\$4,488,000
Total Building Sqft.	12,700 SF
Total Lot Size	12,701 SF
Price / SF (RSF)	\$353.38
Year Built	1986
APN	0209-261-48



INVESTMENT HIGHLIGHTS

- **Building** Includes Reception/Waiting area, **7 Offices**, **Conference Room**, Full Kitchen, 6 Bathrooms, Shower, Multiple Storages and the **Warehouse**/Open Work Space
- **Two (2) Dock Doors** (12'W x 14'H) and One (1) Ground Level Door (12'W x 16'H) **400 Amps, 277/480 Volts**
- 22 Parking Spaces
- Fire Sprinkler System
- **Close Proximity** to I-10, I-15 & CA-210 Freeways

PROPERTY PHOTOS

SAW & CARBIDE
TOOL COMPANY

9216 Bally Ct - Rancho Cucamonga, CA 91730

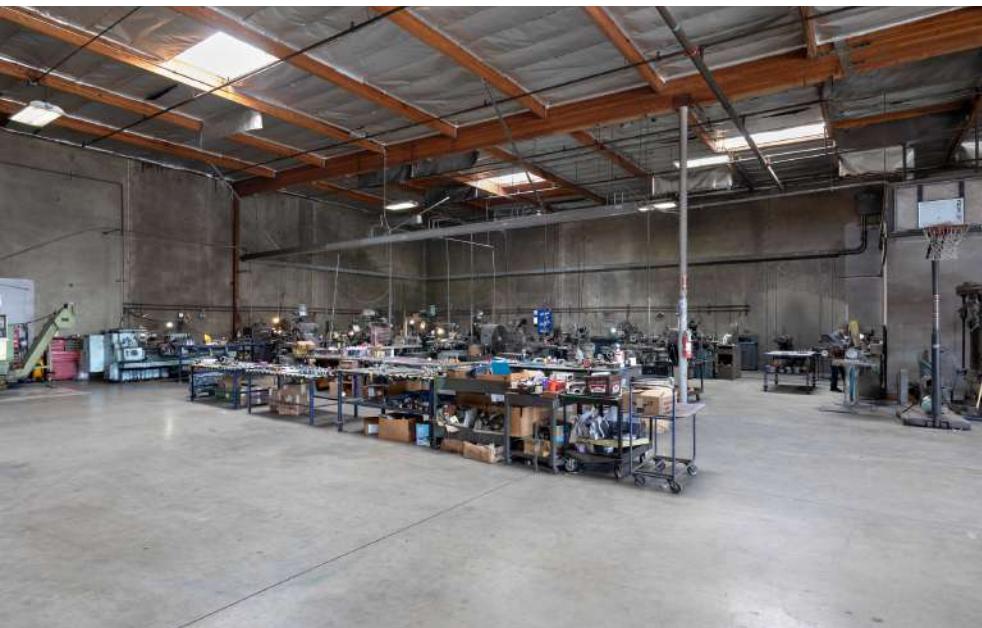
PROPERTY PHOTOS

PROPERTY PHOTOS

SAMIMI
INVESTMENTS



PROPERTY PHOTOS



PROPERTY PHOTOS



9216 Bally Ct

Rancho Cucamonga, CA 91730



Main Floorplan

DISCLAIMER: Measurements are approximate.
It is the responsibility of the buyer to verify the property's
measurements and square footage independently.

9216 Bally Ct

Rancho Cucamonga, CA 91730



Main Floorplan

DISCLAIMER: Measurements are approximate.
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measurements and square footage independently.

SALES COMPS ANALYSIS

SAW & CARBIDE
TOOL COMPANY

9216 Bally Ct - Rancho Cucamonga, CA 91730

**9216 BALLY CT**

Rancho Cucamonga, CA 91730

Subject Property

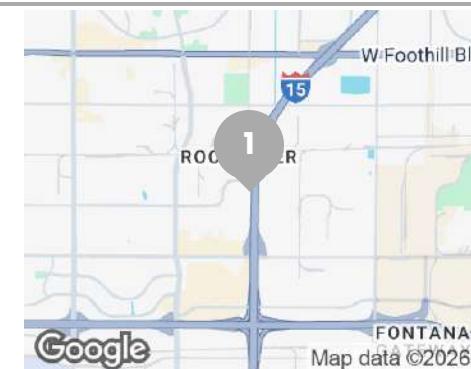
Price:	\$4,288,000	Bldg Size:	12,700 SF
Lot Size:	12,701 SF	Year Built:	1986
Price/SF:	\$337.64	Price/Unit:	\$4,288,000

