

8480 Red Oak St, Rancho Cucamonga (San Bernardino County), CA 91730

FOR SALE

Freestanding Flex/Industrial Building with Yard

Owner-User Opportunity or Investment | ±8,160 SF Bldg w/ ±5,544 SF Yard

Adjacent to a ±47,825 SF



**KAISER
PERMANENTE®**

medical campus & pharmacy



TABLE OF CONTENTS

Investment Summary	3
Property Overview	4
Property Features	5
Interior Photos	6-7
Quick Facts	8
Zoning	9
Floor Plans	10-11
Site Plan	12
Aerials	13-14
Walk-Time Map	15
Drive-Time Map	16
Regional Map	17
Rancho Cucamonga	18
Demographics	19

EXCLUSIVELY LISTED BY

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INVESTMENT SUMMARY

Walseth Investment Company is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a $\pm 8,160$ SF flex industrial building with a $\pm 5,544$ SF yard on a .48 acre parcel in the highly affluent Rancho Cucamonga submarket.



Strong Demographics Support Local Businesses

$\pm \$107,128$

3-Mile Avg HH
Income (2023)

$\pm 135,736$

3-Mile Population
(2023)

$\pm 90,061$

3-Mile Employees
(2023)

This $\pm 8,160$ SF flex industrial building with a $\pm 5,544$ SF yard on a .48 acre ($\pm 20,730$ SF) parcel is well-maintained. It has a recently renovated roof and features a custom shade cover over 8 of the 13 outdoor parking stalls. The property has approximately 143 feet of frontage on Arrow Route and approximately 135 feet of frontage on Red Oak Street. The landscaping was recently redone and the exterior of the building was recently painted. Advantageous zoning (ME1) allows for a variety of uses. The property is not part of an association or business park which increases flexibility of use for owner-users.

This site is ± 2.75 miles (± 5 min) from Ontario International Airport. Ontario International Airport is the fastest growing airport in the United States and ranks among the 10 largest cargo airports in North America. According to a recent analysis by Oxford Economics, the Ontario International Airport serves as the hub of a global supply chain network that generates \$17.8 billion in economic activity.

The property is approximately .47 miles from Route 66, ± 1.68 miles from I-15, ± 2.2 miles from I-10, and ± 2.5 miles from Route 210. Combined, these four large highways have an approximate average daily traffic volume of $\pm 863,000$ vehicles. US Interstate 10 (I-10) is a critically important highway for the industrial sector in the United States. Spanning over 2,400 miles from the Pacific Coast in California to the Atlantic Coast in Florida, I-10 serves as a major transportation artery that connects various regions and facilitates the movement of goods, materials, and people.

The property is located in San Bernardino County, CA, which has a population of $\pm 2,225,586$ people with an average annual household income of $\pm \$60,409$. The 3-mile trade area is supported by a population of $\pm 135,736$ residents, $\pm 90,061$ employees, and has a high average annual household income of $\pm \$107,128$ per year.

PROPERTY OVERVIEW

OFFERING

PRICE	\$2,856,000
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PROPERTY SPECIFICATIONS

ADDRESS	8480 Red Oak St, Rancho Cucamonga, CA
APN	0208-622-23
YEAR BUILT	1984
BUILDING SIZE	±8,160 SF
CURRENT CONFIGURATION	±4,000 SF office, ±4,160 SF warehouse One (1) roll-up door, four (4) restrooms
ORIGINAL CONFIGURATION	±408 SF office, ±7,752 SF warehouse Two (2) roll-up doors, two (2) restrooms
PARCEL SIZE	±.48 Acres (±20,730 SF)
OWNERSHIP	Fee Simple (Land & Building)
ZONING	ME1 (Mixed Employment 1)
GROUND LEVEL DOORS	1 Electric roll-up door (optional 2nd, ask agent) The second ground level door was fitted with shop windows and can be returned to use
CEILING HEIGHT	18 feet in warehouse
POWER	±600 Amps/277-480 Volt, 3 Phase 3 Wire (verify)
SPRINKLERED	Yes
HVAC	Yes
SHADE STRUCTURE	Shade structure over parking (8 auto stalls)
ROOF	Recent new roof, ±15 years remain under warranty
FRONTAGE	±143' on Arrow Rte and ±135' on Red Oak St
PARKING	13 auto stalls (outdoor)
YARD SPACE	±5,544 SF (±3,192 SF secured)



PROPERTY FEATURES

This property has been upgraded with features to increase ease of use for an owner-user.



