

RANCHO CUCAMONGA INDUSTRIAL REPORT

AUGUST 2024



MACLEOD&CO.

LETTER FROM OUR TEAM



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Thank you for reviewing our latest industrial market overview for the Rancho Cucamonga, CA submarket. We've had a strong first half of the year, thanks to our trusted clients and long-standing relationships. Despite rising vacancy rates and slowing transaction volume, our team has successfully closed approximately \$50 million in transactions year to date, representing large tenants, investors, developers, and land sellers.

While some view the market as "over-heated" or "saturated with supply," we've demonstrated our ability to transact effectively in challenging conditions. Whether you need to lease space, place 1031 exchange funds, find off-market opportunities, or secure land for development, we encourage you to leverage our team's proven track record to achieve your goals.



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In the following report, you will find a comprehensive overview of the Rancho Cucamonga, CA submarket, including valuable market statistics, sale comps, lease comps, and under-construction inventory. Thank you for taking the time to review this report and our team looks forward to the opportunity to connect in the near future.

Sincerely,
Chase & Cameron

9

Number of Existing Properties for **Sale**
(10,000 SF to 99,999 SF)

68

Number of Existing Properties for **Lease**
(10,000 SF to 99,999 SF)

11

Number of Existing Properties for **Sublease**
(10,000 SF to 99,999 SF)

0

Number of Existing Properties for **Sale**
(100,000 SF and up)

9

Number of Existing Properties for **Lease**
(100,000 SF and up)

6

Number of Existing Properties for **Sublease**
(100,000 SF and up)

RECENT COMPANY CLOSINGS

SOLD

Address: 1720 S Carlos Avenue
Date Closed: June 21, 2024
Price: \$13,600,000
SF: 43,356 SF | \$315 PSF
Clear Height: 26'
Docks: 4
GL: 3
Year of Construction: 2001
Buyer Type: User
Financing Type: SBA (40% down)
Notes: Exclusively Represented Seller



LEASED

Address: 5550 E. Jurupa St., Unit B, Ontario
Transaction Date: 5/17/2024
Lease Commencement: 6/1/2024
Leased SF: 19,526 SF
Tenant: Torco International Corporation
Landlord: Jim Panting
Lease Term: 12 months
Rental Rate: \$1.45 Gross
Opex: \$.05
Annual Increase: N/A
Notes: Torco relocated from a larger building in Ontario



RECENT SALE COMPARABLES



Transaction Date: May 6, 2024
Address: 10655 E 7th St, Rancho Cucamonga
RBA: 103,216 SF
Buyer: Lone Oak Rancho IV LLC
Seller: Khun Capital Management LLC
Price: \$25,800,000

PSF: \$249.96
Minimum Clear Height: 18'
Dock-High Loading Doors: 2
Grade-Level Doors: 1
Sprinklers: None
Office Space: 56,767 SF
Year Built: 1985



Transaction Date: April 25, 2024
Address: 11900 Arrow Rt, Rancho Cucamonga
RBA: 49,291 SF
Buyer: JC United Investment LLC
Seller: Arrow Rancho LLC
Price: \$18,748,500
PSF: \$380.36

Minimum Clear Height: 32'
Dock-High Loading Doors: 5
Grade-Level Doors: 1
Sprinklers: ESFR
Office Space: 4,500 SF
Year Built: 2024



Transaction Date: June 17, 2024
Address: 9851-9871 8th St, 8975 Cottage Ave
(4 Property Portfolio Sale), Rancho Cucamonga
RBA: 45,300 SF
Buyer: Chase Cactus LP

Seller: Mandeville Family Investment Partnership LP
Price: \$17,200,000
PSF: \$204.76
Year Built: 1986



Transaction Date: May 15, 2024
Address: 8580 Milliken Ave, Rancho Cucamonga
RBA: 38,176 SF
Buyer: Deko International
Seller: Max Ramberg
Price: \$11,720,032

