

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

BEN PALITZ
909.373.2910
bpalitz@lee-assoc.com
DRE #02093182

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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

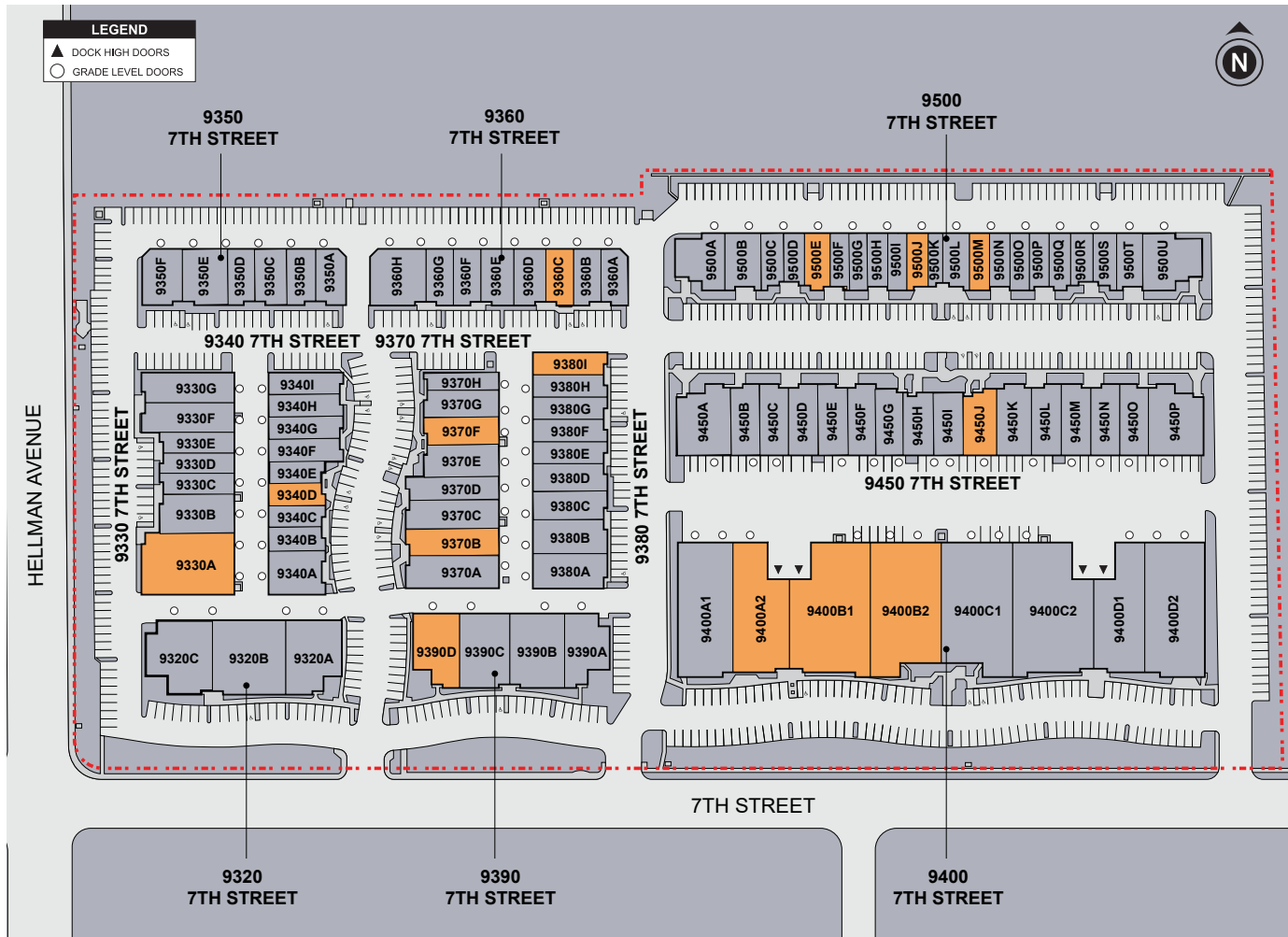


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent

GOLDEN WEST BUSINESS PARK

SITE PLAN

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

KEN JONES, SIOR
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AVAILABILITIES

AVAILABLE OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
9320-C	±5,112	-	GROSS	JULY 01, 2026
9330-A	±6,600	-	GROSS	NOW
9330-D & E	±3,520	-	GROSS	JULY 01, 2026

