

# COMMERCIAL LEASE OPPORTUNITY

RIGHT SPACE | RIGHT PLACE



## 99 Ranch Market Center

9713 - 9775 Baseline Road, Rancho Cucamonga

### PRESENTED BY

#### Michael G. Rademaker

Founder/CEO  
909-981-4466  
DRE Lic #00556679

#### Lynn Yangchana, CCIM

Vice President  
909-579-1399  
DRE Lic #01518762

#### Ramesh Fernando

Commercial Associate  
909-914-9519  
DRE Lic #02139831

**MGR**  
Real Estate

### Features:

- +/-80,626 SF vibrant neighborhood Center
- Tenant roster includes 99 Ranch Market, Dollar Tree, Taco Bell, Cathay Bank, East West Bank, and more
- SEC of Base Line Rd. & Archibald Ave.
- Strong demographics and solid consumer base
- Ample parking and busy intersection
- 1,250 SF Available

**Commercial | Residential | Property Management**

ONTARIO 909-981-4466

VICTORVILLE 760-955-7888

CARLSBAD 760-683-8102

[www.mgrrealestate.com](http://www.mgrrealestate.com)

BRE ID# 01841921

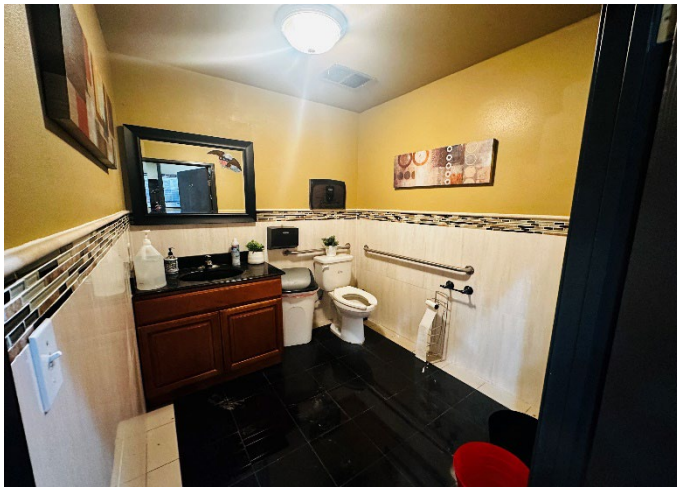
All items on this page are deemed to be accurate, but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.

## 99 Ranch Market Center– Spaces for Lease

Unit 9785: 1,250 RSF

### 9713 - 9775 Baseline Road, Rancho Cucamonga, CA 91730

Suite #	Approx. Sq. Ft.	Description	Status
9785	1,250	3 Private Office, Conference Room, Reception and Restroom	Available Now.



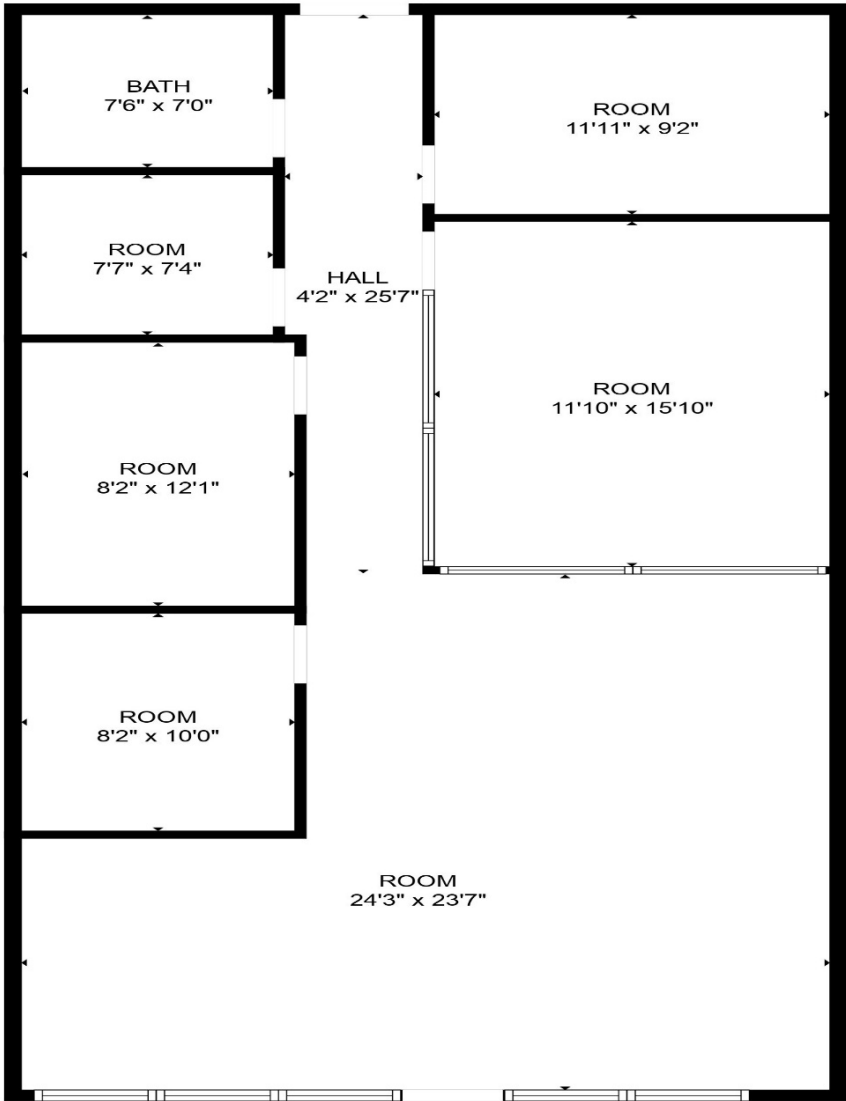
[Unit 9785 Video](#)