A custom-fitted shade structure covers eight (8) auto stalls (top left). The yard space and pavement (bottom left) are well-maintained and gated.



Retractable gate to secure yard

The property is also equipped with a fully-functional, electric roll-up door for easy access to the clear span warehouse space (below). There is an optional second door that has been converted to shop windows, but can be converted to a roll-up door.



INTERIOR PHOTOS

The property offers up to ±7,752 SF of warehouse space.



The property features up to ±7,752 SF of warehouse space with 18' ceilings. 18' ceilings support multiple uses and offer flexibility for an owner-user.

The site currently features ±4,160 SF of clear span warehouse space divided into two sections. Warehouse space can be increased by reverting back to the building's original layout (see page 6). Ask agent for details.

18' ceilings support multiple uses



INTERIOR PHOTOS

The property offers approximately 4,000 SF of well-maintained office space.



The office space includes a large open room (previously cubicles as shown to the left), seven offices, a break room, conference room, reception area, storage room, and four restrooms.

This office space is ideal for an owner-user, but could also be reduced to increase warehouse space.



QUICK FACTS



LOCATION

8480 Red Oak St, Rancho Cucamonga, CA 91730

Located in San Bernardino County



ACCESS

Red Oak Street: 1 access point



HIGHWAYS

±.47 miles from Route 66 | ±1.68 miles from I-15

±2.2 miles from I-10 | ±2.5 miles from Route 210



IMPROVEMENTS

Total Square Footage: ±8,160 SF

Paved Yard: ±5,544 SF (±3,192 SF secured)

Covered Parking: 8 auto stalls

Electrical: 600a/277-480v 3p 3w (verify)



PARKING

Approximately 15 auto stalls (13 outdoor)

1.84/1,100 SF parking ratio



PARCEL

Parcel No. 0208-622-23

Parcel SF: ±20,730 SF

Parcel Acreage: ±.48 acres



YEAR BUILT

1984



ZONING

ME1 Mixed Employment 1

Flexible zoning allows for various light manufacturing, healthcare, and retail uses (see page on zoning for details)

ZONING

The property is zoned ME1 (Mixed Employment 1), which allows for a number of commercial uses. See below for allowed uses.

