



FOR SALE: PRIME IE WEST INDUSTRIAL
100% LEASED INVESTMENT
83,520 Square Feet | 4.76 Acres



38 Months WALT remaining at Below Market Rents
100% Leased for distribution and warehousing thru July 29, 2027
Tremendous IE West location in Rancho Cucamonga, CA

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TABLE OF CONTENTS



1.

Executive
Summary

2.

Property Overview
& Lease Abstract

3.

Cash Flow
Proforma

4.

Market Overview
& Comparables

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EXECUTIVE SUMMARY

The Offering

NAI Capital is pleased to present the opportunity to acquire 9177 Center Avenue, Rancho Cucamonga, CA (The “Property”), a high-quality single tenant industrial building totaling 83,520 rentable square feet on 4.76 Acres of land in a prime Inland Empire West Location. The Property is 100% leased to Balancefrom, LLC, a California LLC through July 29, 2027.

With 38 months WALT remaining as of May 1, 2024, this is a rare opportunity to acquire stable in-place cash flow with a long-term committed tenant and NOI upside in the highly desirable Inland Empire West sub-market, one of the strongest industrial markets in the country. Over the last 12 months, the Airport Area submarket of the IE West has reported a positive 4.1M SF of net positive absorption, recorded 21.2M SF of new lease signings, and the average market Sale Price per SF of building sales has been \$296 PSF with an average market CAP Rate below 5.0%.

Strategically located in the IE West, the City of Rancho Cucamonga provides access to a diverse work force that is valuable for manufacturing, warehousing, transportation, and e-commerce tenants. The property’s adjacency to the ONT international airport is ideal to service Southern California, with proximity to several major freeways including I-10, I-15, I-210, CA-60, and the I-215.

BUILDING SUMMARY

Rentable Square Feet:	83,520 SF
Land:	4.76 Acres
Coverage:	.40
Zoning:	Neo Industrial
WH Clear Height:	21' Minimum
Loading:	11 DH 4 GL
Parking:	110 Parking Stalls Excess Trailer Parking Available
Truck Court:	Up to 125' Loading on all 4 sides
WALT:	38 Months as of June 1, 2024
Sub Market:	West Inland Empire Easy access to the I-10, I-15, I-210, and CA-60 Freeways

INVESTMENT HIGHLIGHTS

Single Tenant 100% Leased Industrial Core Asset with low coverage ratio.	38 Months WALT As of June 1, 2024
Prime location in the Western Inland Empire ensures long term stabilized cash flow projections.	\$1.18M Year 1 NOI
Loading on all 4 sides with secured truck parking area and potential rail spur access.	4% Annual Increases
Excess land allows for future redevelopment potential.	100% Occupancy
	6.4% Vacancy Rate Airport Area IEW Sub Market

PROPERTY OVERVIEW & LEASE ABSTRACT

Property Specifications

OVERVIEW

Address:	9177 Center Avenue, Rancho Cucamonga, CA
Tenant:	Balancefrom, LLC A California limited liability company
Occupancy:	100%
Sub Market:	Inland Empire West – Airport Area
APN:	0209-262-14; 023

BUILDING FEATURES

Year Built:	1974
Clear Ht:	21' minimum clear height
Truck Court:	Up to 125' deep at East End
Loading:	11 DH 4 GL
Zoning:	NI – Neo Industrial
Parking:	110 Auto Parking Stalls

SIZE

Total Rentable Area:	83,520 SF
Land Size:	4.76 Acres
Office Area:	2,257 SF
Coverage:	40% FAR

