

33,938 SF Office Building For Sale

Owner/User Opportunity

9302 Pittsburgh Ave. Rancho Cucamonga, CA, 91730



EXCLUSIVELY LISTED BY:



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Ashwill
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COMMERCIAL REAL ESTATE



Executive Summary

Ashwill Associates and Allied Commercial Real Estate are pleased to present the exclusive opportunity to purchase 9302 Pittsburgh Avenue, a premier two-story office building totaling approximately 33,000 square feet in the highly desirable Rancho Cucamonga office market. Offered at \$10,181,400, the Property represents an exceptional owner/user opportunity with immediate cash flow, substantial occupancy flexibility, and long-term upside potential.

Constructed in 2007 and well maintained by ownership, the Property features modern improvements, attractive curb appeal, and an efficient floor plan suitable for a variety of office, medical, and professional users. With approximately 4.4 parking spaces per 1,000 square feet and a strategic location near Interstates 10, 15, and 210, the Property offers excellent accessibility throughout the Inland Empire and greater Southern California.

Two existing tenants provide in-place income while allowing a future owner the opportunity to expand their footprint over time. In addition, the current owner/user is flexible and open to remaining in the building, downsizing to a smaller footprint, or vacating at the close of escrow, creating multiple occupancy scenarios to meet a buyer's needs.

The Property is also well suited for SBA financing, allowing qualified owner/users to acquire a high-quality corporate headquarters with a low down payment and attractive long-term financing options.

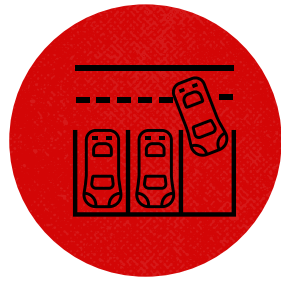
With modern construction, strong parking, existing income, and significant owner/user flexibility, 9302 Pittsburgh Avenue is a rare opportunity to acquire a flagship office asset in one of the Inland Empire's most dynamic business communities.

Contact us today for additional information, financials, or to schedule a private tour of this exceptional owner/user opportunity.

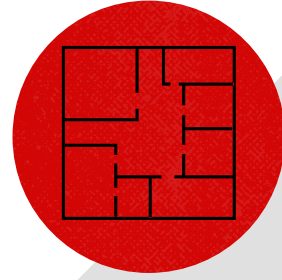
PROPERTY FEATURES



Flexible Zoning



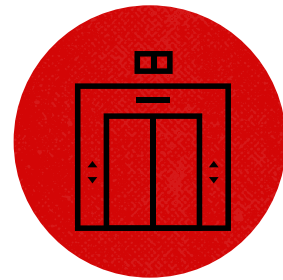
4.4:1,000
Parking Ratio



Efficient
Floor Plans



Owner/User
Opportunity



Elevator Served



Wi-Fi Enabled
Campus



Two Story
Building



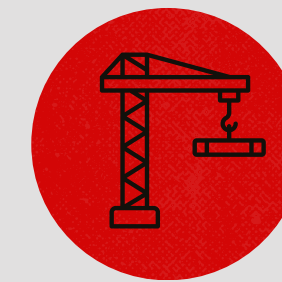
In-place
Income



Fire Sprinklered



Professionally
Managed Property



2007
Construction



Near Shops &
Restaurants



Owner/User Opportunity

Current Suite Status

- Suite 100 - 16,969 RSF: Currently occupied by seller. Law firm use. Can be made available at Close of Escrow
- Suite 200 - 2,641 RSF: Lease through July 2028
- Suite 210/220 - 8,840 RSF: Available at COE.
- Suite 230 - 3,243 RSF: Lease through Dec. 2026