**9221 CHARLES SMITH AVE**

9221 Charles Smith Ave, Rancho Cucamonga, CA 91730

sold 6/3/2025

Price:	\$2,969,169	Bldg Size:	8,317 SF
Lot Size:	21,780 SF	Year Built:	2007
Price/SF:	\$357.00		

**10440 TRADEMARK ST**

10440 Trademark St, Rancho Cucamonga, CA 91730

Sold 5/23/2025

Price:	\$4,950,000	Bldg Size:	14,676 SF
Lot Size:	40,965 SF	Year Built:	1986
Price/SF:	\$337.29		



INDUSTRIAL SALE COMPS



3

10309 REGIS CT

Rancho Cucamonga, CA 91730

Sold 4/29/2025

Price:	\$3,257,500	Bldg Size:	9,871 SF
Lot Size:	24,829 SF	Year Built:	1998
Price/SF:	\$330.01		



4

10777 CIVIC CENTER DR

10777 Civic Center Dr, Rancho Cucamonga, CA 91730

Sold 4/10/2025

Price:	\$2,462,000	Bldg Size:	7,200 SF
Lot Size:	15,246 SF	Year Built:	1982
Price/SF:	\$341.94		



5

9038 HELLMAN AVE

9038 Hellman Ave, Rancho Cucamonga, CA 91730

Sold 4/2/2025

Price:	\$2,200,000	Bldg Size:	7,607 SF
Lot Size:	19,602 SF	Year Built:	2004
Price/SF:	\$289.21		





6 8647 HELMS AVE

8647 Helms Ave, Rancho Cucamonga, CA 91730

Sold 3/3/2025

Price:	\$10,700,000	Bldg Size:	26,158 SF
Lot Size:	89,733 SF	Year Built:	2003
Price/SF:	\$409.05		



Map data ©2026 Google



7 9349 FERON BLVD

9349 Feron Blvd, Rancho Cucamonga, CA 91730

Sold 2/10/2025

Price:	\$4,195,475	Bldg Size:	9,952 SF
Lot Size:	27,732 SF	Year Built:	2006
Price/SF:	\$421.57		



Map data ©2026 Google



8 12120 6TH ST

12120 6th St, Rancho Cucamonga, CA 91730

Sold 1/3/2025

Price:	\$4,060,000	Bldg Size:	12,000 SF
Lot Size:	35,719 SF	Year Built:	2006
Price/SF:	\$338.33		