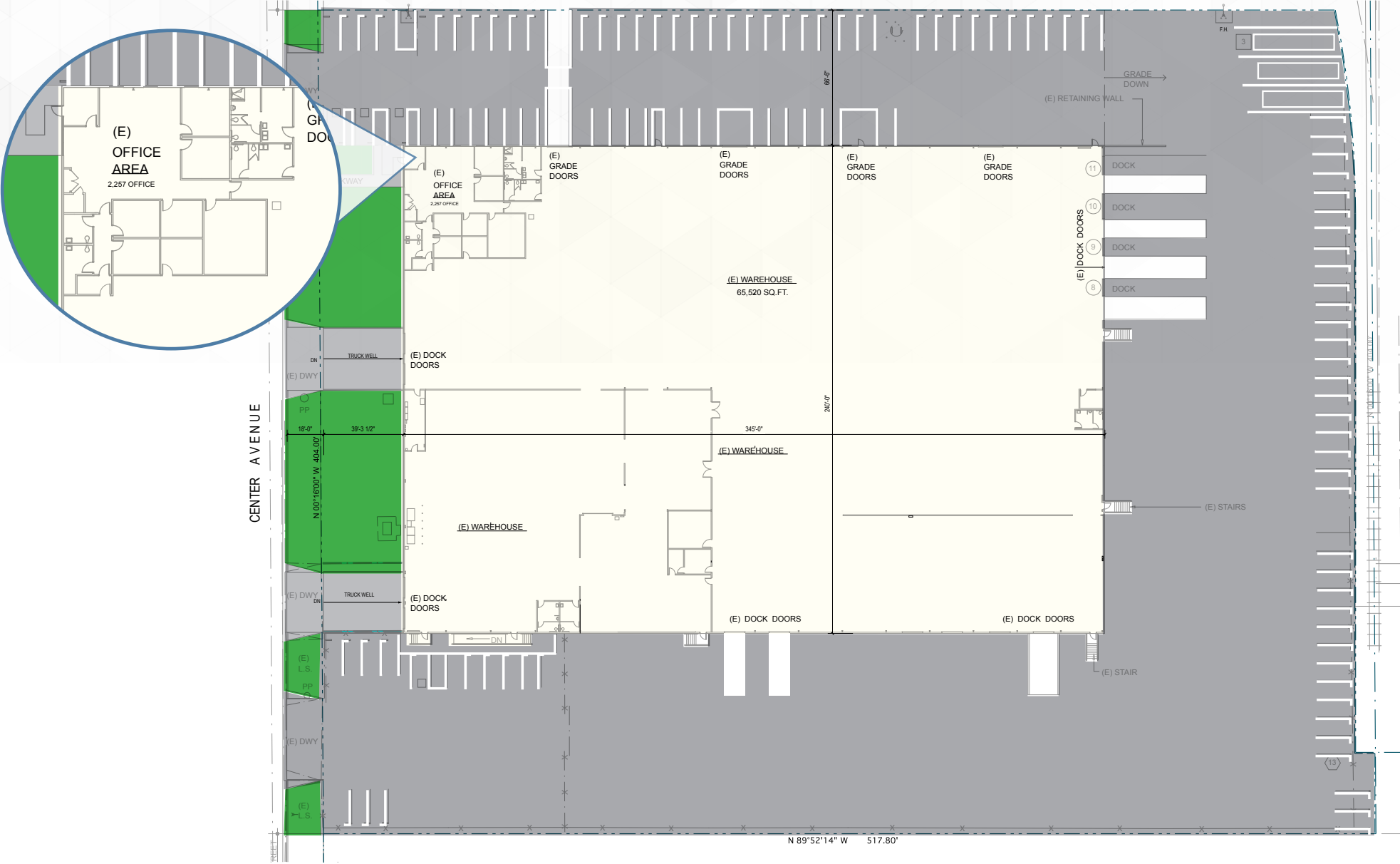
CONSTRUCTION INFORMATION

Type:	Concrete Tilt Up
Building Dimensions:	345 LF x 240 LF
Skylights:	Installed
Sprinklers:	Wet Sprinkler System
Power:	4,000 Amps 277-480V Power