25,809 SF Available at COE

- Suite 100 - 16,969 RSF
- Suite 210/220 - 8,840 RSF

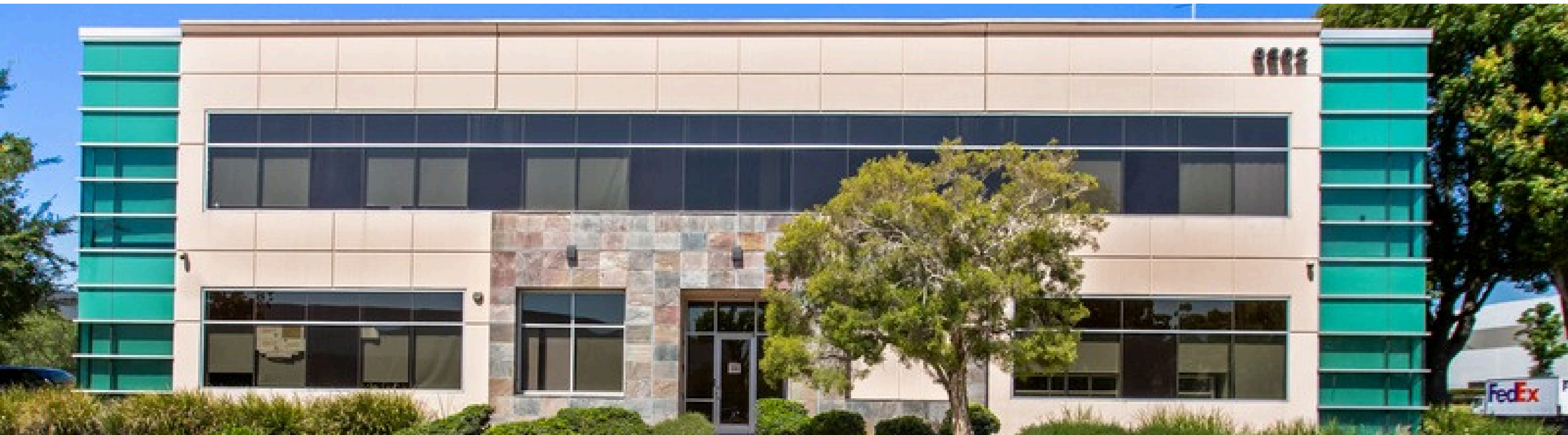
Flexibility for a Buyer

- Seller open to leaseback of portion of the 2nd floor.
- Suite 200 - 2,641 RSF: Lease through July 2028
- Suite 230 - 3,243 RSF: Lease through Dec. 2026
- Buyer to renew existing tenants or expand to larger footprint within the building.



