



FOR LEASE



ABUNDANT LIVING
Business Park

9229-9269 Utica Ave., Rancho Cucamonga, CA 91730



PROPERTY SUMMARY

BUILDING SIZE:

75,635 SF

LOT SIZE:

5.75 AC

PARKING SPACES:

±215 spaces

LOCATION:

Rancho Cucamonga, CA

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PROPERTY HIGHLIGHTS

- Large mixed use (office and industrial) business park
- Office and industrial space available 1,632 sq. ft. and up
- In prime developing area of Rancho Cucamonga
- On Northeast corner of 6th St. & Utica Ave.
- High visibility, identity and exposure from 6th St. & Utica Ave.
- Large parking area with ample, common, free parking
- Ready to occupy units / diversified tenant mix
- Easy access (ingress/egress) from 6th St. & Utica Ave.
- Building signage available /on site property management
- One block west of Empire Lakes Golf Course
- Minutes from Ontario International Airport, convention center, Rancho Cucamonga Civic Center, police, San Bernardino County Court House, hospitality & businesses
- Freeway friendly to 10, 15, 60 and 210 freeways

DEMOGRAPHICS

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------|-----------------|-----------------|------------------|
| POPULATION: | 14,735 | 111,585 | 316,020 |
| AVG HHI: | \$79,451 | \$88,365 | \$100,186 |





NOT TO SCALE

LOS ANGELES

ONTARIO INTERNATIONAL AIRPORT

ONTARIO CONVENTION CENTER

BEST BUY

DISTRIBUTION CENTER

QVC

DISTRIBUTION CENTER

INTERSTATE 10 FREEWAY (≈266,000 VPD)



6TH STREET (≈12,000 VPD)

Coca-Cola
BOTTLING PLANT



| Tenant | SF | |
|-----------|------------------------------------|--------|
| 9229-100 | Dream Big Children's Center | 4,745 |
| 9229-115 | Superior Protection | 1,423 |
| 9229-120 | Draft Cuts | 1,464 |
| 9229-130 | BalletStudio | 3,735 |
| 9229-140 | Express Work Foundation | 1,866 |
| 9229-145 | Good Steward Daycare | 1,464 |
| 9229-150 | Good Steward Daycare | 732 |
| 9229-160 | Good Steward Daycare | 3,817 |
| 9239-100 | Refuge Community | 12,520 |
| 9239-140 | Abundant Living Family Church | 6,170 |
| 9259-100A | Orbit Fusions Solutions | 1,535 |
| 9259-110 | The Working Dog Shop | 4,273 |
| 9259-125 | Gracie Barra Brazilian Jiu Jitsu | 3,920 |
| 9269-100 | Dove Enterprises, Inc. | 2,870 |
| 9269-105 | Dark Helmet Collectibles | 3,000 |
| 9269-120 | Exodus Escape Room | 3,128 |
| 9269-123 | SUNSHINE NEW ENRGY | 823 |
| 9269-125 | Quality Craft Floors & Renovations | 4,302 |
| 9269-140 | Barber | 1,632 |
| 9269-145 | Microblading by Mel | 1,547 |
| 9269-150 | Sengon/FedEx | 1,632 |
| 9269-155 | El Patron Authentic Mexican Food | 1,632 |
| 9269-160 | Do U Beauty | 800 |
| 9269-165 | Refuge Community | 1,448 |
| 9269-170 | Pacific Empire Construction | 1,074 |
| 9269-175 | Bright Care Home Health | 1,800 |
| 9269-180 | VACANT | 1,800 |



SUITE 180
1,800 sq ft
AVAILABLE

6TH STREET

AREA OVERVIEW

THE IRVINE OF THE INLAND EMPIRE!!



RANCHO CUCAMONGA, CALIFORNIA

The City of Rancho Cucamonga was incorporated in 1977. The City encompasses approximately 40.2 square miles. It is located between the cities of Upland to the west, Ontario to the south, Fontana to the east and is in the western section of San Bernardino County which is in the southern part of the State of California. The City of Rancho Cucamonga had a population of 177,080 as of July 1, 2019.

