

9430 LUCAS RANCH RD
RANCHO CUCAMONGA, CA 91730

±28,350 SF FOR LEASE



Exclusively Listed By:

KW COMMERCIAL **kw** EXECUTIVE
LOLLAPALOOZA
GROUP
CA DRE# 02003950



KENNY LAU

Broker-Associate
Phone: 909-569-4395
Email: kennylau@kw.com
CA DRE#: 01970835














@kennyh.lau

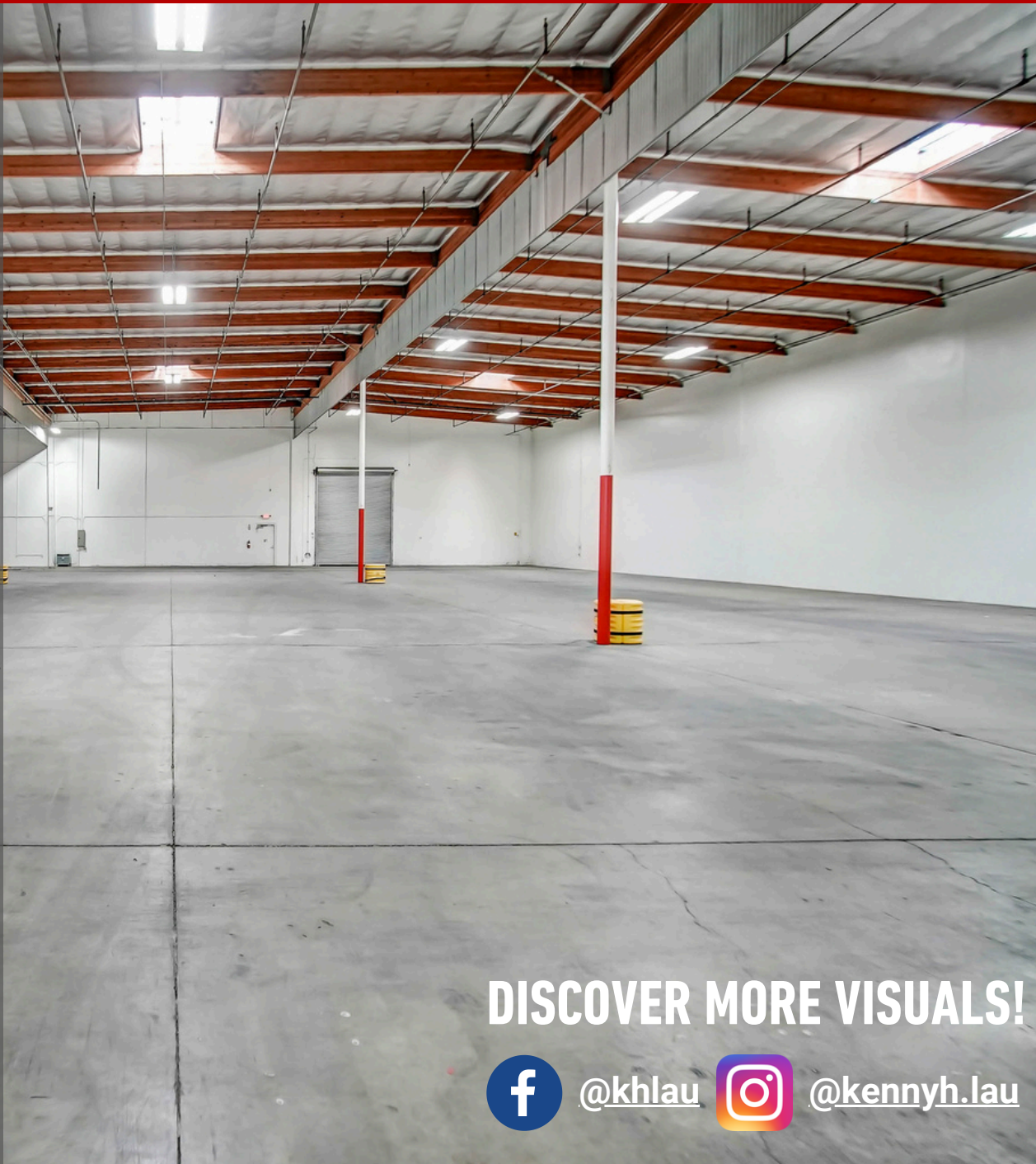
@khlau



VIDEO ON INSTAGRAM & FACEBOOK

PROPERTY HIGHLIGHTS

-  **RBA: ± 28,350 SF**
-  **± 2,175 SF OFFICE**
-  **CAM & WATER: INCLUDED IN THE RENT**