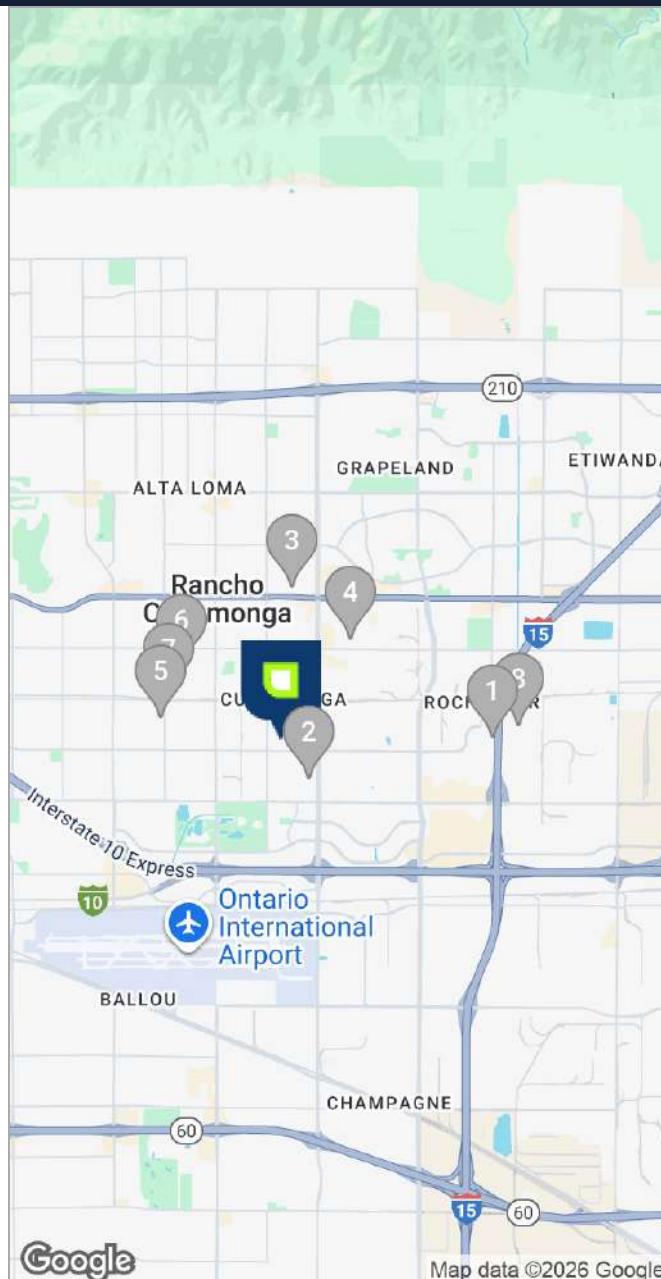


Map data ©2026 Google

Property Address	City	Sale Price	Type	Yr. Built	Bldg Size	Land Area SF	\$/Per SF	COE
9221 Charles Smith Ave	Rancho Cucamonga	\$2,969,169	Industrial	2007	8,317	21,780	\$357.00	6/3/2025
10440 Trademark St	Rancho Cucamonga	\$4,950,000	Industrial	1986	14,676	40,965	\$337.29	5/28/2025
10309 Regis Ct	Rancho Cucamonga	\$3,500,000	Industrial	1998	9,871	24,829	\$330.01	4/29/2025
10777 Civic Center Dr	Rancho Cucamonga	\$2,462,000	Industrial	1982	7,200	15,246	\$341.94	4/10/2025
9038 Hellman Ave	Rancho Cucamonga	\$2,200,000	Industrial	2004	7,607	19,602	\$289.21	4/2/2025
8647 Helms Ave	Rancho Cucamonga	\$10,700,000	Industrial	2003	26,158	89,733	\$409.05	3/3/2025
9349 Feron Blvd	Rancho Cucamonga	\$4,195,475	Industrial	2006	9,952	27,732	\$421.57	2/10/2025
12120 6th St	Rancho Cucamonga	\$4,060,000	Industrial	2006	12,000	35,719	\$338.33	1/3/2025
Average							\$353.05	
9216 Bally Ct.	Rancho Cucamonga	\$4,288,000	Industrial	1986	12,700	12,701	\$337.64	Active

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF	DEAL STATUS
★	9216 Bally Ct Rancho Cucamonga, CA	\$4,288,000	12,700 SF	12,701 SF	\$337.64	Subject Property
1	9221 Charles Smith Ave 9221 Charles Smith Ave Rancho Cucamonga, CA	\$2,969,169	8,317 SF	21,780 SF	\$357.00	Sold 6/3/2025
2	10440 Trademark St 10440 Trademark St Rancho Cucamonga, CA	\$4,950,000	14,676 SF	40,965 SF	\$337.29	Sold 5/23/2025
3	10309 Regis Ct Rancho Cucamonga, CA	\$3,257,500	9,871 SF	24,829 SF	\$330.01	Sold 4/29/2025
4	10777 Civic Center Dr 10777 Civic Center Dr Rancho Cucamonga, CA	\$2,462,000	7,200 SF	15,246 SF	\$341.94	Sold 4/10/2025
5	9038 Hellman Ave 9038 Hellman Ave Rancho Cucamonga, CA	\$2,200,000	7,607 SF	19,602 SF	\$289.21	Sold 4/2/2025
6	8647 Helms Ave 8647 Helms Ave Rancho Cucamonga, CA	\$10,700,000	26,158 SF	89,733 SF	\$409.05	Sold 3/3/2025
7	9349 Feron Blvd 9349 Feron Blvd Rancho Cucamonga, CA	\$4,195,475	9,952 SF	27,732 SF	\$421.57	Sold 2/10/2025
8	12120 6th St 12120 6th St Rancho Cucamonga, CA	\$4,060,000	12,000 SF	35,719 SF	\$338.33	Sold 1/3/2025
AVERAGES		\$4,349,268	11,973 SF	34,451 SF	\$353.05	