PSF: \$307.00
Minimum Clear Height: 22'
Dock-High Loading Doors: 4
Grade-Level Doors: 2
Sprinklers: Yes
Year Built: 1994



Transaction Date: April 25, 2024
Address: 9866 6th St, Rancho Cucamonga
RBA: 10,598 SF
Buyer: Maverik Oils
Seller: Huntr Group LLC
Price: \$3,713,000
PSF: \$350.35

Minimum Clear Height: 22'
Dock-High Loading Doors: 1
Grade-Level Doors: 1
Sprinklers: Wet
Office Space: 2,558 SF
Year Built: 2007

RECENT SALE COMPARABLES



Transaction Date: July 1, 2024
Address: 8480 Red Oak St
Size: 8,160 SF
Buyer Company: Bear Cave Holdings LLC
Seller Company: Cheatham Family Trust
Sale Price: \$2,754,000

Price Per SF: \$337.50
Ceiling Height: 18'
Loading Docks: None
Drive Ins: 2
Sprinklers: Yes
Office Space: 408 SF
Year Built: 1984



Transaction Date: February 13, 2024
Address: 8545 Pecan Ave, Rancho Cucamonga
Size: 98,685 SF
Buyer Company: Pecan Ave, LLC
Seller Company: Pecan XC, LLC
Sale Price: \$33,750,500

Price Per SF: \$342.00
Ceiling Height: 32'
Loading Docks: 10
Drive Ins: 2
Sprinklers: ESFR
Year Built: 2024



Transaction Date: March 28, 2024
Address: 10727 Civic Center Dr, Rancho Cucamonga
Size: 7,211 SF
Buyer Company: Westland Mechanical LLC
Seller Company: Stephani L. Davis
Sale Price: \$2,560,000

Price Per SF: \$355.01
Ceiling Height: 16'
Loading Docks: None
Drive Ins: 2
Year Built: 1980



Transaction Date: May 17, 2024
Address: 8462 Utica Ave, Rancho Cucamonga
Size: 7,200 SF
Buyer Company: Pkr Properties Rc LLC
Seller Company: Chase Highbrook LP
Sale Price: \$2,476,800

Price Per SF: \$344.00
Ceiling Height: 14'
Loading Docks: None
Drive Ins: 2
Year Built: 1981

RECENT LEASE COMPARABLES



Transaction Date: March 19, 2024
Lease Start Date: April 1, 2024
Address: 10650 4th St, Rancho Cucamonga
Leased SF: 120,169 SF
Tenant: Oconca Shipping Inc.
Landlord: CalSTRS/IDS
Term (Mo): 89
Rate: \$1.25 NNN

Minimum Clear Height: 32'
Dock-High Loading Doors: 13
Grade-Level Doors: 2
Sprinklers: ESFR
Office SF: 5,926 SF
Year Built: 2019
Annual Increase: 4.00%
Notes: 5 months free. Direct lease.



Transaction Date: March 1, 2024
Lease Start Date: April 1, 2024
Address: 9220 Hyssop, Rancho Cucamonga
Leased SF: 27,358 SF
Tenant: Grainger
Landlord: Richard Dickman
Term (Mo): 60
Rate: \$1.40 NNN

Minimum Clear Height: 24'
Dock-High Loading Doors: 4
Grade-Level Doors: 2
Sprinklers: Yes
Office SF: 2,189 SF
Year Built: 2004
Annual Increase: 4.00%
Notes: Renewed lease, was due to expire Feb 2025



Transaction Date: April 1, 2024
Lease Start Date: August 1, 2024
Address: 8840 Flower Rd, Rancho Cucamonga
Leased SF: 17,769 SF
Tenant: JMX International
Landlord: Investment Development Service
Term (Mo): 11

Rate: \$1.45 Gross
Minimum Clear Height: 24'
Dock-High Loading Doors: 2
Grade-Level Doors: 1
Office SF: 1,208 SF
Year Built: 2005



