



FOR LEASE



ABUNDANT LIVING
Business Park

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



9229 UTICA AVENUE

RANCHO CUCAMONGA, CALIFORNIA

PRIME OFFICE/MEDICAL BUILDING
IN THE HEART OF RANCHO CUCAMONGA



STRONG LOCATION

Surrounded by Major Employers,
Retail, Restaurants, and
Business Amenities



POPULATION
269,000+
Within 5 Miles



DAYTIME EMPLOYEES
160,000+
Within 5 Miles



EXCELLENT ACCESS
Minutes to I-15, CA-210
& CA-60 Freeways



ONTARIO INTERNATIONAL AIRPORT
5.5 Miles / 10 Minutes

PROPERTY SUMMARY

BUILDING SIZE:

75,635 SF

LOT SIZE:

5.75 AC

PARKING SPACES:

±215 spaces

LOCATION:

Rancho Cucamonga, CA

ERIC RAMIREZ

President

Millenia Commercial

EricR@MilleniaCommercial.com

949-308-1556



PROPERTY HIGHLIGHTS

- Large mixed use (office and industrial) business park
- Office and industrial space available 1,578 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

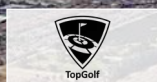
LOS ANGELES

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



ABUNDANT LIVING
Business Park

Millenia

	Tenant	SF
9229-100	Dream Big VACANT 9/1/126	4,745
9229-115	VACANT	1,578
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	VACANT	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	Ivette & Naty Beauty Lab	1,800



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.

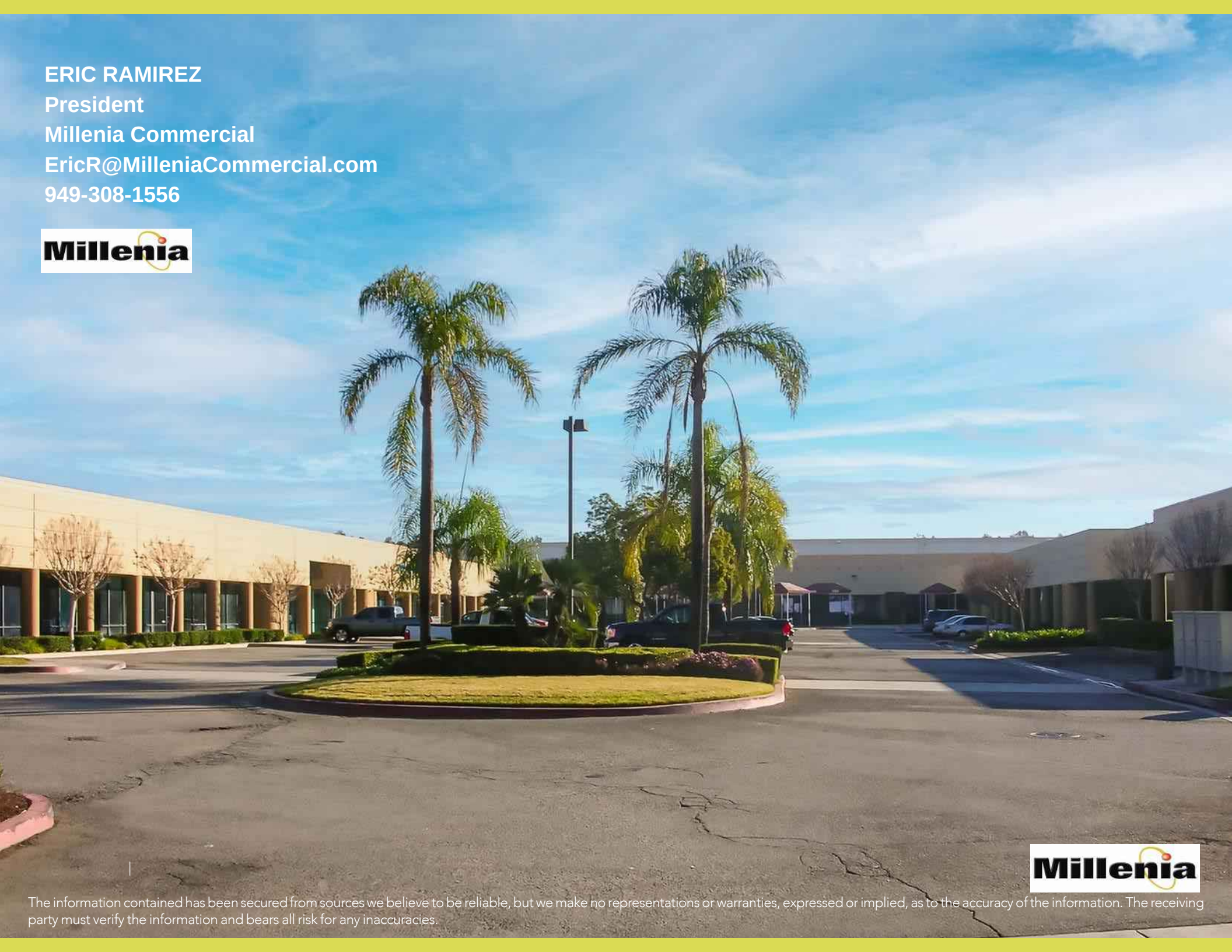
The San Bernardino County encompasses an area of over 20,160 square miles and includes 24 incorporated cities. In terms of land area, it is the largest county in the contiguous United States. The County is also one of the fastest growing areas in the nation and is the fifth most populous of the 58 counties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



ERIC RAMIREZ
President
Millenia Commercial
EricR@MilleniaCommercial.com
949-308-1556



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