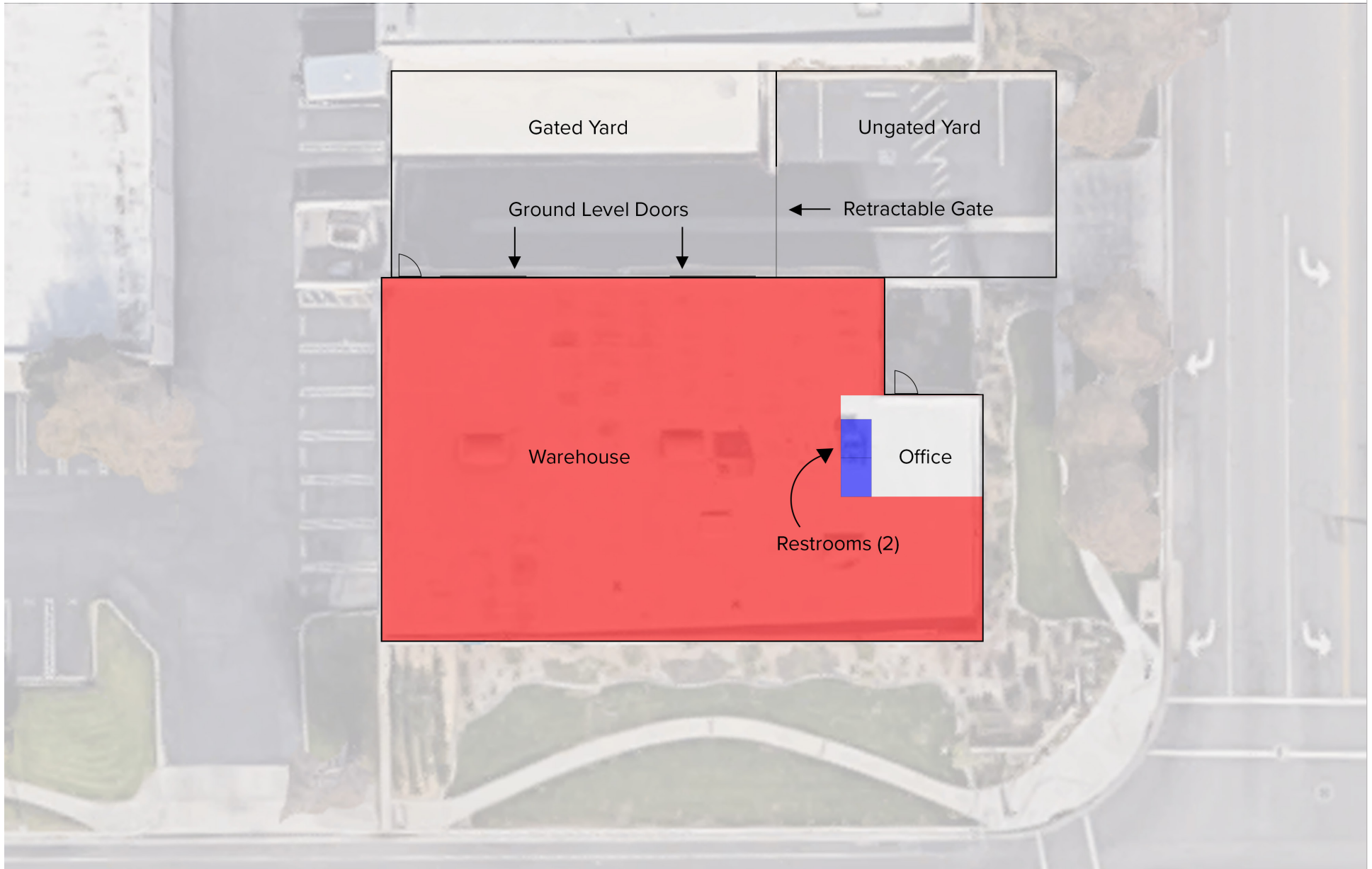
- Manufacturing, custom
- Manufacturing, green technology
- Manufacturing, light - small
- Maker space/accessory maker space
- Vehicle services, minor
- Retail, accessory
- Retail, general
- Research and development
- Indoor fitness and sports facility - small
- Microbrewery
- Library and museum
- Tutoring center - small
- Broadcasting and recording studios
- Animal sales and grooming
- Banks and financial services
- Business support services
- Medical services, extended care
- Medical services, general
- Office, business and professional
- Personal services
- Convenience store
- Grocery store/supermarket
- Home improvement supply store
- Restaurant, no liquor service
- Restaurant, beer and wine
- Parking facility
- Medical services, hospitals
- EV showroom and outdoor sales
- Automobile service stations
- Microscale agriculture
- Indoor fitness and sports facility - large
- Schools, specialized education and training/studio
- Tutoring center - large
- Park and ride facility
- Adult day care facility
- Child day care facility/center
- Hotel
- Veterinary facility
- Alcoholic beverage sales
- Bar/nightclub
- Consignment store
- EV showroom and indoor sales
- Liquor store
- Restaurant, full liquor service
- And more

Please see the City of Rancho Cucamonga's land use standards for a complete list of uses by zone.

Please see the City of Rancho Cucamonga's land use standards for a complete list of permitted uses by zone. Some of the uses above require conditional or minor use permits. The information above has been obtained from sources we believe to be reliable. However, Walseth Investment Company makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. It is the prospective purchaser's responsibility to ensure that the property and its permitted uses are appropriate for their needs prior to purchase.