Transaction Date: May 1, 2024
Lease Start Date: May 1, 2024
Address: 8751 Prestige Ct, Rancho Cucamonga
Leased SF: 10,813 SF
Tenant: Baldy Utility
Landlord: A & BS Properties, LLC
Term (Mo): 60
Rate: \$1.10 NN

Est. OpEx / SF: \$0.24
Minimum Clear Height: 16'
Grade-Level Doors: 2
Sprinklers: Wet
Office SF: 1,118 SF
Year Built: 1999
Annual Increase: 3.00%

RECENT LEASE COMPARABLES



Transaction Date: May 10, 2024
Lease Start Date: June 1, 2024
Address: 10401 7th St, Rancho Cucamonga
Leased SF: 138,000 SF
Tenant: XY Logistics
Landlord: Bixby Land Company
Term (Mo): 52
Rate: \$1.11 NNN

Est. OpEx / SF: \$0.19
Minimum Clear Height: 24'
Dock-High Loading Doors: 30
Grade-Level Doors: 4
Sprinklers: Wet
Office SF: 4,158 SF
Year Built: 1986
Annual Increase: 4.00%



Transaction Date: May 31, 2024
Lease Start Date: June 1, 2024
Address: 9190 Hyssop, Rancho Cucamonga
Leased SF: 29,088 SF
Tenant: Grandwood Cabinetry
Landlord: Glover Family
Term (Mo): 60
Rate: \$1.35 NNN

Est. OpEx / SF: \$0.16
Minimum Clear Height: 24'
Dock-High Loading Doors: 2
Grade-Level Doors: 2
Sprinklers: Yes
Office SF: 2,122 SF
Year Built: 2004
Annual Increase: 4.25%

UNDER CONSTRUCTION BUILDINGS



Address:
9720 7th, Rancho Cucamonga
RBA: 17,270
Ceiling Ht: 26'0"
Number Of Loading Docks: 1
Drive Ins: Not Specified

Sprinklers: ESFR
Year Built: 2024
Construction Begin: May 2023
Construction End: Sep 2024
Notes: Developer asking \$1.65 MG + \$0.08/sf CAM



Address:
9750 7th, Rancho Cucamonga
RBA: 23,793
Ceiling Ht: 26'0"
Number Of Loading Docks: 1
Drive Ins: 1

Sprinklers: ESFR
Year Built: 2024
Construction Begin: Jun 2023
Construction End: Oct 2024
Notes: Developer asking \$1.65 MG + \$0.08/sf CAM



Address:
9325 Feron Blvd, Rancho Cucamonga
RBA: 15,700
Ceiling Ht: 21'0"
Number Of Loading Docks: 1
Drive Ins: 2

Sprinklers: Wet
Office Space: 3,283
Year Built: 2024
Construction Begin: Apr 2022
Construction End: Aug 2024
Notes: Private Owner - User, Klatch Coffee



Address:
13120 Napa St, Rancho Cucamonga
RBA: 155,230
Ceiling Ht: 40'0"
Number Of Loading Docks: 20
Drive Ins: 2

Sprinklers: ESFR
Office Space: Verifying
Year Built: 2024
Construction Begin: Apr 2022
Construction End: Aug 2024
Notes: Lowe's leased 11/20/2023, Commence 8/1/2024



Address:
NWC Jersey Blvd & Milliken Ave,
Rancho Cucamonga
RBA: 151,455
Ceiling Ht: 30'0"
Number Of Loading Docks: 12
Drive Ins: 4

Sprinklers: ESFR
Office Space: Verifying
Year Built: 2025
Construction Begin: Feb 2024
Construction End: Feb 2025
Notes:
Developer with plans to create 4 spaces for lease

MacLeod & Co. is a commercial real estate brokerage company that specializes in the sale and leasing of industrial warehouse and logistics facilities, industrial outdoor storage yards, and land sites for new developments.

Headquartered in Orange County, California, our company provides expert brokerage services including capital markets and investment sales, agency leasing, tenant representation, and land sales for development. In just over two years, we have successfully closed over \$630 million in industrial transactions across the Southwestern United States from California to Texas.



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