9216 Bally Ct - Rancho Cucamonga, CA 91730

LEASE COMPARABLES

SAW & CARBIDE
TOOL COMPANY

9216 Bally Ct - Rancho Cucamonga, CA 91730

LEASE COMPARABLES LEASE COMPS



9216 BALLY CT
Rancho Cucamonga, CA 91730

Subject Property

Lease Rate: Negotiable



8768 HELMS AVENUE UNIT#B
Rancho Cucamonga, CA 91730

Leased

Lease Rate \$19.80 /SF/yr Lease Type: Modified Gross

Space Size: 4,459 SF



11650 MISSION PARK DR
Rancho Cucamonga, CA 91730

Leased

Lease Rate \$19.44 /SF/yr Lease Type: Modified Gross

Space Size: 6,807 SF



LEASE COMPARABLES LEASE COMPS



9160 HYSSOP DR
Rancho Cucamonga, CA 91730

On Market

Lease Rate \$17.40 /SF/yr Lease Type: Modified Gross
Space Size: 13,000 SF



9863 ACACIA ST
Rancho Cucamonga, CA 91730

On Market

Lease Rate \$18.24 /SF/yr Lease Type: Modified Gross
Space Size: 13,490 SF



10851 EDISON CT
Rancho Cucamonga, CA 91730

On Market

Lease Rate \$18.00 /SF/yr Lease Type: Modified Gross
Space Size: 14,830 SF



LEASE COMPARABLES LEASE COMPS



9002 S HYSSOP DR
Rancho Cucamonga, CA 91730

On Market

Lease Rate: \$18.60 /SF/yr Lease Type: Modified Gross
Space Size: 7,949 SF



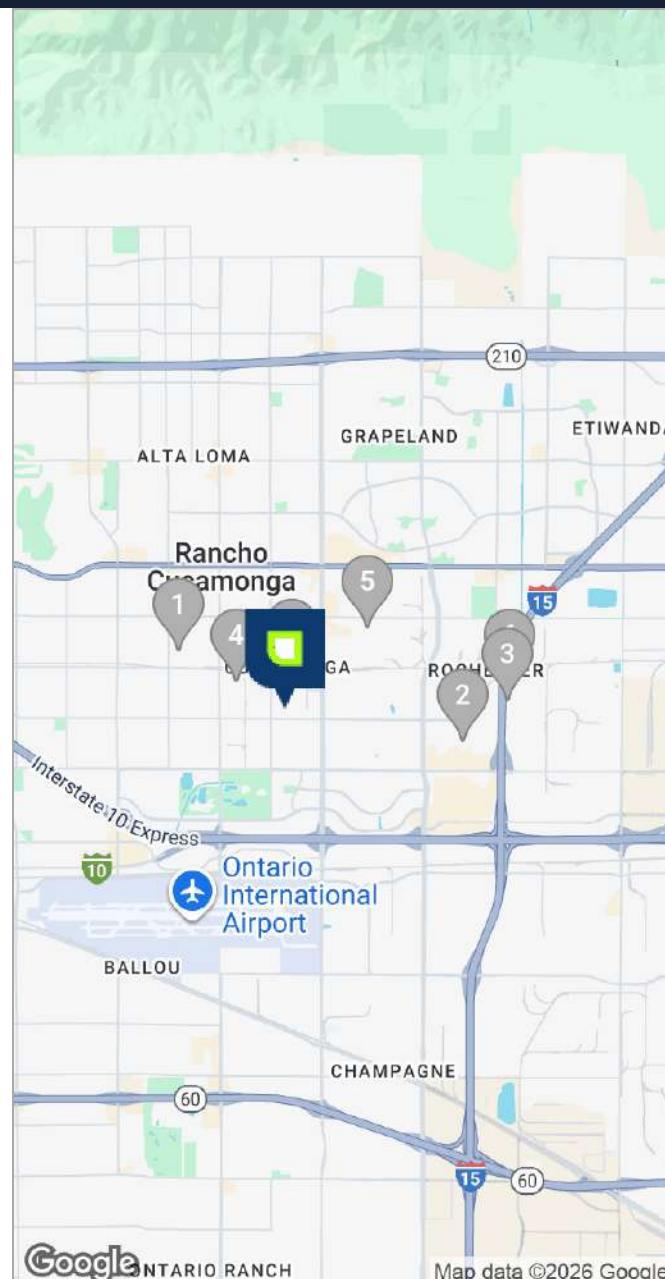
8930 CENTER AVE
Rancho Cucamonga, CA 91730