-  **TENANT PAYS FOR ALL UTILITIES & TRASH**
-  **1 GL DOOR (12'X15') & 1 INTERIOR TRUCK WELL**
-  **CLEARANCE: SEE BELOW**
-  **600 AMPS 277/480V 3 PHASE**
-  **ZONING: NEO INDUSTRIAL**
-  **FIRE SPRINKLER: 0.21/1,500 SF**
-  **PARKING: 39 SPACES (1.37/1,000)**
-  **SECURED MOTOR COURT AREA**



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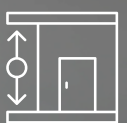
CLEARANCE HEIGHT



DRAFT SHIELD 20'



FIRE SPRINKLER PIPE 22'

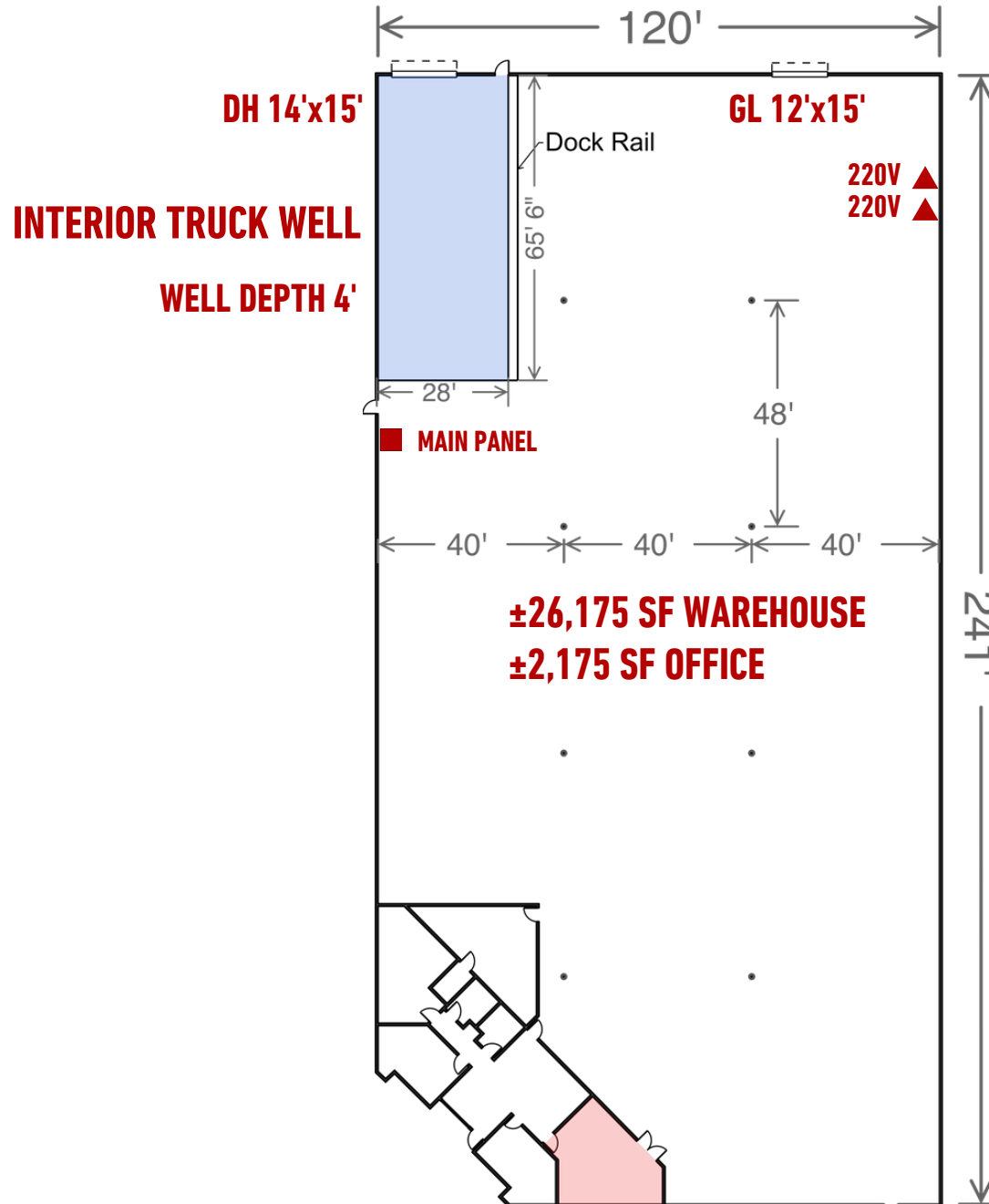


BEAM 23'