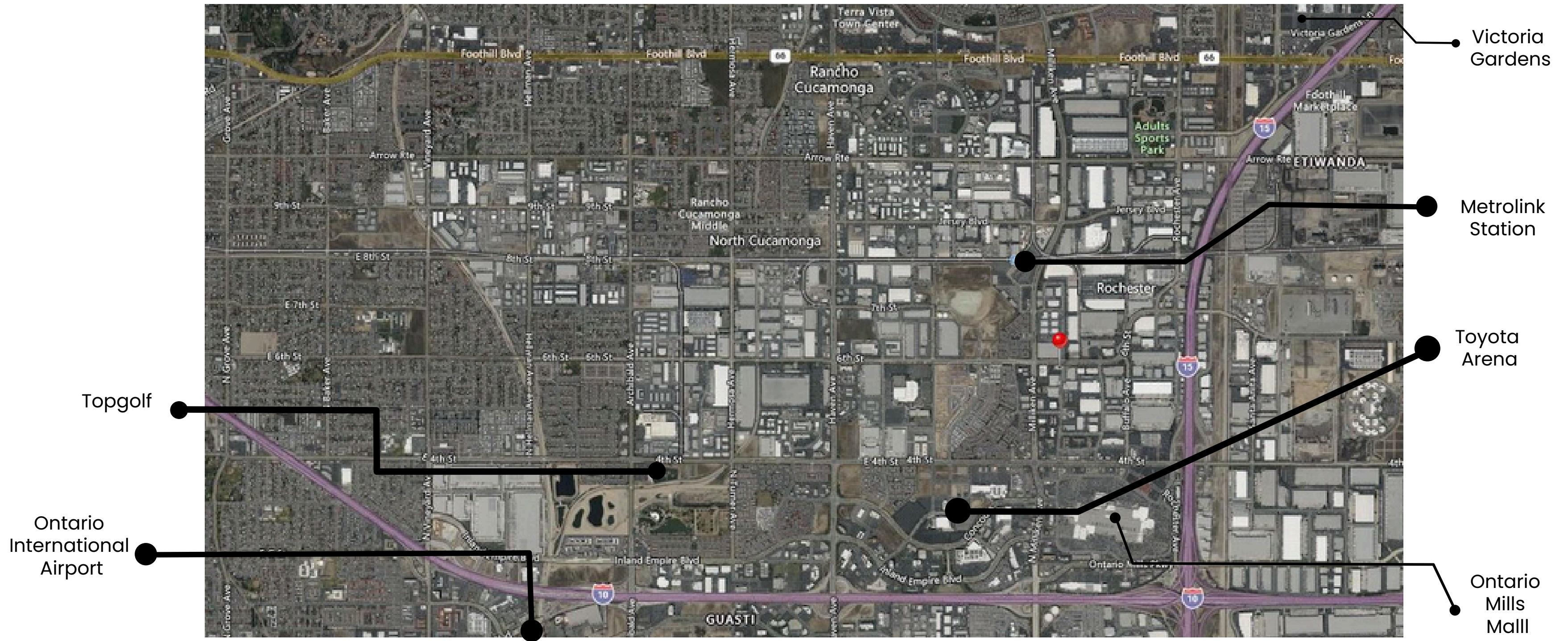
Investment Highlights

- Rare owner/user office opportunity with 25,809 SF available at Close of Escrow
- In-place rental income to help offset ownership costs
- SBA financing opportunity available for owner/users
- Existing lease expirations in 2026 and 2028 provide future expansion flexibility for an owner/user
- Current owner/user is open to remaining, downsizing to the second floor, or vacating at close of escrow
- Limited supply of comparable owner/user office buildings available in the surrounding market
- Newer construction building with recent major renovations and property improvements
- Flexible layout suitable for a variety of professional office and medical-related uses
- Opportunity for both investors seeking stable income and owner/users seeking long-term operational control
- Well-located with convenient access to surrounding business amenities and major transportation corridors
- Ownership has maintained the property to institutional standards with recent renovations and ongoing capital improvements.”



- Immediate access to I-10, I-15, and CA-210 Freeways
- Minutes from Ontario International Airport
- Near Ontario Mills and major retail amenities
- Located within the Inland Empire West office/industrial corridor
- Strong surrounding executive housing and workforce demographics
- Proximity to logistics, legal, healthcare, and professional service employers

Location Highlights



Property Summary

- Building Size: ±33,938 SF
- Lot Size: ±92,782 (2.13 AC)
- Year Built: 2007
- Parking Ratio: 4.4:1,000 SF
- APN: 0229-341-01-0000
- Current Occupancy: Approximately 67% Occupied
- Zoning: ME2 Mixed Employment 2 Zone
- Construction Type: Steel Frame / Concrete Tilt-Up
- Number of Floors: Two-Story
- Elevator Served: Yes
- Available SF at Close of Escrow: ±25,809 SF



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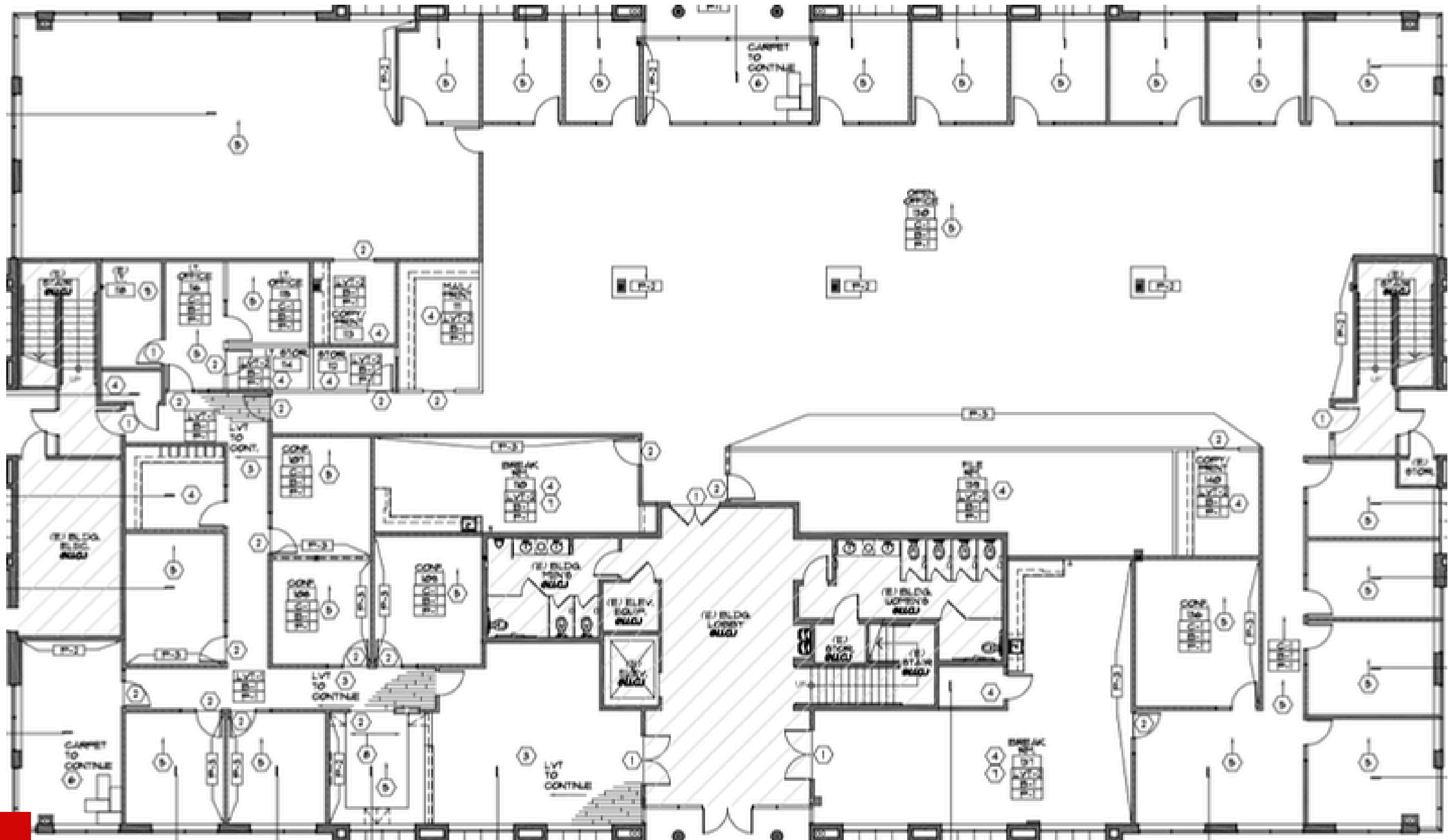