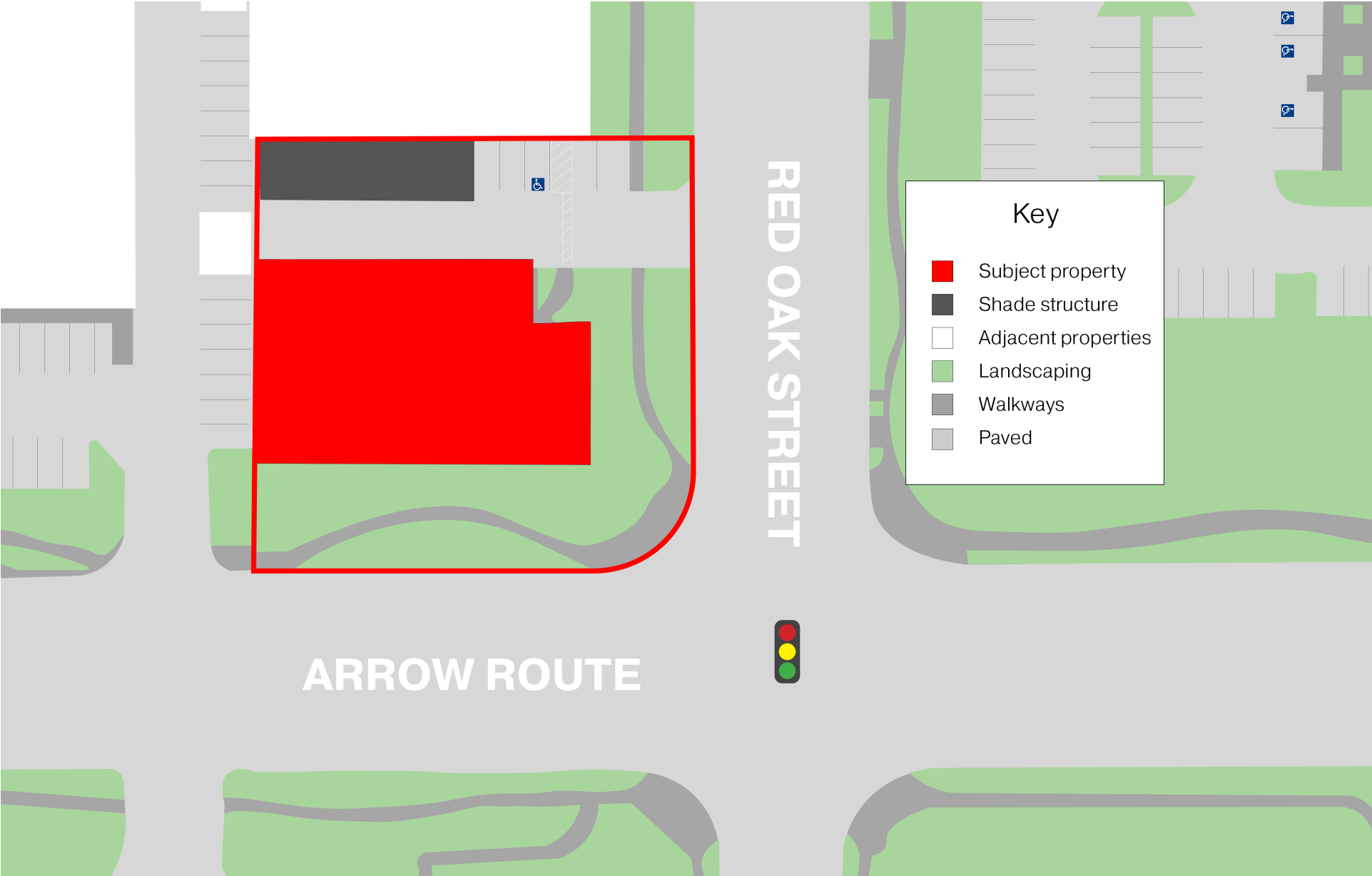
APPROX. FLOOR PLAN (PROPOSED)



APPROX. FLOOR PLAN (EXISTING)



