

GOLDEN WEST BUSINESS PARK



RENOVATIONS UNDERWAY

9320-9500 7TH STREET | RANCHO CUCAMONGA | CALIFORNIA | 91730

FOR MORE INFORMATION:

KEN JONES, SIOR
909.373.2726
kjones@lee-assoc.com
DRE #01703262

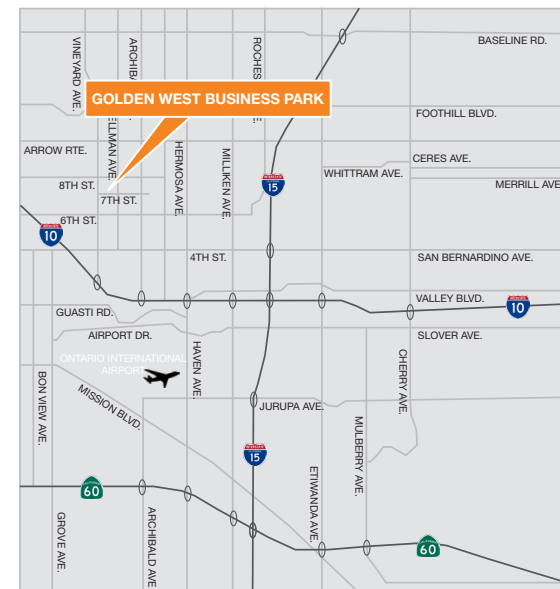
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LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard
Ontario, California 91764
www.lee-associates.com



PROPERTY FEATURES

- ±296,821 SF – office/industrial
- Extensive exterior improvements planned
- Available Suites ±1,440 to ±12,870 SF
- Suites ready for immediate occupancy
- Dock high and Grade level loading in various suites
- Various office buildouts
- 100% HVAC
- 200 Amps, 120/280 Volt Power
- 1.98/1,000 parking ratio

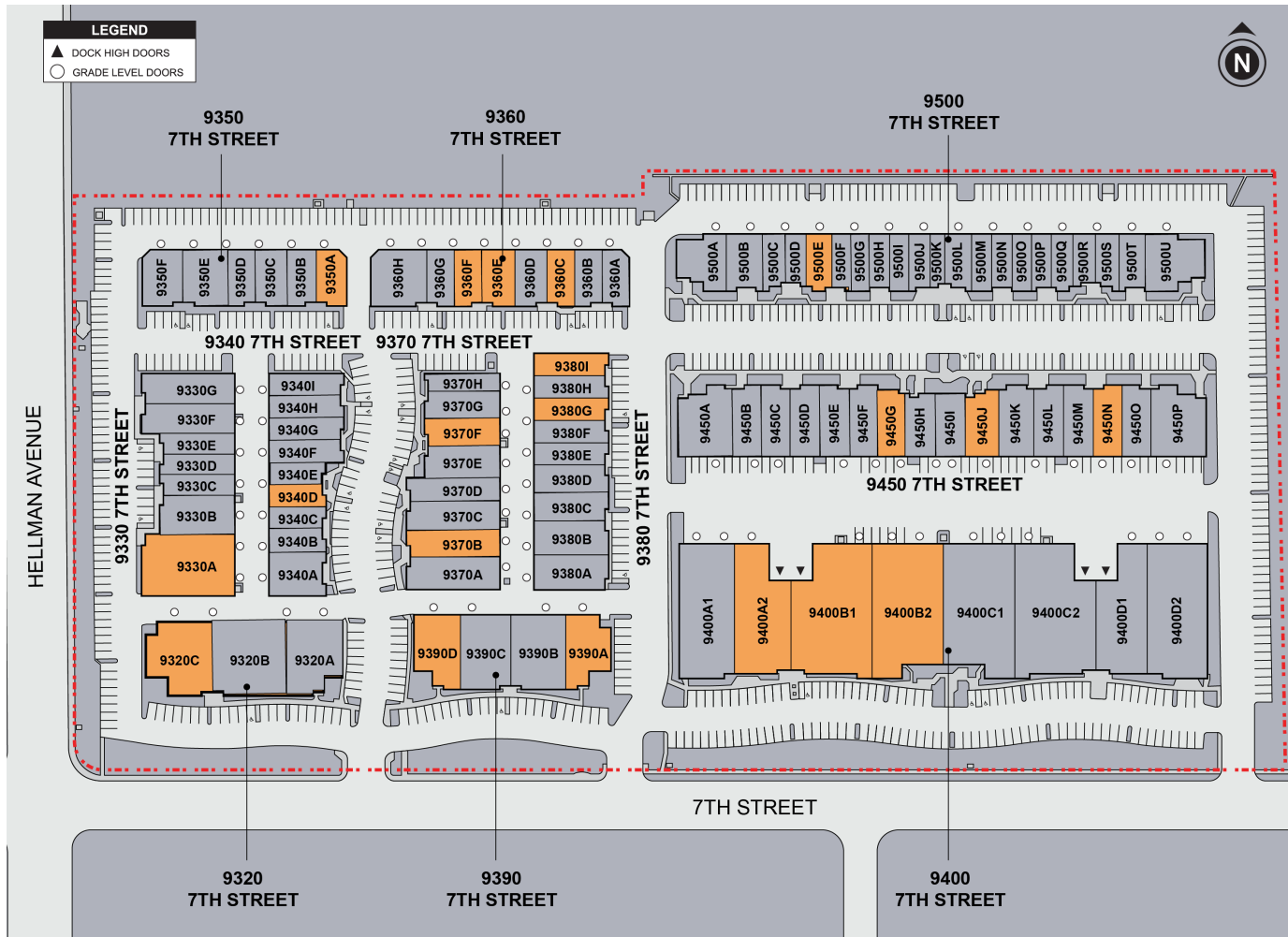


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent

GOLDEN WEST BUSINESS PARK

SITE PLAN

UNDER NEW OWNERSHIP



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AVAILABILITIES

AVAILABLE OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
9320-C	±5,112	-	\$1.75 GROSS	NOW
9340-C	±1,440	-	\$1.85 GROSS	09.01.2026
9340-D	±1,440	-	\$1.85 GROSS	NOW