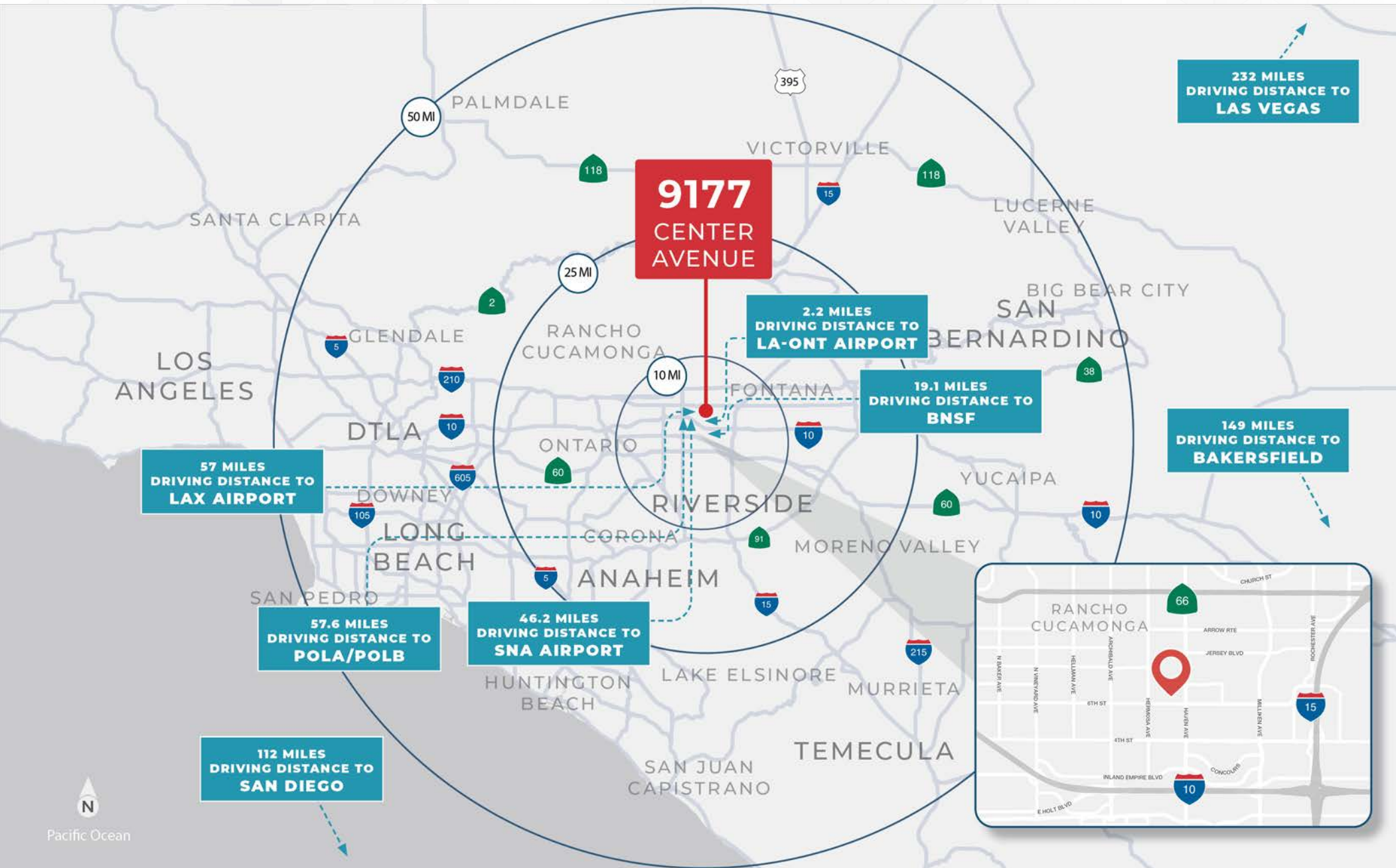
LEASE DETAILS

Lessee:	Balancefrom, LLC, a California limited liability company.	
Use:	Offices, warehousing, assembly, storage and distribution of gym, exercise, and sports equipment.	
Lease Term:	61 Months	
Commencement Date:	July 1, 2022	
Expiration Date:	June 29, 2027	
Base Rent (NNN) & Escalations:	Mos. 1:	\$119,434
	Mos. 2:	Abated
	Mos 3-12:	\$119,434
	Mos 13-24:	\$124,211
	Mos 25-36:	\$129,180
	Mos 37-48:	\$134,347
	Mos 49-61:	\$139,721
Lease Form:	Modified AIR Gross Lease Form with Addenda.	
Lessee & Lessor Responsibilities:	Per Modified AIR Gross Lease Form.	
Insurance & Utilities:	Per Modified AIR Gross Lease Form.	
Operating Expense Pass Thru:	Per Modified AIR Gross Lese Form.	
Property Taxes:	Per 2022 Base Year. Increases in Property Taxes in the event of an arms-length transfer shall not be passed thru to Lessee.	