SITE PLAN/PARCEL MAP



8480 RED OAK STREET, RANCHO CUCAMONGA, CA



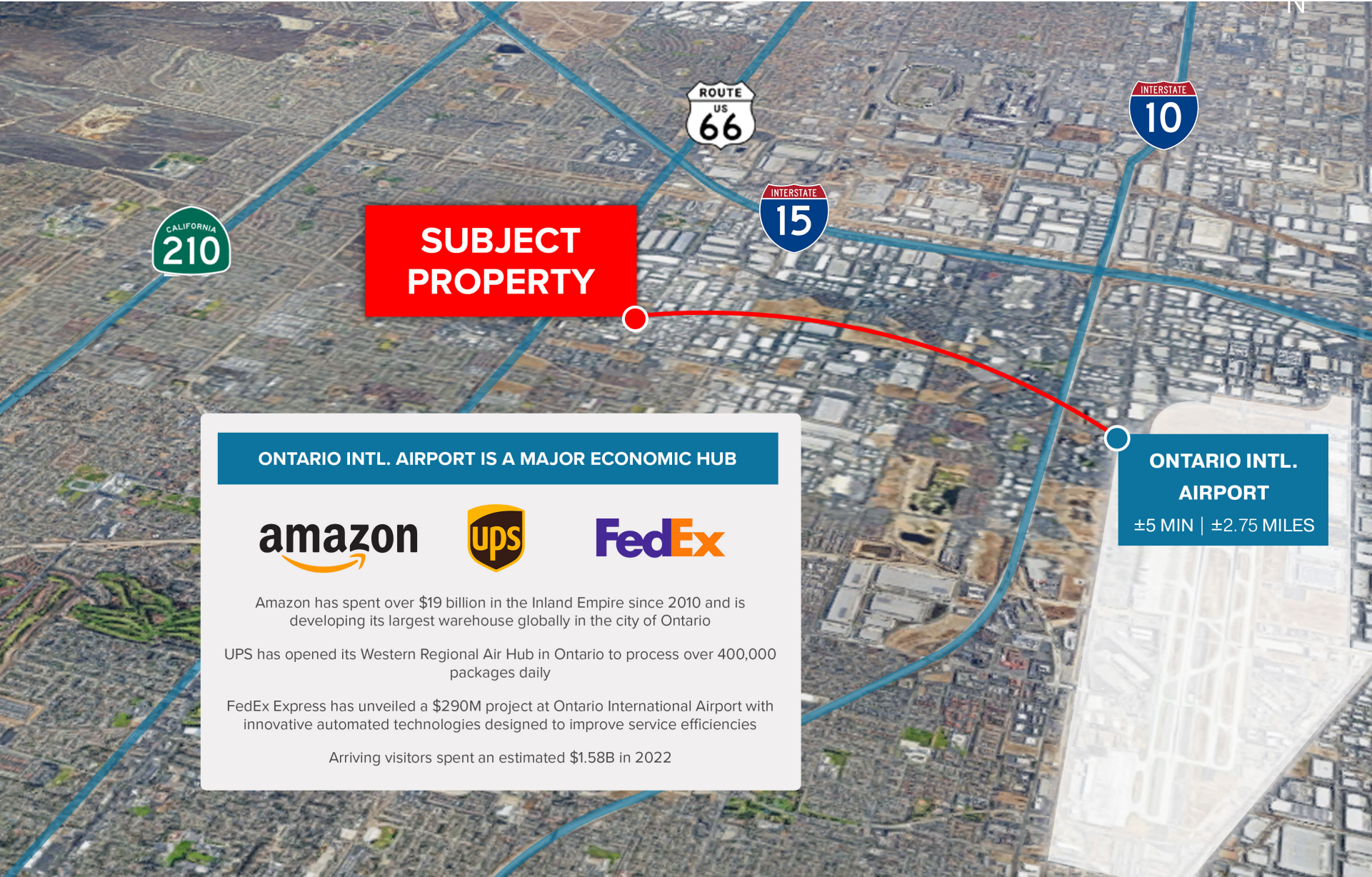
AERIAL VIEW OF PROPERTY



8480 RED OAK STREET, RANCHO CUCAMONGA, CA



ONTARIO INTL. AIRPORT



**SUBJECT
PROPERTY**

ONTARIO INTL. AIRPORT IS A MAJOR ECONOMIC HUB



Amazon has spent over \$19 billion in the Inland Empire since 2010 and is developing its largest warehouse globally in the city of Ontario