GOLDEN WEST BUSINESS PARK

UNDER NEW OWNERSHIP



AVAILABILITIES

AVAILABLE OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
9350-A	±1,948	-	\$1.85 GROSS	NOW
9360-C	±1,800	-	\$1.85 GROSS	NOW
9360-E&F	±4,200	-	\$1.80 GROSS	NOW
9370-B	±3,600	-	\$1.70 GROSS	NOW
9370-F	±2,880	-	\$1.70 GROSS	NOW
9380-G	±1,920	-	\$1.85 GROSS	NOW
9380-I	±1,920	-	\$1.85 GROSS	NOW
9390-A	±3,672	-	\$1.75 GROSS	08.01.2026
9390-D	±3,600	-	\$1.80 GROSS	NOW
9400-A2	±7,080	-	\$1.70 GROSS	NOW
9400-B1	±9,060	-	\$1.70 GROSS	NOW
9400-B2	±12,870	-	\$1.55 GROSS	NOW
9400-C1&C2	±21,930	-	\$1.55 GROSS	09.01.2026
9450-G	±2,570	-	\$1.80 GROSS	NOW
9450-J	±2,570	-	\$1.80 GROSS	NOW
9450-N	±2,400	-	\$1.80 GROSS	NOW
9500-E	±1,440	-	\$1.80 GROSS	NOW



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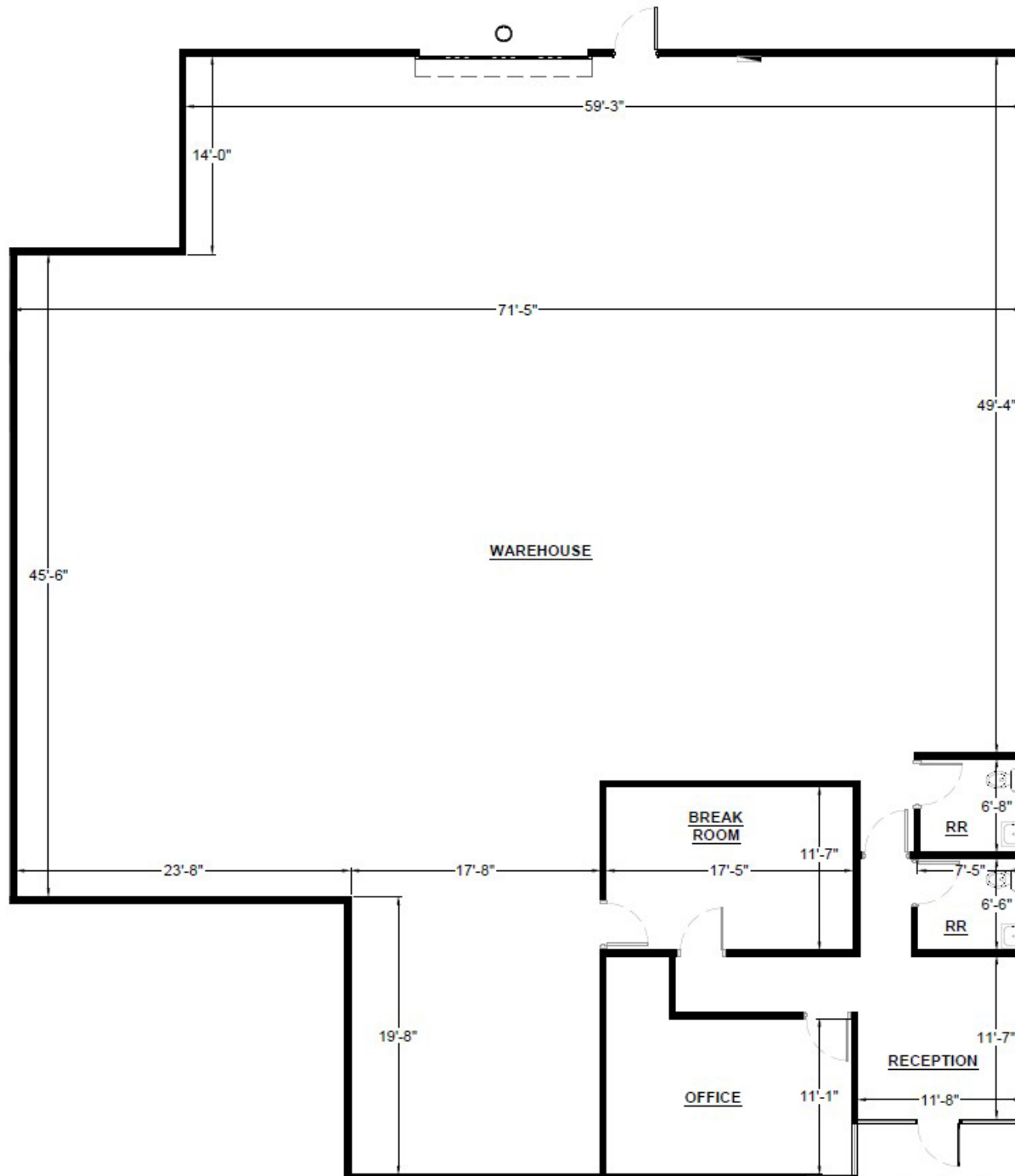