On Market

Lease Rate: \$17.40 /SF/yr Lease Type: Modified Gross
Space Size: 10,452 SF



	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE
★	9216 Bally Ct Rancho Cucamonga, CA	Negotiable	-	-
1	8768 Helms Avenue Unit#B Rancho Cucamonga, CA	\$19.80 /SF/yr	Modified Gross	4,459 SF
2	11650 Mission Park Dr Rancho Cucamonga, CA	\$19.44 /SF/yr	Modified Gross	6,807 SF
3	9160 Hyssop Dr Rancho Cucamonga, CA	\$17.40 /SF/yr	Modified Gross	13,000 SF
4	9863 Acacia St Rancho Cucamonga, CA	\$18.24 /SF/yr	Modified Gross	13,490 SF
5	10851 Edison Ct Rancho Cucamonga, CA	\$18.00 /SF/yr	Modified Gross	14,830 SF
6	9002 S Hyssop Dr Rancho Cucamonga, CA	\$18.60 /SF/yr	Modified Gross	7,949 SF
7	8930 Center Ave Rancho Cucamonga, CA	\$17.40 /SF/yr	Modified Gross	10,452 SF
AVERAGES		\$18.41 /SF/YR		10,141 SF

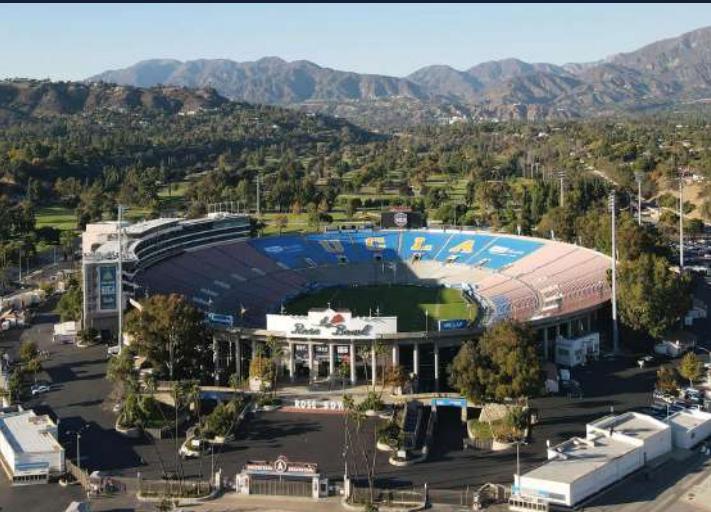


9216 Bally Ct - Rancho Cucamonga, CA 91730

LOCATION OVERVIEW

SAW & CARB. CO.
TOOL COMPANY

9216 Bally Ct - Rancho Cucamonga, CA 91730



100

Over 100 colleges and universities,
including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

950B

GDP. One of the largest county
economies in the world

Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.

UCLA



USC



Caltech



RANCHO CUCAMONGA OVERVIEW

RANCHO CUCAMONGA

Rancho Cucamonga is a thriving city in San Bernardino County known for its balanced mix of vibrant business opportunities, scenic mountain views, and exceptional quality of life.

Rancho Cucamonga boasts a population of approximately 174,000, offering a diverse and welcoming community with a median household income of about \$109,511 and low poverty rates compared to regional averages. The city is recognized for its clean streets, numerous community parks, highly rated schools, and active local government focused on sustainability and growth.

Wilderness

Lake's Beak

Rancho Cucamonga

Covina

10

Rancho Cucamonga is a thriving city in San Bernardino County known for its balanced mix of vibrant business opportunities, scenic mountain views, and exceptional quality of life.