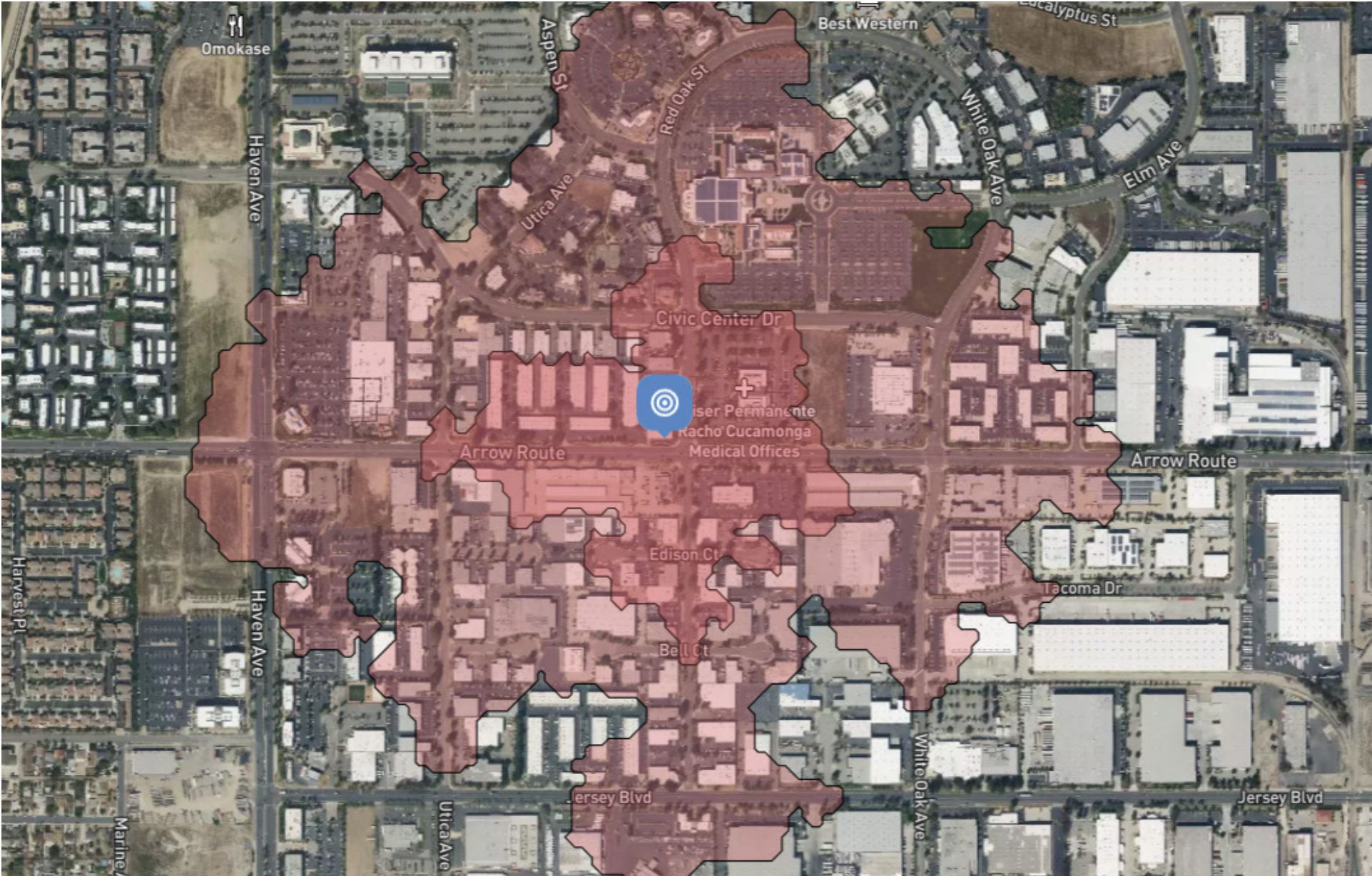
UPS has opened its Western Regional Air Hub in Ontario to process over 400,000 packages daily