COMMERCIAL REAL ESTATE SERVICES

GOLDEN WEST BUSINESS PARK

9320-C FLOOR PLAN I ±5,112 SQUARE FEET

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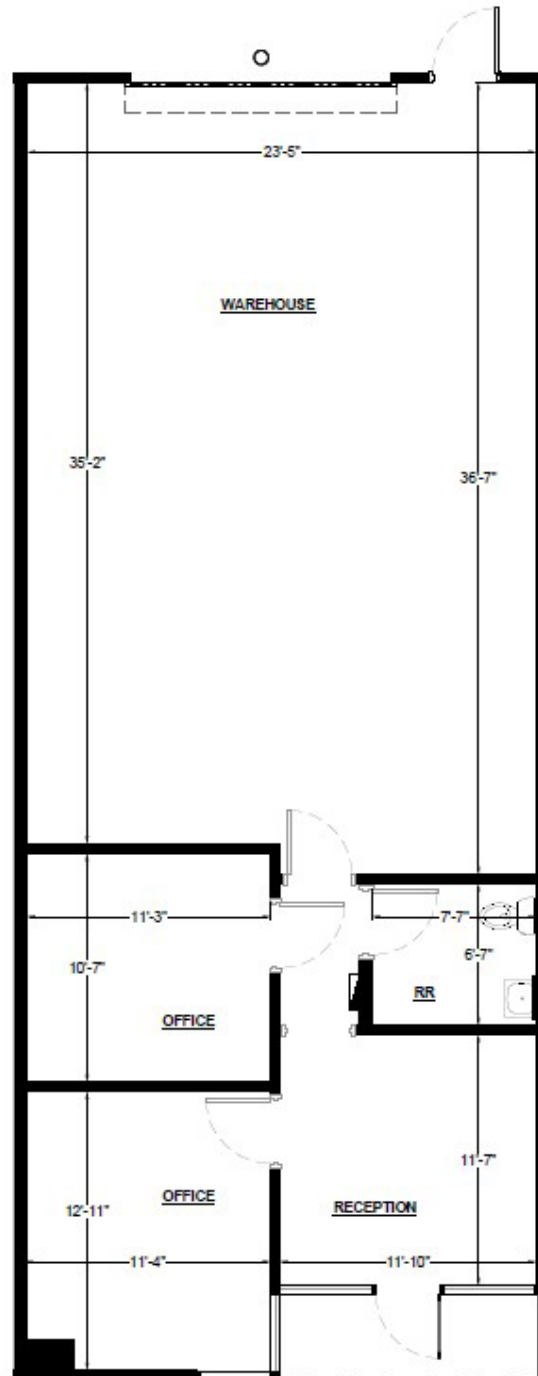
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GOLDEN WEST BUSINESS PARK

9340-D FLOOR PLAN | ±1,440 SQUARE FEET

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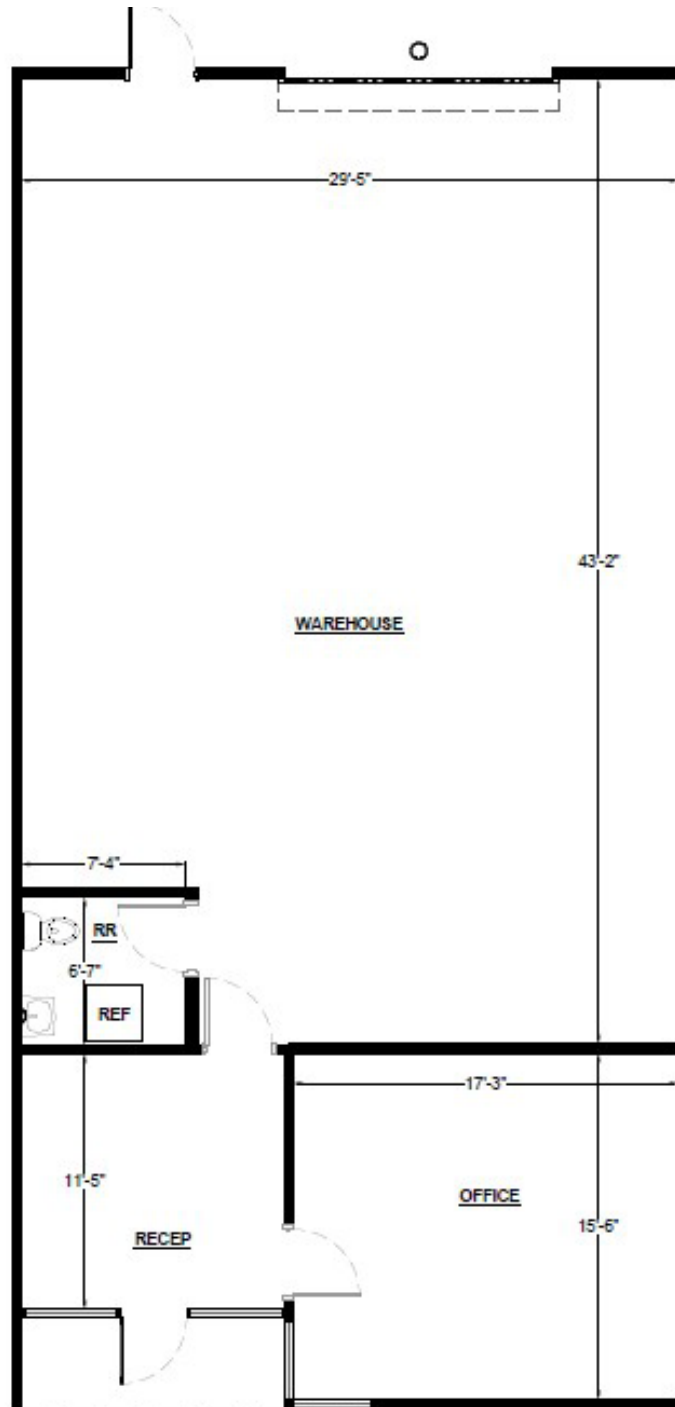
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9360-C FLOOR PLAN | ±1,800 SQUARE FEET