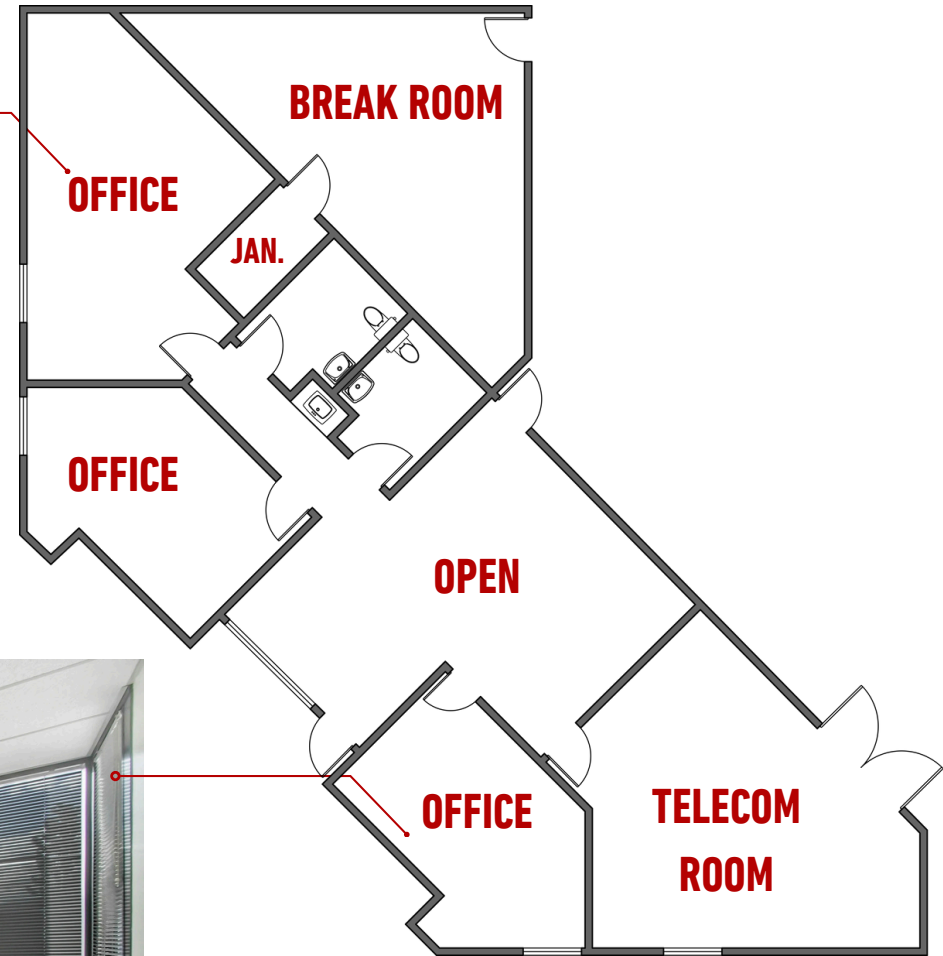
***Note: The red arrow points to the approximate location where the clearance height to the fire sprinkler pipe and beam was measured.**