SITE PLAN



REGIONAL MAP





RANCHO CUCAMONGA

9177
CENTER AVENUE

57 MILES
DRIVING DISTANCE TO
LAX AIRPORT

57.6 MILES
DRIVING DISTANCE TO
POLA/POLB

46.2 MILES
DRIVING DISTANCE TO
SNA AIRPORT

2.2 MILES
DRIVING DISTANCE TO
LA-ONT AIRPORT

19.1 MILES
DRIVING DISTANCE TO
BNSF

CASH FLOW PROFORMA

PROPERTY: 9177 CENTER

Address 9177 Center Avenue
Rancho Cucamonga, CA

Tenant Balancefrom

Rentable Square Footage 83,520 SF

Monthly Base Rent (Gross):	Yr1	\$124,211	\$1.49
	Yr2	\$129,180	\$1.55
	Yr3	\$134,347	\$1.61
	Yr4	\$139,721	\$1.67

MARKET LEASING ASSUMPTIONS

Starting Lease Rate: \$1.49 PSF Gross

Rent Adjustment on Renewal (2028): \$1.46 NNN

Market To Market Rate (Today): \$1.25 NNN

Growth Rate: 4% Annual

Vacancy & Free Rent: 6 Mos Vacant + 3 Mos Free Rent

Leasing Commissions: 6.0%

Tenant Improvement Allowance: \$5.00 PSF

Initial Lease Term: 5 Years

Renewal Probability: 50%

Renewal Lease Term: 5 Years













SCHEDULE OF PROSPECTIVE CASH FLOW

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
For the Years Ending	June 2025	June 2026	June 2027	June 2028	June 2029	June 2030	June 2031	June 2032	June 2033	June 2034
Potential Gross Revenue										
Base Rental Revenue	\$1,490,532	\$1,550,160	\$1,612,164	\$1,676,652	\$1,463,270	\$1,521,801	\$1,582,673	\$1,645,980	\$1,711,819	\$1,780,292
Base Rent Abatements				\$419,163					\$427,955	
Vacancy Adjustments				\$209,582					\$213,977	
Scheduled Base Rental Revenue	\$1,490,532	\$1,550,160	\$1,612,164	\$1,047,908	\$1,463,270	\$1,521,801	\$1,582,673	\$1,645,980	\$1,069,887	\$1,780,292
Expense Reimbursement Revenue (grows @ 3%)										
Property Taxes	\$1,616	\$1,616	\$1,616	\$101,956	\$277,319	\$282,866	\$288,523	\$294,293	\$112,567	\$306,183
Property Insurance	\$40,412	\$42,046	\$43,730	\$22,324	\$61,318	\$63,157	\$65,052	\$67,004	\$25,880	\$71,084
Management Fee	\$0	\$0	\$0	\$31,437	\$43,898	\$45,654	\$47,480	\$49,379	\$32,097	\$53,409
Security & Fire Alarm Monitoring	\$2,775	\$2,858	\$2,944	\$3,032	\$1,171	\$3,217	\$3,313	\$3,413	\$3,515	\$3,621
Fire Sprinkler Inspections	\$1,300	\$1,339	\$1,379	\$1,421	\$549	\$1,507	\$1,552	\$1,599	\$1,647	\$1,696
HVAC Maintenance	\$650	\$670	\$690	\$710	\$274	\$754	\$776	\$799	\$823	\$848
Total Reimbursement Revenue	\$46,753	\$48,529	\$50,359	\$160,880	\$384,529	\$397,154	\$406,697	\$416,487	\$176,529	\$436,841
Total Potential Gross Revenue	\$1,537,285	\$1,598,689	\$1,662,523	\$1,208,788	\$1,847,800	\$1,918,956	\$1,989,370	\$2,062,468	\$1,246,417	\$2,217,133
Operating Expenses										
Property Taxes (grows @ 2%)	\$256,200	\$261,324	\$266,550	\$271,881	\$277,319	\$282,866	\$288,523	\$294,293	\$300,179	\$306,183
Property Insurance	\$54,480	\$56,114	\$57,798	\$59,532	\$61,318	\$63,157	\$65,052	\$67,004	\$69,014	\$71,084
Management Fee	\$44,716	\$46,505	\$48,365	\$31,437	\$43,898	\$45,654	\$47,480	\$49,379	\$32,097	\$53,409
Security & Fire Alarm Monitoring	\$2,775	\$2,858	\$2,944	\$3,032	\$3,123	\$3,217	\$3,313	\$3,413	\$3,515	\$53,409
Fire Sprinkler Inspections	\$1,300	\$1,339	\$1,379	\$1,421	\$1,463	\$1,507	\$1,552	\$1,599	\$1,647	\$1,696
HVAC Maintenance	\$650	\$670	\$690	\$710	\$732	\$754	\$776	\$799	\$823	\$848
Total Operating Expenses	\$360,121	\$368,810	\$377,726	\$368,014	\$387,853	\$397,154	\$406,697	\$416,487	\$407,275	\$486,629
Net Operating Income	\$1,177,164	\$1,229,879	\$1,284,797	\$840,774	\$1,459,947	\$1,521,801	\$1,582,673	\$1,645,980	\$839,142	\$1,730,504
Leasing & Capital Costs										
Tenant Improvements				\$208,800					\$208,800	
Leasing Commissions				\$237,766					\$237,766	
Total Leasing & Capital Costs				\$446,566					\$446,566	
Cash Flow Before Debt Service & Taxes	\$1,177,164	\$1,229,879	\$1,284,797	\$840,774	\$1,459,947	\$1,521,801	\$1,582,673	\$1,645,980	\$839,142	\$1,730,504