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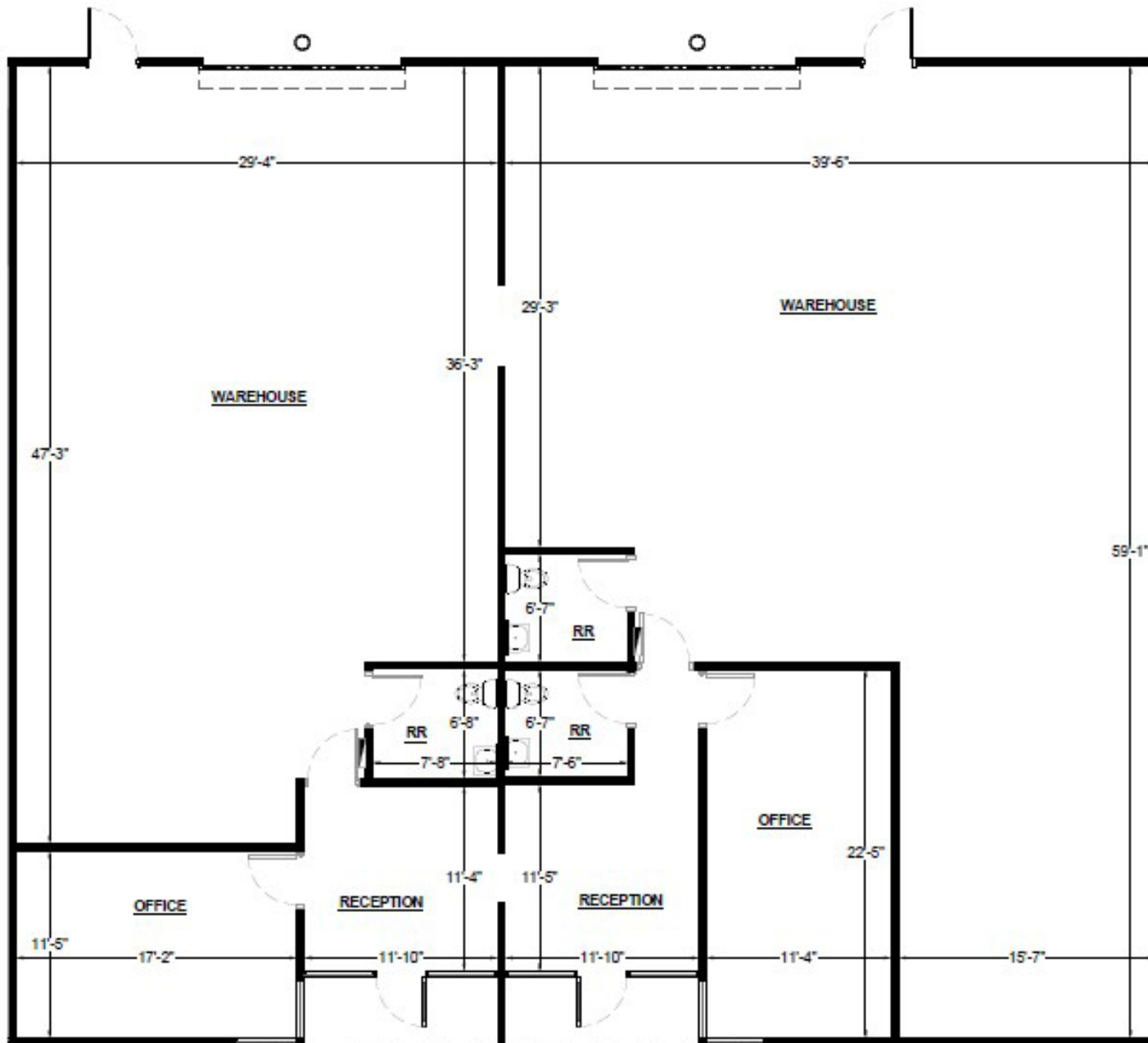
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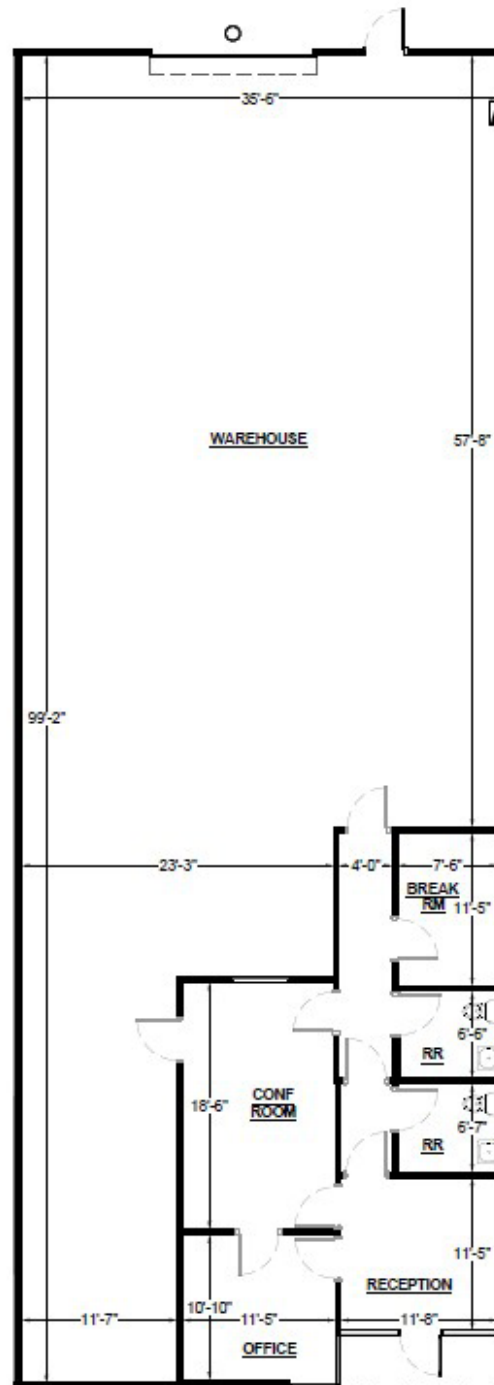