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Ground Floor Floor Plan

Features include a common area lobby, large waiting room and reception area, 9 conference rooms, 16 private window offices, 8 interior offices, large open work areas, file rooms, mail rooms, kitchen/breakroom areas, IT rooms, and storage.

FIRST FLOOR PHOTOS



RECEPTION DESK



WAITING ROOM



CONFERENCE ROOM



GLASS CONFERENCE ROOM



MEETING ROOMS



MAIL ROOM



KITCHEN/BREAK ROOM



WORK STATION

SECOND FLOOR PHOTOS



ELEVATOR SERVED



CONFERENCE ROOM



EXECUTIVE OFFICES



EXPANSIVE GLASS LINE



EXTERIOR OFFICES



KITCHEN/BREAK ROOM



MAIL ROOM

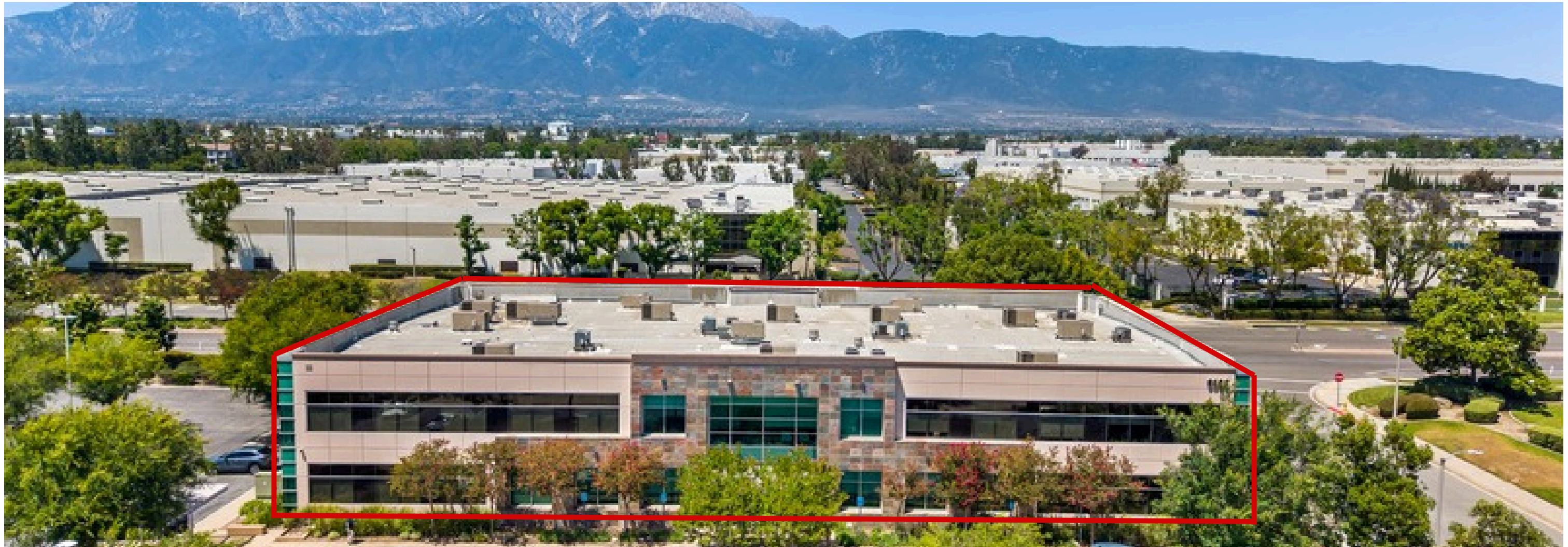


WORK STATION

AERIAL PHOTOS & PARCEL MAP



SCENIC VIEWS OF MT. BALDY



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This information has been obtained from sources believed reliable but has not been verified. Buyer to independently verify all information including square footage, zoning, financials, and permitted uses.