GOLDEN WEST BUSINESS PARK

UNDER NEW OWNERSHIP



AVAILABILITIES

AVAILABLE
 OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
9340-D	±1,440	-	GROSS	NOW
9340-E	±1,440	-	GROSS	AUGUST 01, 2026
9350-A	±1,948	-	GROSS	JULY 01, 2026
9360-C	±1,800	-	GROSS	NOW
9360-E & F	±4,200	-	GROSS	JULY 01, 2026
9370-B	±3,600	-	GROSS	NOW
9370-F	±2,880	-	GROSS	NOW
9380-D & E	±3,840	-	GROSS	AUGUST 01, 2026
9380-G	±1,920	-	GROSS	JULY 01, 2026
9380-I	±1,920	-	GROSS	NOW
9390-A	±3,672	-	GROSS	AUGUST 01, 2026
9390-C	±4,320	-	GROSS	AUGUST 01, 2026
9390-D	±3,600	-	GROSS	NOW
9400-A2	±7,080	-	GROSS	NOW
9400-B1	±9,060	-	GROSS	NOW
9400-B2	±12,870	-	GROSS	NOW
9450-J	±2,570	-	GROSS	NOW



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AVAILABILITIES

AVAILABLE
 OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
9500-A	±2,850	-	GROSS	JULY 01, 2026
9500-E	±1,440	-	GROSS	NOW
9500-J	±1,755	-	GROSS	NOW
9500-M	±1,560	-	GROSS	NOW
9500-N	±1,560	-	GROSS	JULY 01, 2026

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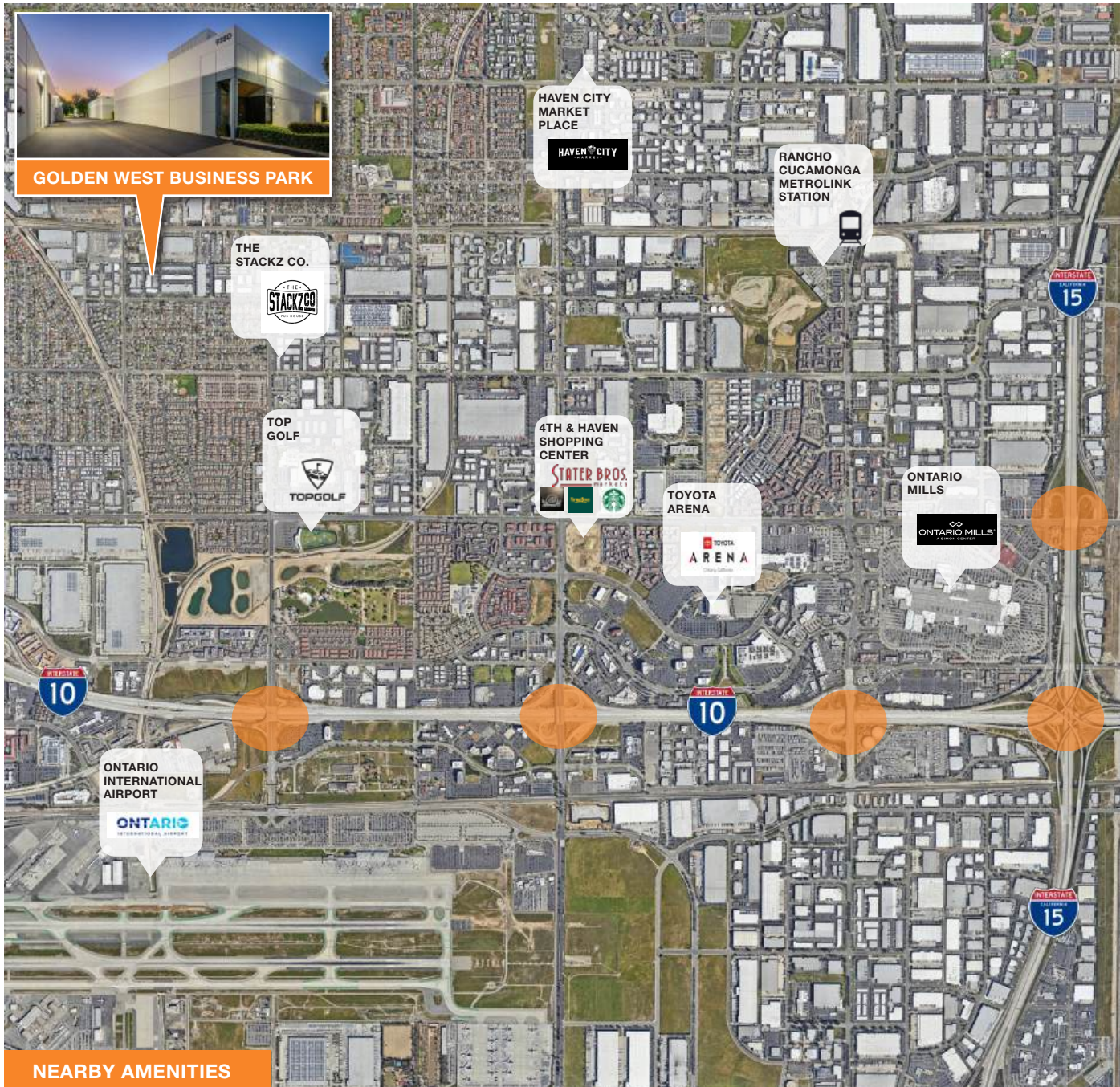
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AMENITIES

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