FedEx Express has unveiled a \$290M project at Ontario International Airport with innovative automated technologies designed to improve service efficiencies

Arriving visitors spent an estimated \$1.58B in 2022

**ONTARIO INTL.
AIRPORT**
±5 MIN | ±2.75 MILES

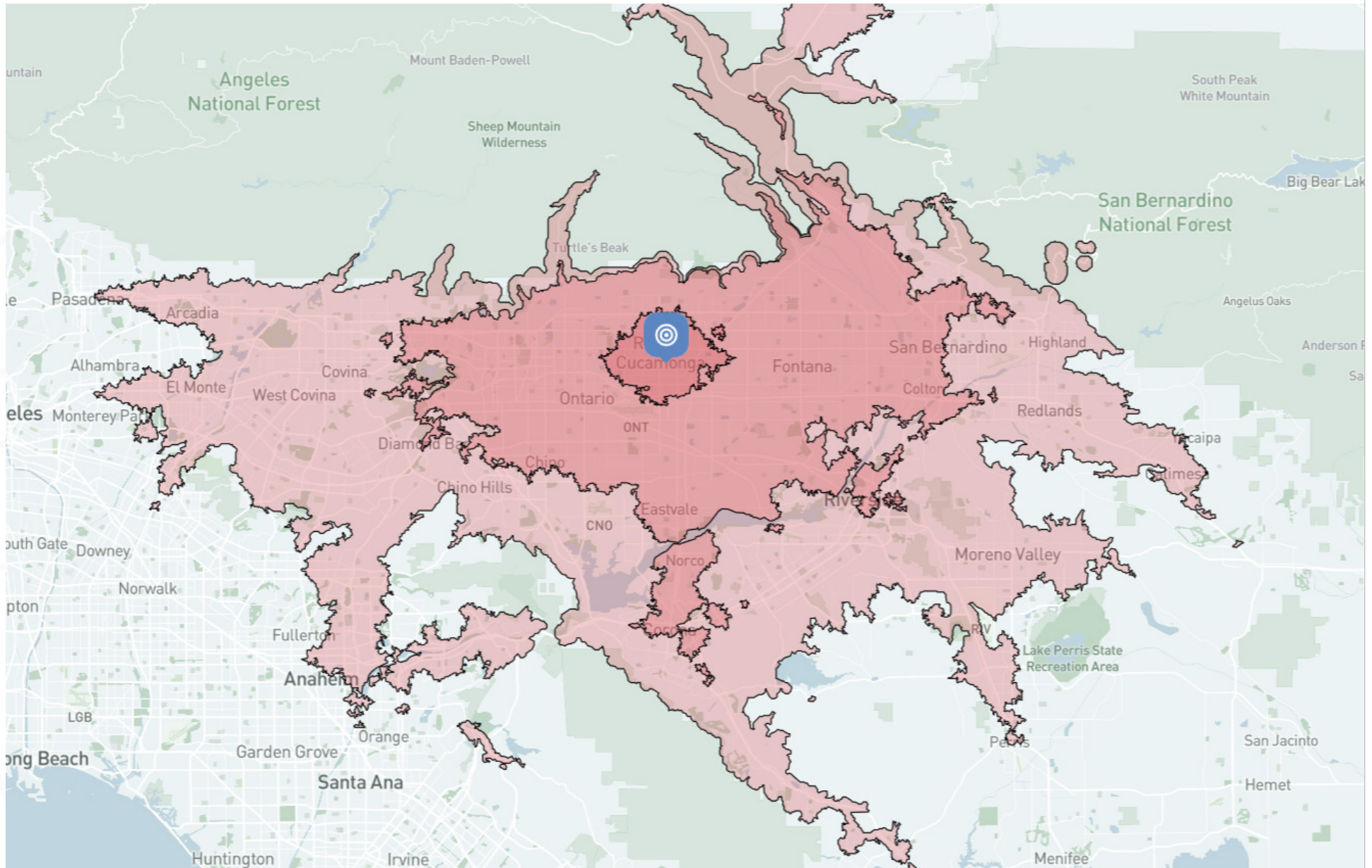
WALK-TIME MAP (5 & 10 MIN)