FLOOR PLAN



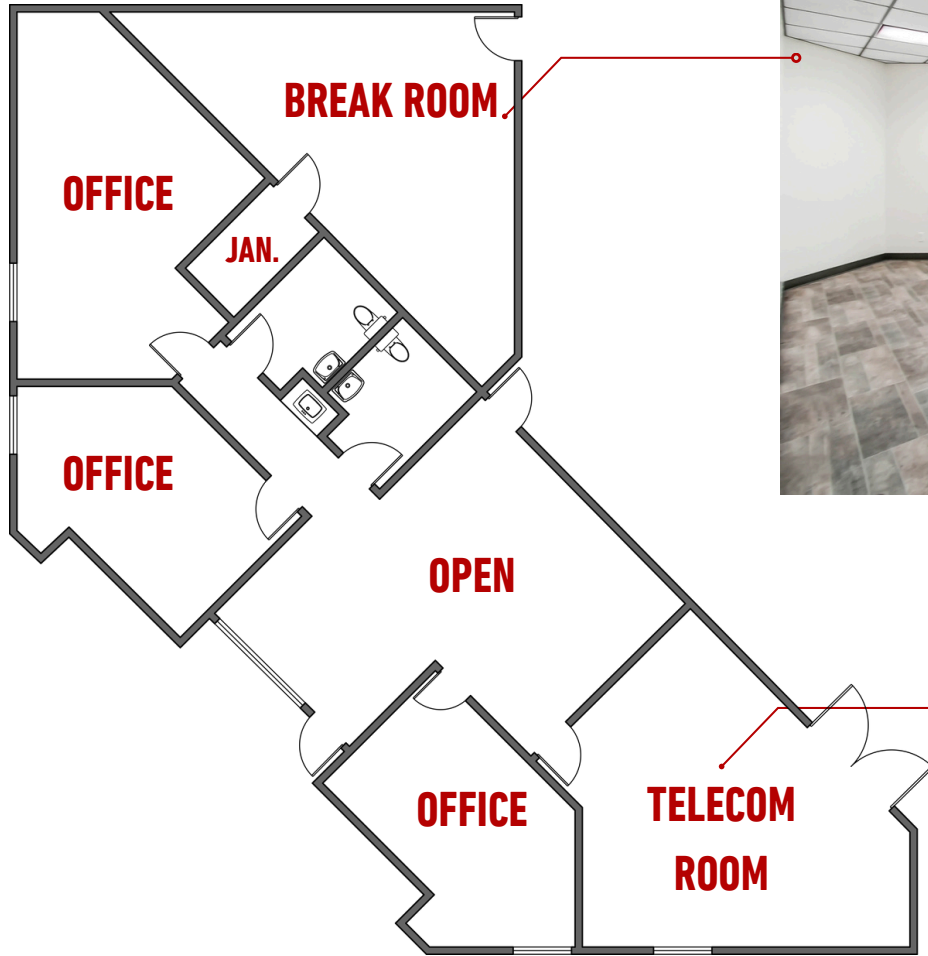
For illustrative purpose only. Dimensions deemed reliable but not guaranteed. Tenant to verify.

FLOOR PLAN



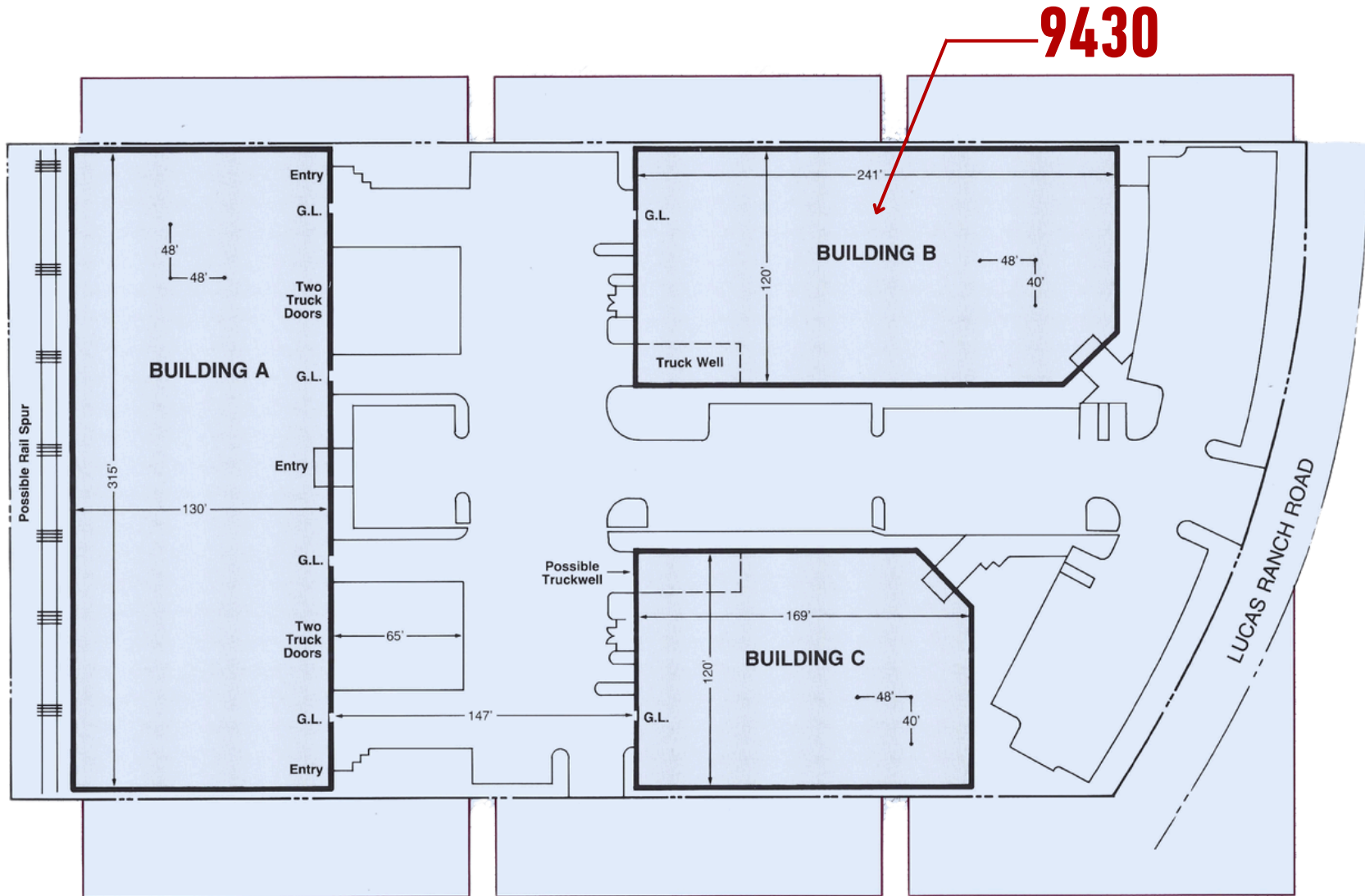
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FLOOR PLAN