\*All items on this page are deemed to be correct but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.



# 99 Ranch Market – Spaces for Lease

Unit 9785: 1,250 RSF



Dimensions are approximation and based on interior clearance and not including demising wall spaces.

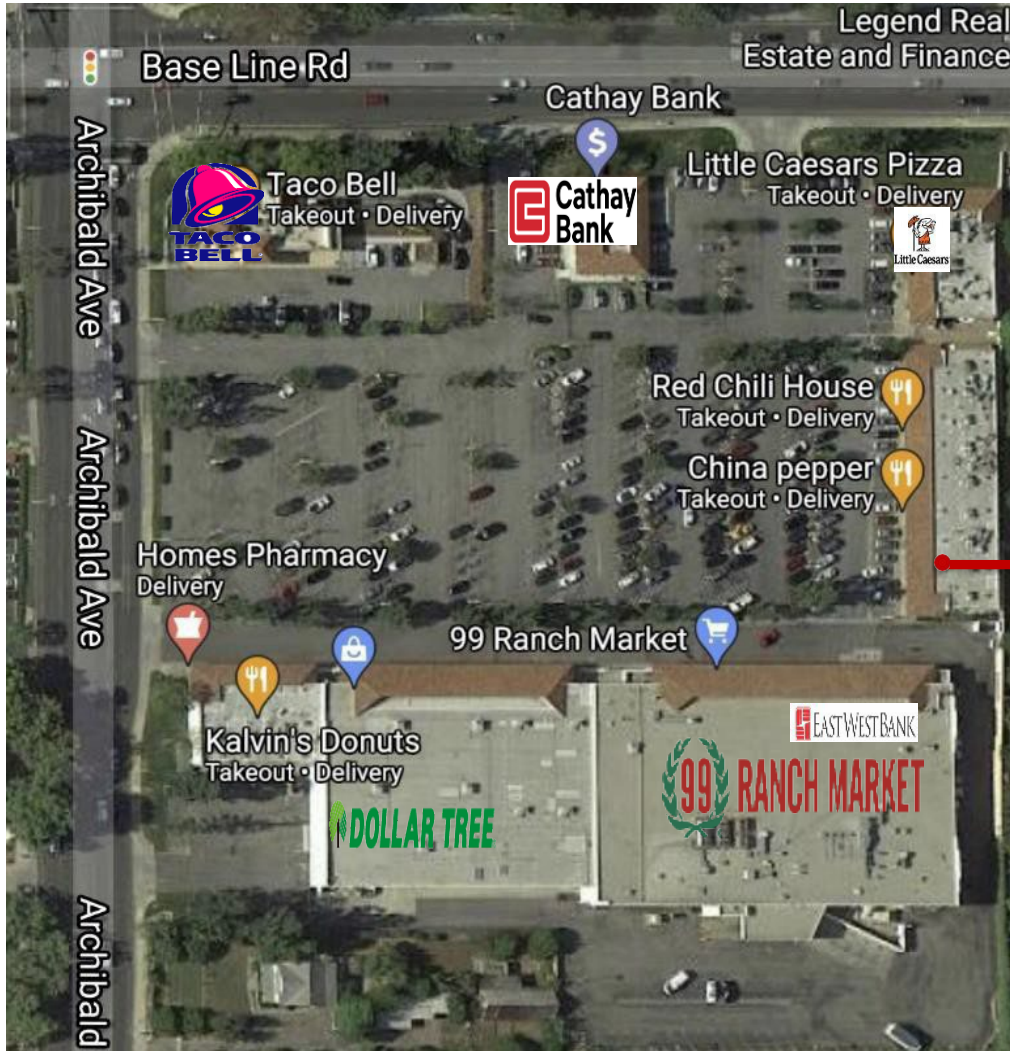
<p><b>Michael G. Rademaker</b>          Founder / CEO   Lic. #00556679  <b>Office Direct: 909-579-1340</b></p>	<p><b>Lynn Yangchana</b>          Vice President, CCIM   Lic. #01518762  <b>Office Direct: 909-579-1399</b></p>	<p><b>Ramesh Fernando</b>          Commercial Associate   Lic # 02139831  <b>Office Direct: 909-914-9519</b></p>
--	---	--