9360-E&F FLOOR PLAN | ±4,200 SQUARE FEET



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9370-B FLOOR PLAN | ±3,600 SQUARE FEET



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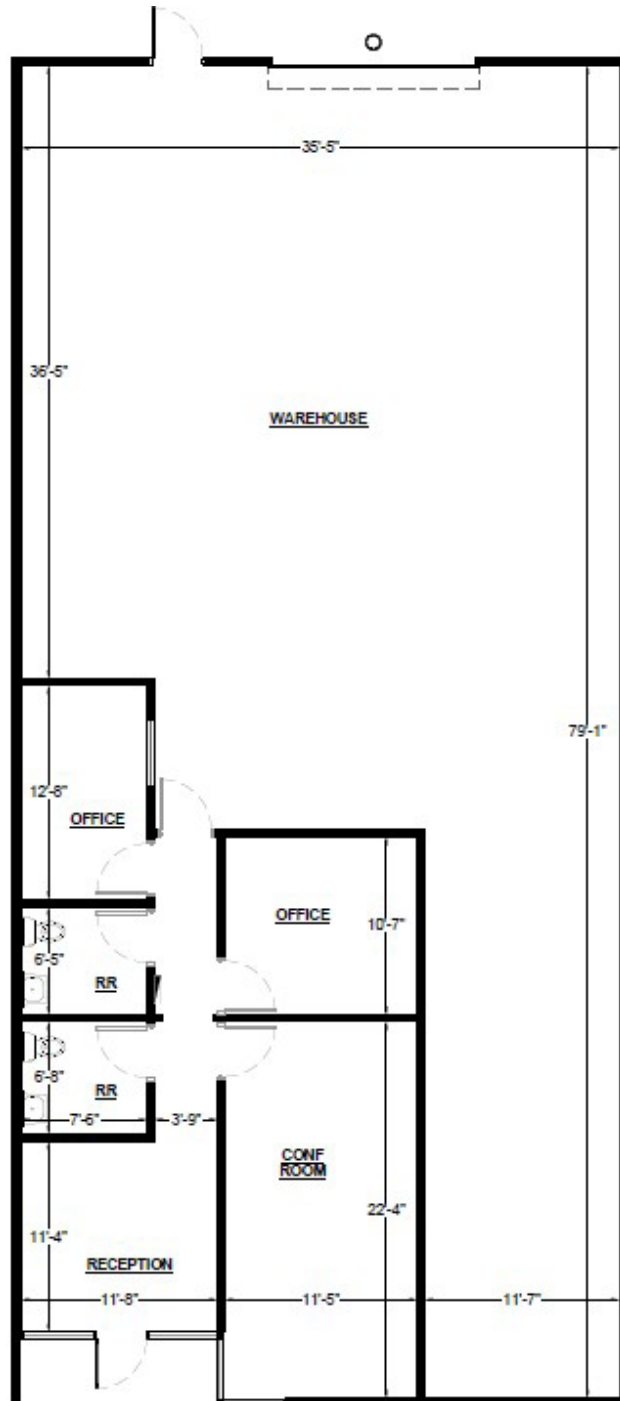
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GOLDEN WEST BUSINESS PARK