For illustrative purpose only. Dimensions deemed reliable but not guaranteed. Tenant to verify.

SITE PLAN



For illustrative purpose only. Dimensions deemed reliable but not guaranteed. Tenant to verify.

ZONING & LAND USE



Automobile and Vehicle Uses												
Auto and Vehicle Sales and Rental	N	N	N	N	N	N	M	N	N	N	N	N
Auto and Vehicle Sales, Auto broker	N	N	N	N	N	N	C	N	N	N	N	N
Auto and Vehicle Sales, Wholesale	N	N	N	N	N	N	P	N	N	N	N	N
Auto and Vehicle Storage ⁽¹⁴⁾	N	N	N	N	N	N	N	N	N	N	N	N
Auto Parts Sales	N	N	N	N	N	N	P	N	N	N	N	N
Automobile Service Stations	N	N	N	N	N	N	M	N	N	N	N	N
Car Washing and Detailing	N	N	N	N	N	N	N	N	N	N	N	N

§ 17.30.030

§ 17.30.030

TABLE 17.30.030-1: ALLOWED LAND USES AND PERMIT REQUIREMENTS BY BASE ZONE

Land Use/Zoning District	VL	L	LM	M	MH	H	NI	IE	OS	HR	P	FC/UC
Electric Vehicle Repair and Service	N	N	N	N	N	N	P	P	N	N	N	N
Recreational Vehicle Storage	N	N	N	N	N	N	C	C	N	N	N	N
Vehicle Services, Major	N	N	N	N	N	N	P	P	N	N	N	N
Vehicle Services, Minor	N	N	N	N	N	N	P	N	N	N	N	N

*Source: Rancho Cucamonga Planning Department

**NOT A COMPREHESIVE LIST. For reference only. Check with the planning department for other possible uses. Tenant to verify.

ZONING & LAND USE



Industrial, Manufacturing, and Processing Uses ⁽¹⁶⁾												
Commercial (Secondary/ Accessory)— Industrial	N	N	N	N	N	N	P	P	N	N	N	N
Commercial (Repurposing)— Industrial	N	N	N	N	N	N	C	C	N	N	N	N
E-Commerce Distribution												
Distribution/ Fulfillment Center, Small ⁽¹¹⁾	N	N	N	N	N	N	P	P	N	N	N	N
Equipment Sales and Rental	N	N	N	N	N	N	C	P	N	N	N	N
Distribution/ Fulfillment Center, Large	N	N	N	N	N	N	M	M	N	N	N	N
Parcel Sorting Facilities	N	N	N	N	N	N	N	N	N	N	N	N
Parcel Hub, Small (< 130,000 sq.ft.)	N	N	N	N	N	N	N	N	N	N	N	N
Parcel Hub, Large (>130,000 sq.ft.)	N	N	N	N	N	N	N	N	N	N	N	N
Lumber Yard	N	N	N	N	N	N	N	C	N	N	N	N
Maker Space/ Accessory Maker Space	N	N	N	N	N	M	P	P	N	N	N	N