\*All items on this page are deemed to be correct but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.





# 99 Ranch Market – Spaces for Lease




**Unit 9785  
1,250 SF**

**For More Information, Contact:**

<p><b>Michael G. Rademaker</b>          Founder / CEO   Lic. #00556679  <b>Office Direct: 909-579-1340</b></p>	<p><b>Lynn Yangchana</b>          Vice President, CCIM   Lic. #01518762  <b>Office Direct: 909-579-1399</b></p>	<p><b>Ramesh Fernando</b>          Commercial Associate   Lic # 02139831  <b>Office Direct: 909-914-9519</b></p>
--	---	--

\*All items on this page are deemed to be correct but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.

## Demographic Summary Report

99 Ranch & Dollar Tree Center						
9713-9775 Baseline Rd, Rancho Cucamonga, CA 91730						
Building Type: <b>General Retail</b>	Total Available:					
Secondary: <b>Storefront</b>	% Leased:					
GLA: <b>77,982 SF</b>	Rent/SF/Mo:					
Year Built: <b>1979</b>						
Radius	1 Mile	3 Mile		5 Mile		
<b>Population</b>						
2029 Projection	23,502	154,532	309,143			
2024 Estimate	23,206	152,362	304,655			
2020 Census	23,569	153,547	306,271			
Growth 2024 - 2029	1.28%	1.42%	1.47%			
Growth 2020 - 2024	-1.54%	-0.77%	-0.53%			
<b>2024 Population by Hispanic Origin</b>	10,292	67,366	148,501			
<b>2024 Population</b>	23,206	152,362	304,655			
White	10,300	44.39%	57,629	37.82%	105,185	34.53%
Black	1,451	6.25%	11,620	7.63%	22,512	7.39%
Am. Indian & Alaskan	252	1.09%	1,600	1.05%	3,511	1.15%
Asian	1,865	8.04%	19,282	12.66%	36,784	12.07%
Hawaiian & Pacific Island	60	0.26%	462	0.30%	961	0.32%
Other	9,278	39.98%	61,769	40.54%	135,701	44.54%
U.S. Armed Forces	1		16		129	
<b>Households</b>						
2029 Projection	8,597		52,939		101,922	
2024 Estimate	8,490		52,184		100,382	
2020 Census	8,637		52,580		100,690	
Growth 2024 - 2029	1.26%		1.45%		1.53%	
Growth 2020 - 2024	-1.70%		-0.75%		-0.31%	
Owner Occupied	5,224	61.53%	30,480	58.41%	57,660	57.44%
Renter Occupied	3,266	38.47%	21,704	41.59%	42,721	42.56%
<b>2024 Households by HH Income</b>						
Income: <\$25,000	1,196	14.09%	5,430	10.41%	11,045	11.00%
Income: \$25,000 - \$50,000	1,305	15.37%	6,713	12.86%	12,578	12.53%
Income: \$50,000 - \$75,000	1,664	19.60%	7,717	14.79%	15,309	15.25%
Income: \$75,000 - \$100,000	997	11.74%	7,851	15.05%	14,788	14.73%
Income: \$100,000 - \$125,000	1,020	12.02%	7,061	13.53%	13,187	13.14%
Income: \$125,000 - \$150,000	664	7.82%	5,278	10.11%	10,417	10.38%
Income: \$150,000 - \$200,000	790	9.31%	5,793	11.10%	10,814	10.77%
Income: \$200,000+	853	10.05%	6,340	12.15%	12,245	12.20%
<b>2024 Avg Household Income</b>	\$102,145		\$114,892		\$114,400	
<b>2024 Med Household Income</b>	\$76,993		\$94,842		\$94,034	