9380-C FLOOR PLAN I ±2,880 SQUARE FEET



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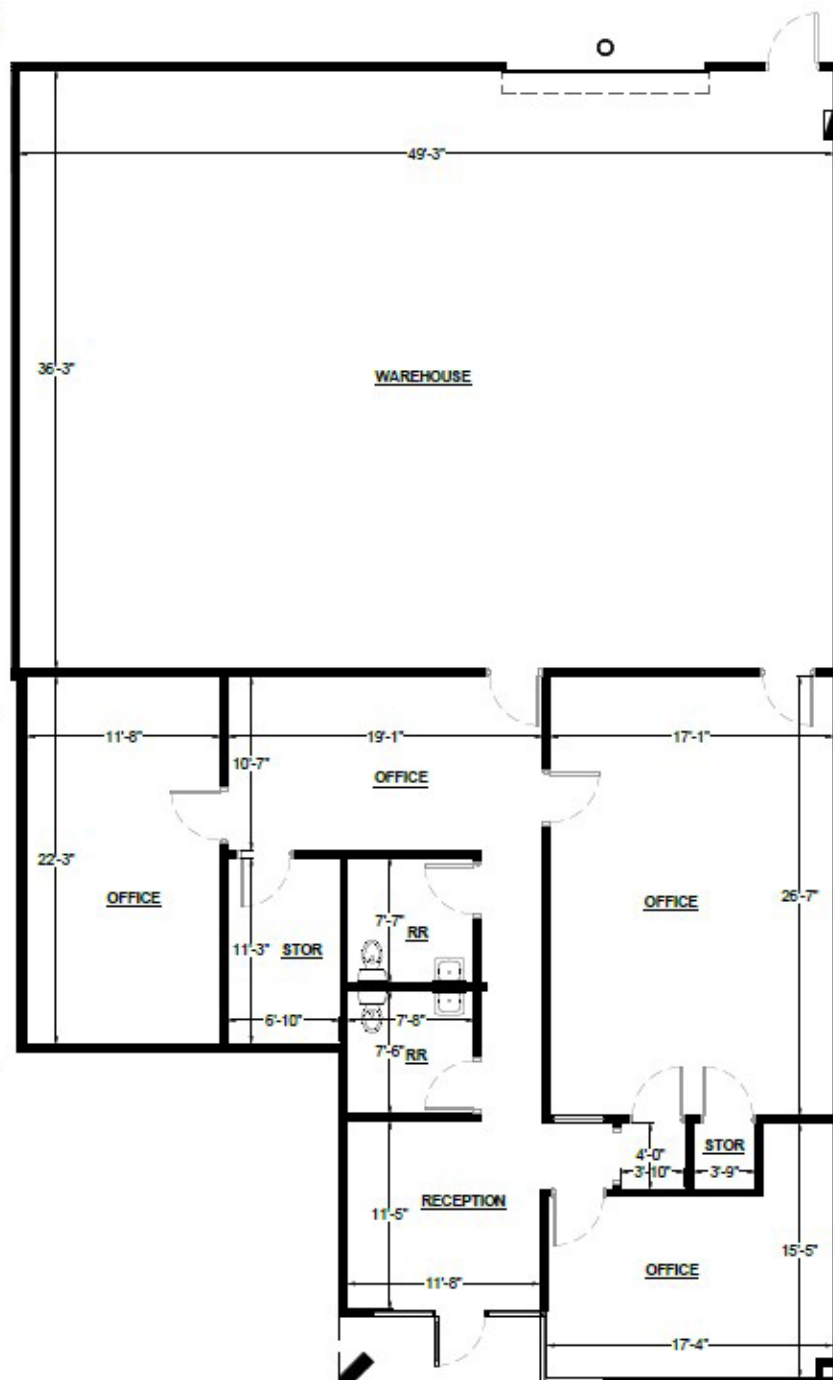
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9390-D FLOOR PLAN | ±3,600 SQUARE FEET

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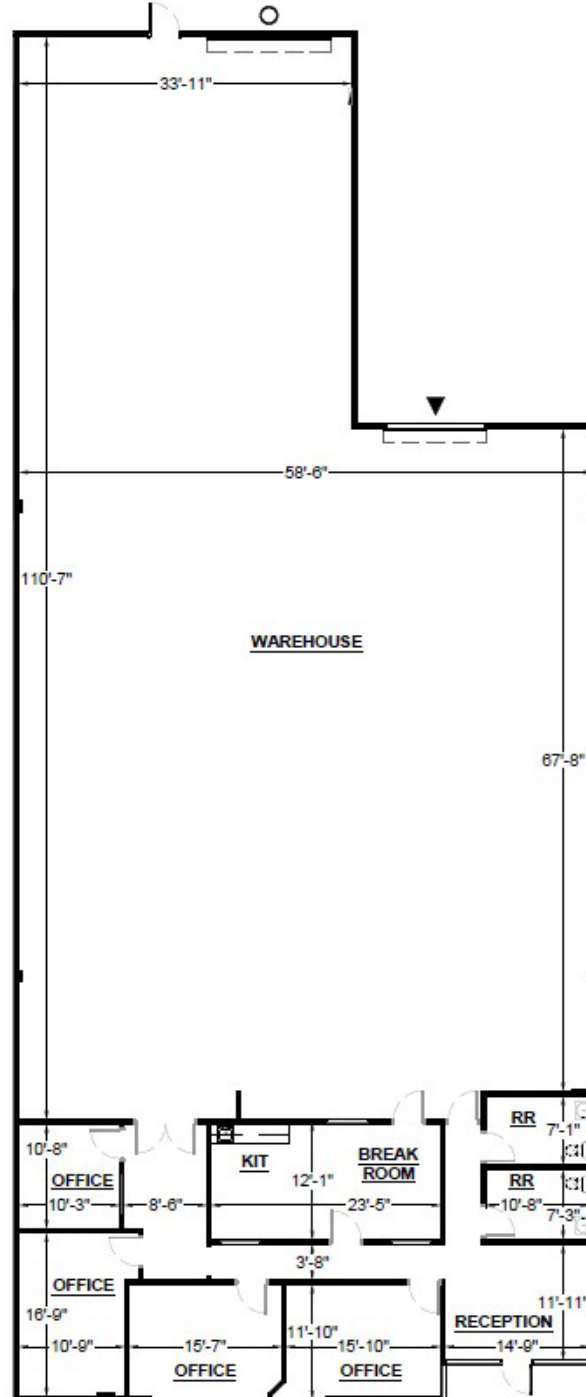
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9400-A2 FLOOR PLAN | $\pm 7,080$ SQUARE FEET