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ZONING & LAND USE



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Manufacturing, Custom ⁽¹⁾	N	N	N	N	N	N	P	N	N	N	N	N
Manufacturing, Green Technology	N	N	N	N	N	N	P	P	N	N	N	N
Manufacturing, Light – Small ⁽¹⁾	N	N	N	N	N	N	P	P	N	N	N	N
Manufacturing, Light – Large ⁽¹⁾	N	N	N	N	N	N	M	M	N	N	N	N
Microbrewery	N	N	N	N	N	N	P	P	N	N	N	N
Printing and Publishing	N	N	N	N	N	N	P	N	N	N	N	N
Recycling Facility, Collection	N	N	N	N	N	N	C	C	N	N	N	N
Recycling Facility, Processing	N	N	N	N	N	N	C	C	N	N	N	N
Research and Development	N	N	N	N	N	N	P	P	N	N	N	N
Storage, Personal Storage Facility	N	N	N	N	N	N	C	C	N	N	N	N
Storage Warehouse	N	N	N	N	N	N	C	C	N	N	N	N
Wholesale and Distribution— Light ⁽¹⁾	N	N	N	N	N	N	P	P	N	N	N	N
Wholesale and Distribution— Medium ⁽¹⁾	N	N	N	N	N	N	C	P	N	N	N	N

*Source: Rancho Cucamonga Planning Department

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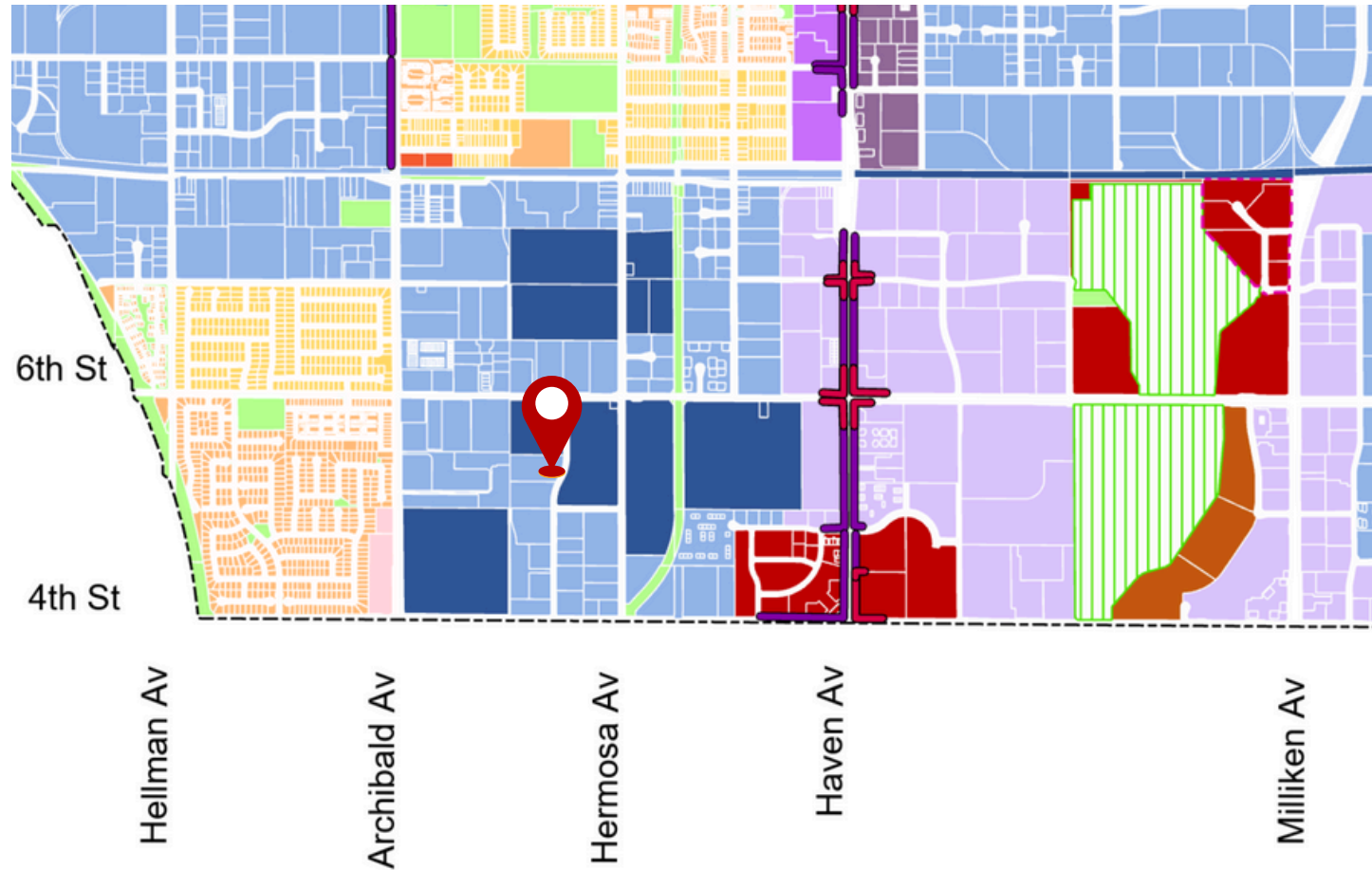
ZONING & LAND USE