**Michael G. Rademaker**  
 Founder / CEO | Lic. #00556679  
 Office Direct: 909-579-1340

**Lynn Yangchana**  
 Vice President, CCIM | Lic. #01518762  
 Office Direct: 909-579-1399

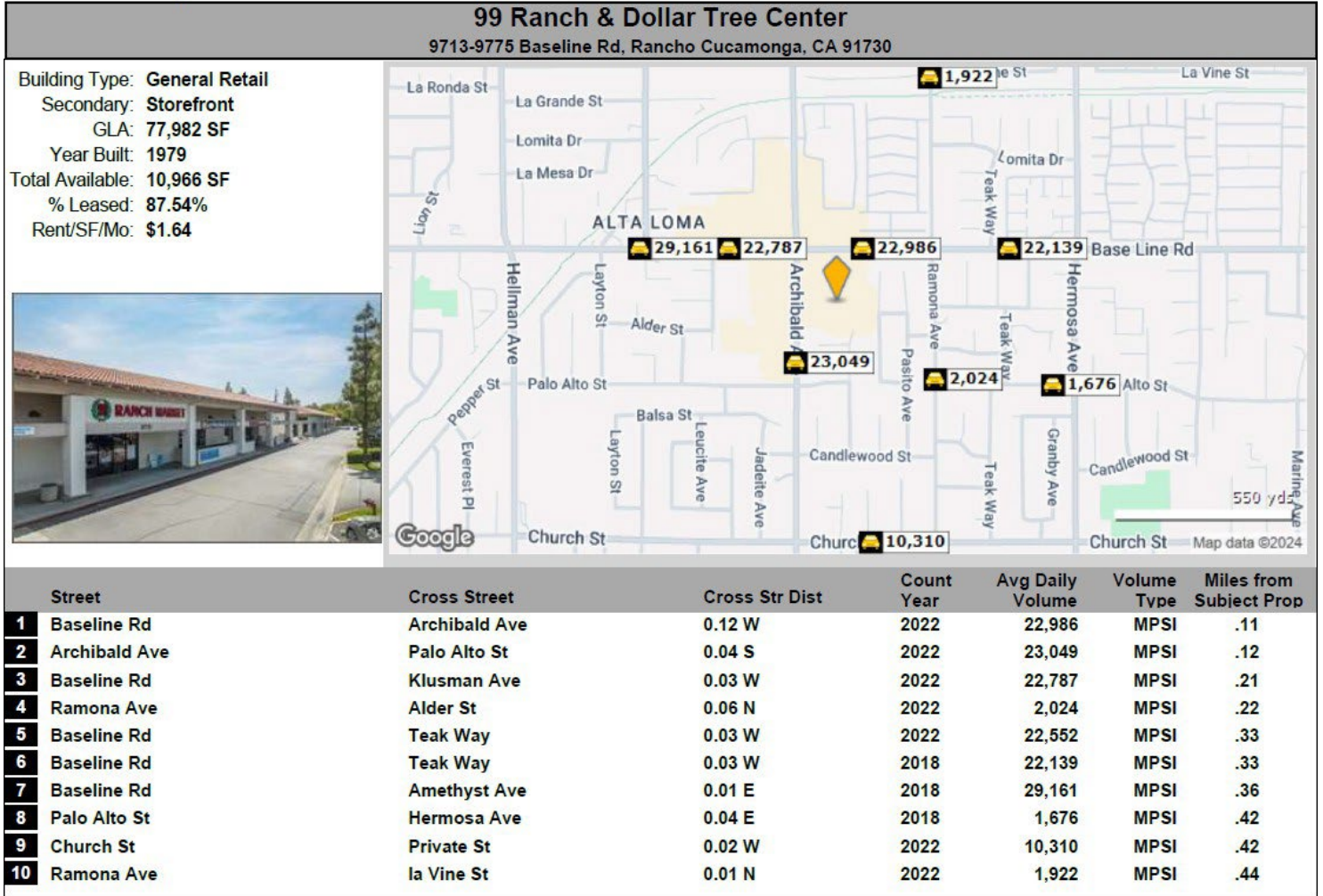
**Ramesh Fernando**  
 Commercial Associate | Lic # 02139831  
 Office Direct: 909-914-9519

\*All items on this page are deemed to be correct but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.



## 99 Ranch Market – Spaces for Lease

### Traffic Count Report



**Michael G. Rademaker**  
 Founder / CEO | Lic. #00556679  
 Office Direct: 909-579-1340

**Lynn Yangchana**  
 Vice President, CCIM | Lic. #01518762  
 Office Direct: 909-579-1399

**Ramesh Fernando**  
 Commercial Associate | Lic # 02139831  
 Office Direct: 909-914-9519

\*All items on this page are deemed to be correct but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.