Note: The Lessee is not responsible for Property Tax Increases in the event of an arms-length property sale. This cash flow model was built with MS Excel. This proforma is hypothetical in nature and for illustration purposes only and cannot be relied upon in any manner and is not in any way implied or guaranteed.

LEASE COMPARABLES & SALE COMPARABLES

LEASE COMPARABLES

	Space Leased Rent/SqFt NNN / OpEx	Office TI Allow Free Rent	Trans. Date Expir. Date Term Occ Date	Prop. Type Subtype Bldg. Class	Power Multi-Ten Yr Built	DH GL POL CLR HT	Sprk Rail Yrd Acres	Lessee Lessor Type Options/Rent Adj	
	Etiwanda Industrial Center 5721-5731 E Santa Ana St Ontario, CA	111,101 \$1.15 NNN \$0.30	9,080 \$2 PSF 5 mos	02/01/24 07/31/29 65 mos 03/01/24	Indust Dist B	1,600 N 1988	12 9 N 24	Y N Y 10.27	AI Delivery Ares Management New Deal One - 5 year option/4% annual increases
	14430 Monte Vista Ave Chino, CA	108,680 \$1.50 NNN \$0.40	5,000 \$2 PSF 8 mos	04/10/24 05/31/30 68 mos 10/01/24	Indust Dist B	3,000 N 1998	20 3 N 30	Y N Y 4.99	Lynn Group, Inc. Westcore New Deal 4% annual increases
	2539 E Philadelphia St Ontario, CA	106,566 \$1.40 NNN \$0.23	5,254 \$0 PSF 5 mos	03/01/24 07/31/29 65 mos 03/01/24	Indust Dist B	4,000 N 2007	20 3 N 30	Y N Y 5.89	Fly King Warehouse Inc. Centerpoint Properties New Deal 4% annual increases
	Comstock Industrial Center 717 State St Ontario, CA	106,212 \$1.45 NNN \$0.20	9,586 \$2 PSF 4 mos	02/13/24 02/28/29 "60 mos 03/1/24	Indust Dist A	TBD N 2023	16 2 N 36	Y N Y 5.36	Quick Cat Logistics Comstock Realty Partners New Deal 4% annual increases
	Airport Distribution Center 5700 E Airport Dr #b Ontario, CA	103,432 \$1.50 NNN \$0.17	6,658 \$1 PSF 2 Mos	12/15/23 07/31/27 38 Mos 6/1/24	Indust Dist B	800 Y 1989	13 1 Y 28	Y N Y 11.33	Mactac North America Alere Renewal 4% annual increases
	The Crossroads Collection 5505 Concoors St Ontario, CA	102,878 \$1.475 NNN \$0.254	3,102 \$2 PSF 6 Mos	01/03/24 12/31/28 54 mos 07/01/24	Indust Dist B	2,000 N 2001	14 1 N 30	Y Y Y 4.71	YS & Son CoImpany USCIF Concoors DC LLC New Deal 4% annual increases
	Jersey Commerce Center 10863 Jersey Blvd Rancho Cucamonga, CA	100,418 \$1.52 MG \$0.00	1,948 \$0 PSF None	03/01/24 03/31/27 36 mos 04/01/24	Indust Dist B	800 N 2004	9 1 N 30	Y N Y 4.53	Southwest ADI & Southwest FAD Karubian Romar Properties, LLC New Deal 4% annual increases
	10750 7th St Rancho Cucamonga, CA	98,055 \$1.30 NNN \$0.194	2,183 \$0 PSF 4 mos	04/04/29 10/31/29 64 mos 07/01/24	Indust Dist B	800 Y 2000	12 1 Y 30	Y N Y 7.95	Stone CK LA Company LTD Carson Companies New Deal / 4% annual increase
	1090 E Belmont St Ontario, CA	91,800 \$1.55 G \$0.00	TBD TBD 3 mos	1/18/24 8/31/30 80 mos 2/1/24	Indust Dist B	1,200 Y 2006	66 2 Y 28	Y N Y 11.2	HWH Express Inc. CRST-Transportation Solution Sublease 4% annual increases
	1400 Holt Blvd Ontario, CA	91,744 \$1.20 NNN \$0.28	2,800 \$0 PSF 4 mos	04/15/24 08/31/28 40 mos 05/01/24	Indust Dist B	1,200 N 1983	18 2 N 24	Y N Y 4.44	SNL Logistics Inc Everwest New Deal 4% annual increases