Zones

- OS Open Space
- HR Hillside Residential
- OS Open Space, FC Flood Control, UC Utility Corridor
- VL Very Low Residential
- EHNCP
- L Low Residential
- LM Low Medium Residential
- M Medium Residential
- MH Medium High Residential
- H High Residential
- NI Neo Industrial
- IE Industrial Employment

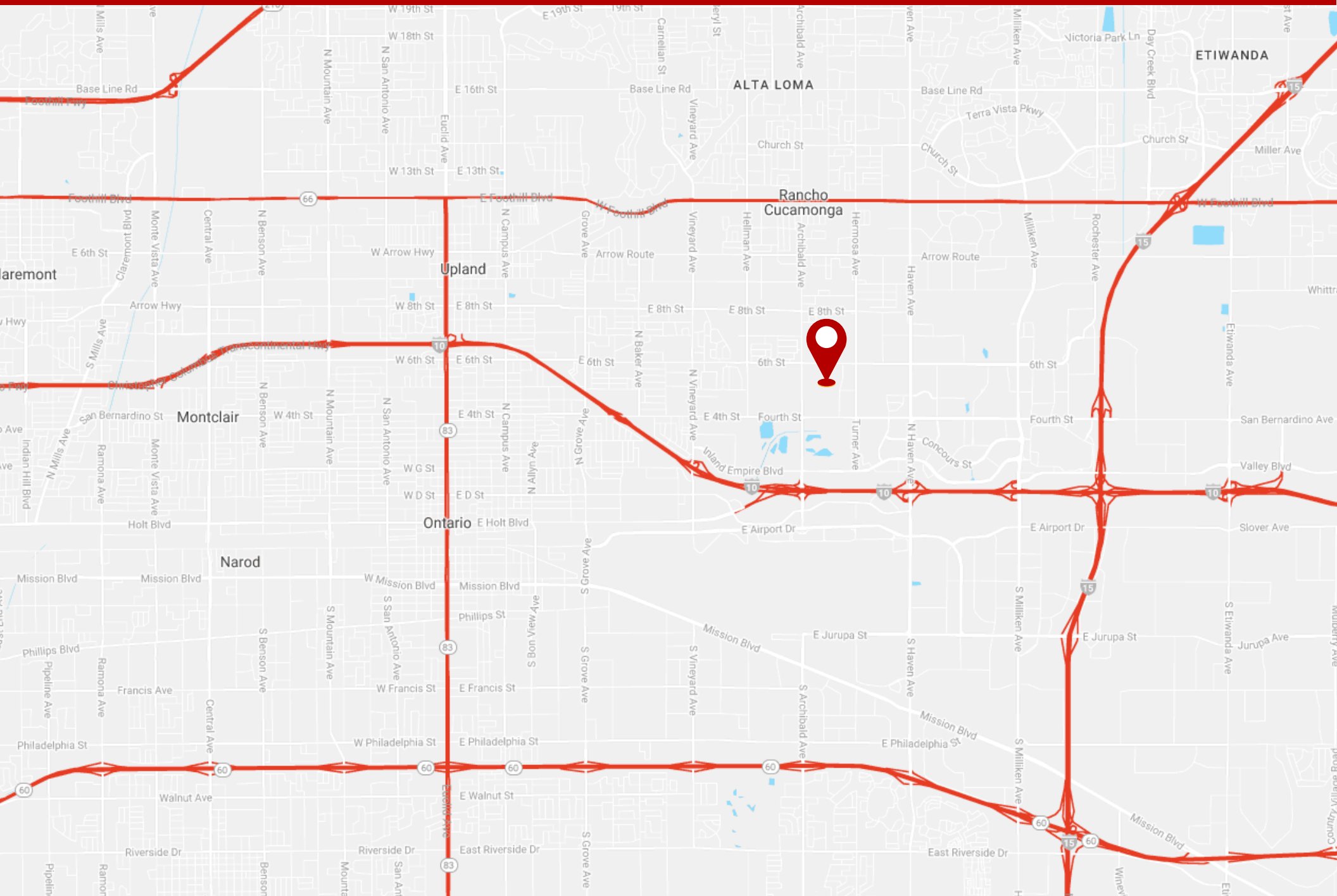
Form Based Zones

- NG3 Neighborhood General 3 Zone
- CO1 Corridor 1 Zone
- CO2 Corridor 2 Zone
- NG3-L Neighborhood General 3 - Limited
- CE1 Center 1 Zone
- CE2 Center 2 Zone
- Center 2 Limited
- ME2 Mixed Employment 2 Zone