The City is located within a regional area that is the jobs engine for California, and California is the jobs engine for the United States. The local economy includes a diverse business base of office, light manufacturing and distribution, and retail which emphasizes the City's efforts at attracting and retaining sales tax generating businesses to help provide a stable financial base. Etiwanda School District, Chaffey Community College, Inland Empire Health Plan, Mission Foods, Alta Loma School District, City of Rancho Cucamonga, Amphastar Pharmaceutical, Mercury Insurance Company, Macy's, Central School District, Bass Pro Shop, Coca Cola Bottling Co. and ADECCO are the Principal Employers.

Residents of Rancho Cucamonga have easy access to all of the entertainment offerings of Los Angeles. In addition, some of the more notable attractions in and around Rancho Cucamonga include The Casa de Rancho Cucamonga, The Rancho Cucamonga Grape Harvest Festival, Railroading in the Cajon Pass, Victoria Gardens Cultural Center, Wineries in and around Rancho Cucamonga.

Rancho Cucamonga is home to a Minor League Baseball (MiLB) team, the Rancho Cucamonga Quakes. The Quakes are a Class A Advanced Affiliate of the Los Angeles Angels of Anaheim.

The nearest major airport is LA/Ontario International Airport. Another major airport is John Wayne Airport. Bob Hope Airport has domestic flights from Burbank, CA. Long Beach Airport has domestic flights from Long Beach, CA. Los Angeles International Airport has international and domestic flights from Los Angeles, CA.

The San Bernardino County encompasses an area of over 20,160 square miles and includes 24 incorporated cities. In terms of land area, it is the largest county in the contiguous United States. The County is also one of the fastest growing areas in the nation and is the fifth most populous of the 58 counties in California.

AREA DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--|-----------|-----------|-----------|
| Population | | | |
| 2021 Estimated Population | 11,800 | 121,308 | 273,872 |
| 2026 Projected Population | 12,493 | 125,359 | 283,962 |
| 2010 Census Population | 9,817 | 112,870 | 254,414 |
| Projected Annual Growth 2021 to 2026 | 1.15% | 0.66% | 0.73% |
| Historical Annual Growth 2010 to 2021 | 1.65% | 0.64% | 0.66% |
| Households & Growth | | | |
| 2021 Estimated Households | 4,360 | 39,076 | 82,917 |
| 2026 Projected Households | 4,619 | 40,438 | 85,971 |
| 2010 Census Households | 3,576 | 35,968 | 76,524 |
| Projected Annual Growth 2021 to 2026 | 1.16% | 0.69% | 0.73% |
| Historical Annual Growth 2010 to 2021 | 1.78% | 0.74% | 0.72% |
| Race & Ethnicity | | | |
| 2021 Estimated White | 44.60% | 50.80% | 51.50% |
| 2021 Estimated Black or African American | 12.40% | 11.40% | 9.50% |
| 2021 Estimated Asian or Pacific Islander | 21.00% | 14.50% | 11.90% |
| 2021 Estimated American Indian or Native Alaskan | 0.70% | 0.70% | 0.80% |
| 2021 Estimated Other Races | 14.10% | 16.40% | 20.40% |
| 2021 Estimated Hispanic | 39.20% | 44.90% | 52.10% |
| Income | | | |
| 2021 Estimated Average Household Income | \$113,629 | \$109,443 | \$107,986 |
| 2021 Estimated Median Household Income | \$99,154 | \$93,137 | \$88,578 |
| 2021 Estimated Per Capita Income | \$40,709 | \$35,321 | \$32,677 |
| Businesses & Employees | | | |
| 2021 Estimated Total Businesses | 751 | 6,198 | 12,413 |
| 2021 Estimated Total Employees | 10,398 | 70,425 | 145,546 |



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