CNO

Norco

Corona

heim

Orange

261

S18

Irvine

SAMIMI INVESTMENTS

Ta Mesa



Population

174,219

Median Household Income

\$109,511

Median Age

37.9

Average Household Income

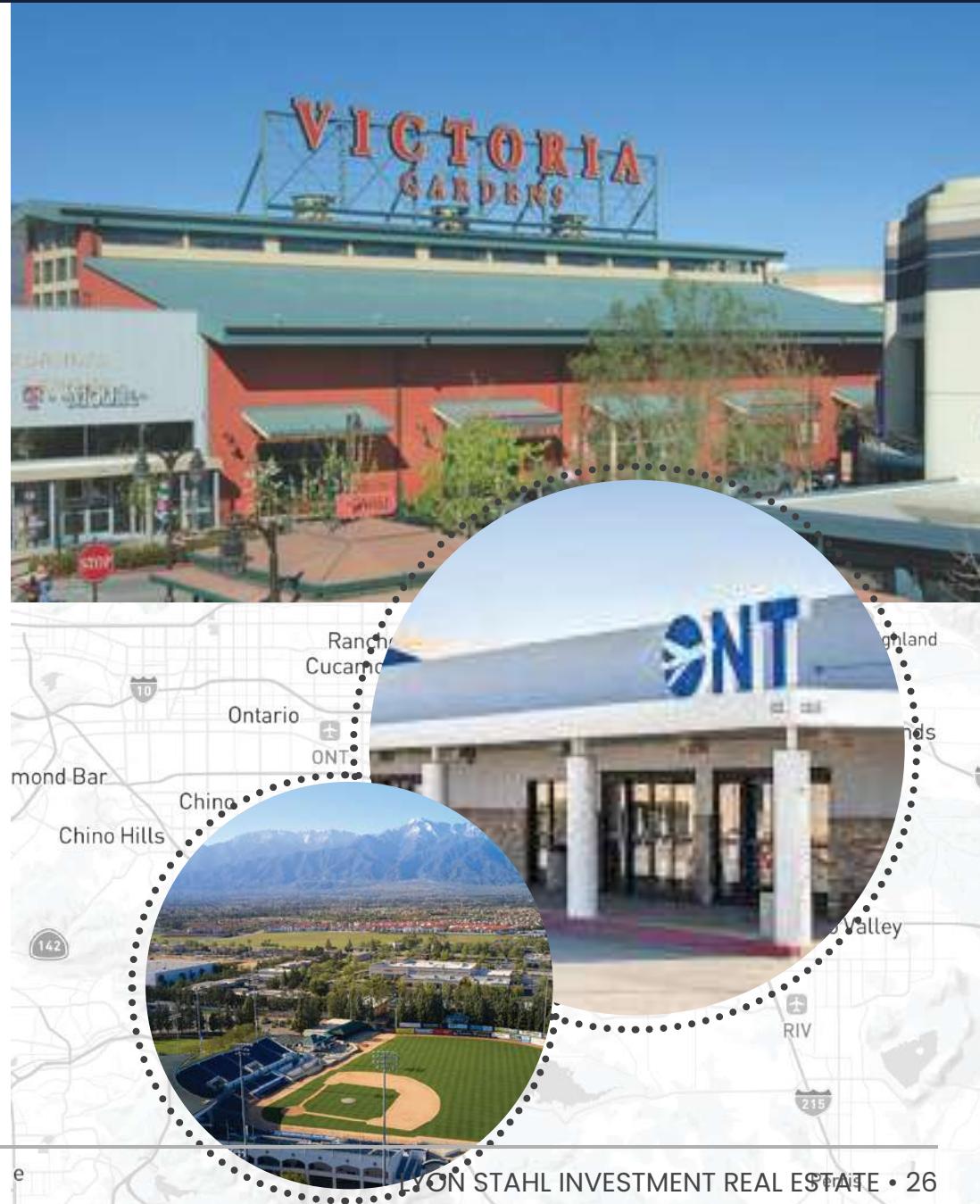
135,440

ECONOMY AND ACCESSIBILITY

Strategically situated near major West Coast transportation routes and Ontario International Airport, Rancho Cucamonga is a logistics and commercial hub home to both Fortune 500 companies and thriving local enterprises. This includes well-known employers such as Southern California Edison, Amphastar Pharmaceuticals, and the Coca-Cola Company, as well as an extensive network of distribution centers and manufacturing facilities.

AMENITIES AND LIFESTYLE

Residents and businesses enjoy proximity to Victoria Gardens, a renowned outdoor shopping, dining, and entertainment district, plus more than 20 parks, museums, and cultural sites. The city's location beneath the San Gabriel Mountains offers picturesque views and access to hiking trails, while its family-friendly culture and robust local events calendar further enhance its appeal.



EXCLUSIVELY MARKETED BY

PHILLIPS
SAW & CARBIDE
TOOL COMPANY

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INVESTMENTS

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