- ME1 Mixed Employment 1 Zone
- NE2 Neighborhood Estate 2



*Source: Rancho Cucamonga Planning Department

REGIONAL MAP



KENNY LAU

 KENNYLAU@KW.COM

 909.569.4395

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 9430 Lucas Ranch Rd, Rancho Cucamonga, CA 91730

CITY, STATE
Rancho Cucamonga, CA

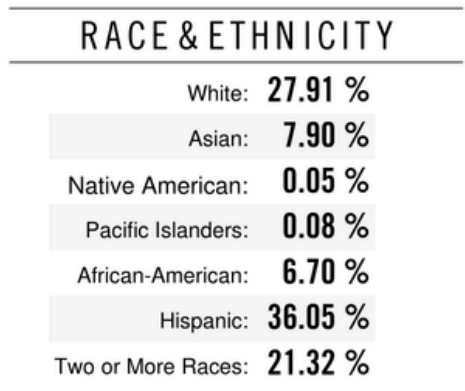
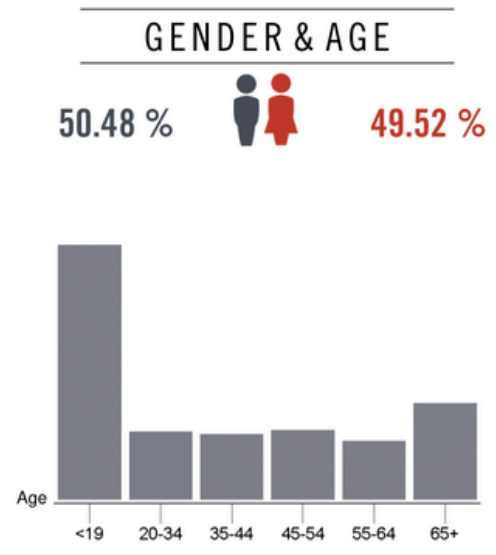
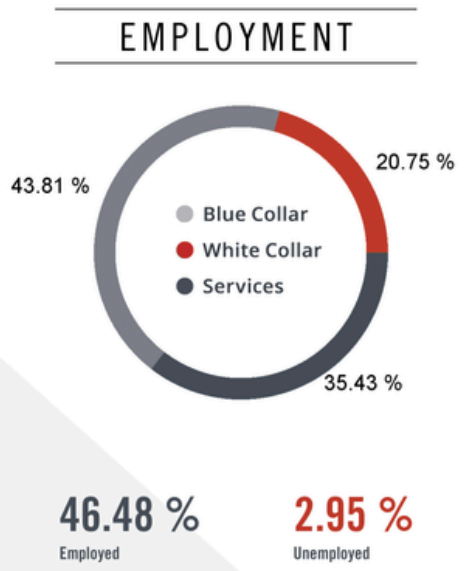
POPULATION
141,837

AVG. HH SIZE
3.25

MEDIAN HH INCOME
\$68,670

HOME OWNERSHIP

Renters:	23,266
Owners:	22,213



Catylist Research