8480 RED OAK STREET, RANCHO CUCAMONGA, CA



DRIVE-TIME MAP (15, 30, & 45 MIN)



8480 RED OAK STREET, RANCHO CUCAMONGA, CA



REGIONAL MAP



8480 RED OAK STREET, RANCHO CUCAMONGA, CA



RANCHO CUCAMONGA, CA

The city of Rancho Cucamonga is a strong industrial hub located in San Bernardino County, California.

Rancho Cucamonga, California is a growing industrial hub located in the heart of San Bernardino County. The city is strategically positioned near major transportation arteries, including the I-10, I-15, RTE 210, RTE 66, and SR-60 freeways, providing easy access to regional and national markets.

The industrial sector in Rancho Cucamonga is diverse and robust, with a mix of manufacturing, warehousing, distribution, and logistics operations. The largest industries in Rancho Cucamonga are Health Care & Social Assistance, Educational Services, and Retail Trade.

The city's pro-business environment and proximity to key transportation networks has attracted a wide range of companies, from small startups to large multinational corporations. Rancho Cucamonga also benefits from a supportive local government that is committed to economic development and job creation.

San Bernardino County is the largest in the state and the fifth-largest in the country, covering over 20,000 square miles and is home to a population of nearly 2.2 million people. San Bernardino County is also home to a number of well-established industrial clusters, including the logistics hub in the cities of Ontario and Fontana, the manufacturing and distribution centers in the cities of San Bernardino and Redlands, and the aerospace and defense industry in the High Desert region. Companies with locations in San Bernardino County include Amazon, GE, General Atomics, Newell Brands, and many more.



DEMOGRAPHICS

POPULATION

	1 Mile	3 Mile	5 Mile
2023 ESTIMATE	12,414	135,736	282,828
2028 PROJECTION	12,669	137,140	285,157
2010 CENSUS	10,883	126,887	267,465
GROWTH 2023 - '28	0.4%	0.2%	0.2%
GROWTH 2010 - '23	1.1%	0.5%	0.4%
MEDIAN AGE	35.3	36.6	36.3

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2023 ESTIMATE	4,819	45,925	88,589
2028 PROJECTION	4,914	46,402	89,347
2010 CENSUS	4,245	42,798	83,449
GROWTH 2023 - '28	0.4%	0.2%	0.2%
CHANGE 2010 - '23	0.9%	0.5%	0.4%

2023 EMPLOYMENT & INCOME

	1 Mile	3 Mile	5 Mile
AVG HH INCOME	\$86,876	\$107,128	\$110,727
MEDIAN HH INCOME	\$75,848	\$89,892	\$90,640
TOTAL BUSINESSES	2,354	9,330	15,676
TOTAL EMPLOYEES	19,282	90,061	155,644

RANCHO CUCAMONGA SNAPSHOT



\$96,490

AVERAGE DISPOSABLE INCOME



50.5%

OF RESIDENTS HAVE A BACHELOR'S/GRAD/
PROF/ASSOCIATES DEGREE



68.50% | 18.5% | 13.0%

WHITE COLLAR | BLUE COLLAR | SERVICES
EMPLOYMENT



3.00%

UNEMPLOYMENT RATE



\$1,332,800

AVERAGE NET WORTH



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The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Walseth Investment Company makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify the information set forth herein. References to square footage or age are approximate. Photographs of the Property provided herein may be enhanced, yet no modifications to the structure of the Property have been made.

Site plan/property map is approximate and is not to be interpreted as a perfectly scaled reference or map. Buyer is responsible for confirming property element sizes and boundaries including, but not limited to, landscaping, structure, walkway, parking lot, and driveway.