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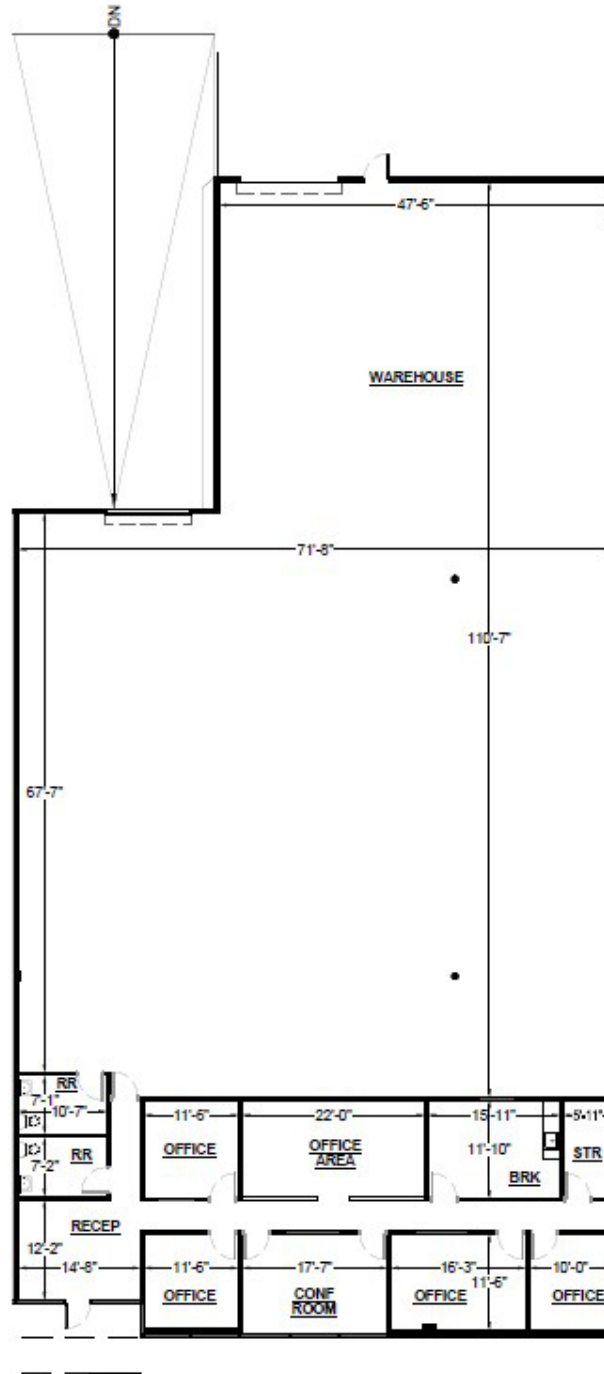
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9400-B1 FLOOR PLAN I ±9,060 SQUARE FEET

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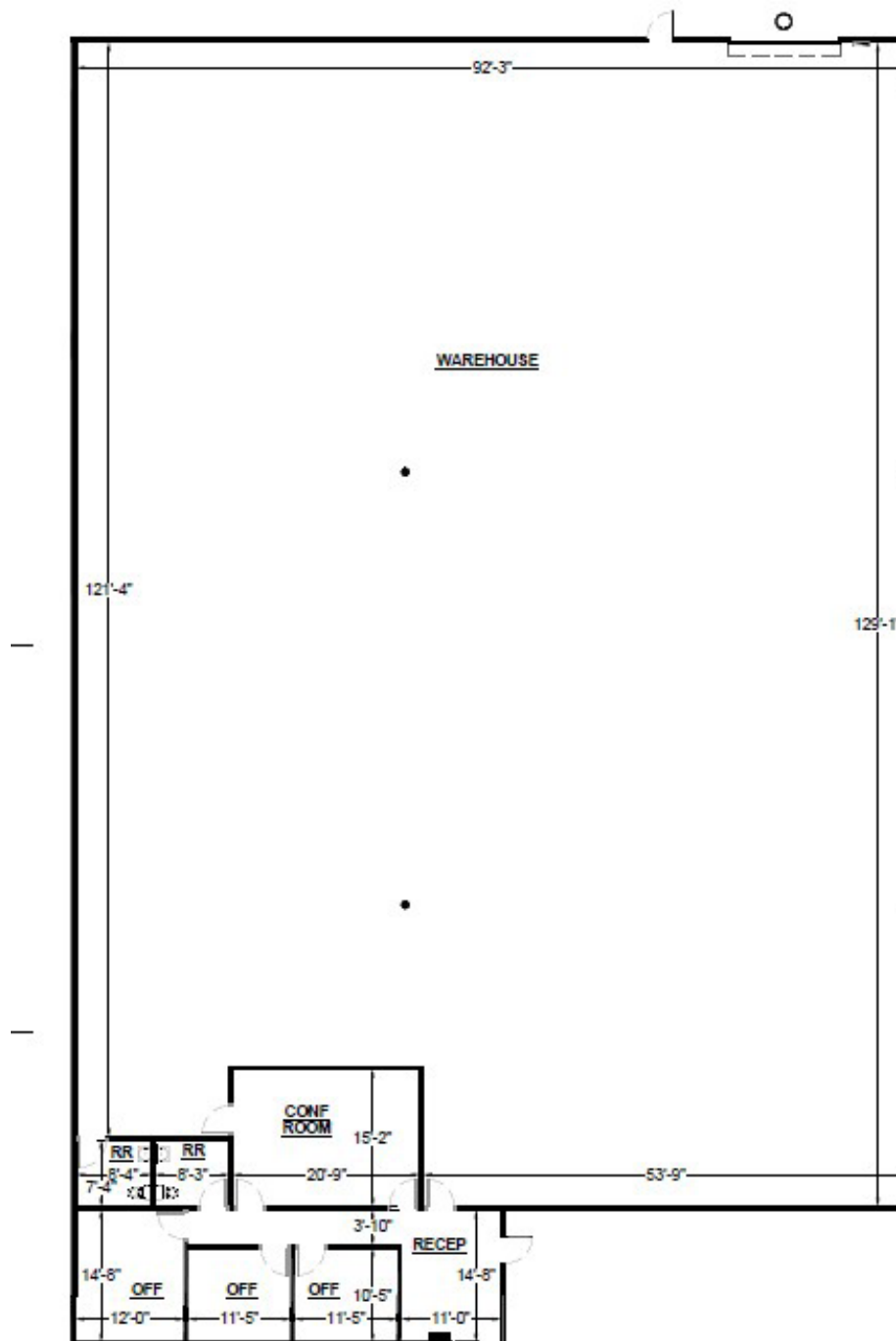
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9400-B2 FLOOR PLAN I ±12,870 SQUARE FEET

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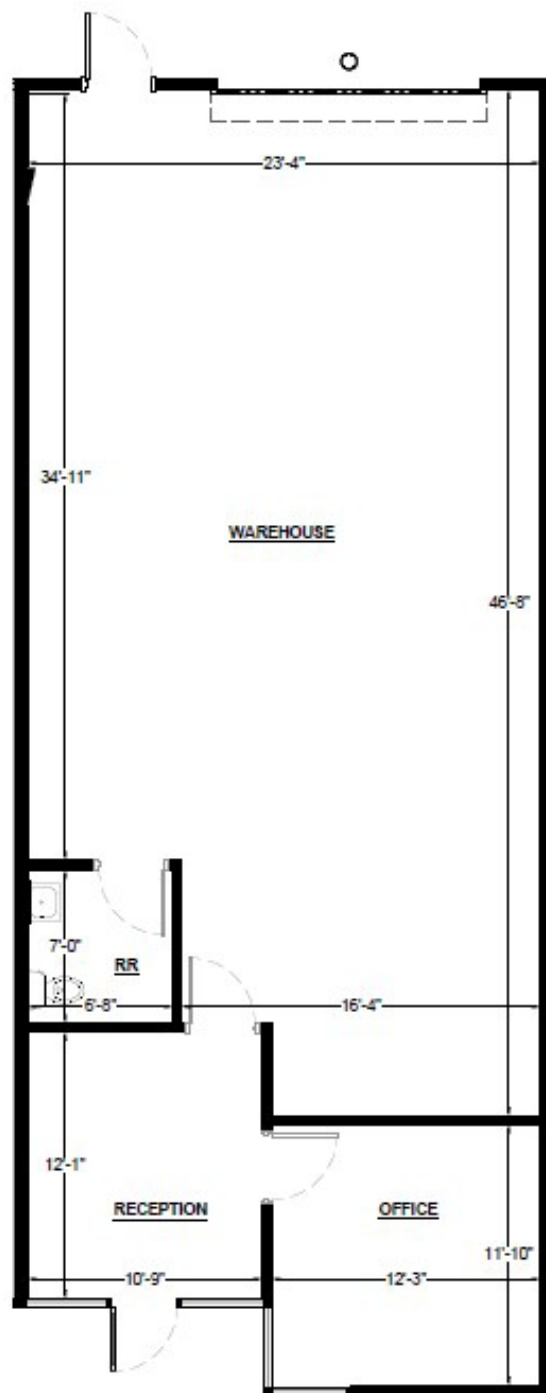
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GOLDEN WEST BUSINESS PARK

9500-E FLOOR PLAN | ±1,440 SQUARE FEET

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GOLDEN WEST BUSINESS PARK

AMENITIES

UNDER NEW OWNERSHIP



NEARBY AMENITIES

HAVEN CITY MARKET PLACE
FOOTHILL VILLAGE SHOPPING CENTER
THE STACKZ CO.
4TH & HAVEN SHOPPING CENTER
ONTARIO MILLS
TOP GOLF ONTARIO

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NEARBY AMENITIES