INVESTMENT SALE COMPARABLES

Project Address	Building Size Land (Acres)	Sale Price PSF Sale Price	Year Built Sub-Market	Transaction Date	Clear Height Loading (DH GL)	Buyer Seller
 Harvill Logistics Center 21500 Harvill Road Perris, CA	333,570 16.8 Acres	\$336.51 \$112,250,000	2021 IE East	6/10/23	36' 42 2	MDH Partners Blumenfeld Development
 1600 Aqua Mansa Road Colton, CA	340,864 46 Acres	\$320.00 \$109,000,000	2019 IE East	6/16/23	36' 170 4	Ponte Gadea USA, Inc. LBA Realty
 Grove Ontario Commerce Center 1945 South Grove Ave Ontario, CA	116,800 5.51 Acres	\$495.00 \$57,300,000	2022 IE West	6/26/23	32' 15 2	GLP Capital Partners Penwood EBS Realty Partners LLC
 16355 Slover Ave Fontana, CA	95,813 4.61 Acres	\$386.17 \$37,000,000	2023 IE West	6/29/23	32' 11 1	LBA Realty Newcastle/Carlyle Group
 Hilton Logistics Center 14815 Hilton Dr. Fontana, CA	76,809 3.74 Acres	\$370.14 \$28,430,000	2022 IE West	7/5/23	32' 8 2	Wafra Danbe Partners
 10588 Monte Vista Ave Montclair, CA	55,487 2.38 Acres	\$356.39 \$19,780,000	2019 IE West	7/7/23	30' 6 1	Excelsior Partners ATG Electronics
 Arrow Industrial Park II 8425 Almeria Ave Fontana, CA	65,450 3.0 Acres	\$304.05 \$19,900,000	2004 IE West	7/27/23	24' 4 4	Ambient Capital Inter Island
 24712 6th St San Bernardino, CA	179,000 9.82 Acres	\$276.54 \$49,500,000	2023 IE East	9/5/23	36' 39 2	Exeter Starpoint Properties
 13600 Napa St. Fontana, CA	118,984 16.07 Acres	\$630.34 \$75,000,000	1999 IE West	12/28/23	TBD 0 6	Union Pacific Railroad MHX LLC
 State College Business Park 4695 Hallmark Pkwy San Bernardino, CA	51,287 2.96 Acres	\$252.92 \$12,970,000	1990 IE East	1/10/24	24' 4 3	Linen Kids LLC 1710 Palmyrita LLC
 8545 Pecan Ave Rancho Cucamonga, CA	98,685 `	\$342.00 \$33,750,000	2024 IE West	2/13/24	32' 10 2	Pecan Ave, LLC - Susan Song Xebec
 13423-13473 Santa Ana Ave Fontana, CA	819,004 35.82 Acres	\$241.00 \$197,000,000	2000 IE West	4/2/24	30' 130 4	Exeter Manulife Investment Management
 California Commerce Center 4422 E Airport Dr Ontario, CA	88,323 4.78 Acres	\$302.30 \$26,700,000	1978 IE West	4/11/24	24' 12 3	Rexford Industrial TA Realty

ABOUT THE INLAND EMPIRE

The Inland Empire, CA Overview

The Inland Empire, spanning Riverside and San Bernardino counties, is a strategic hub for warehousing and logistics, favored for its geographic location, superior transportation infrastructure, economic benefits, and a robust labor force. Centrally located near major California markets and ports such as Los Angeles and Long Beach, the Inland Empire enables efficient distribution networks, crucial for businesses needing fast and cost-effective shipping solutions.

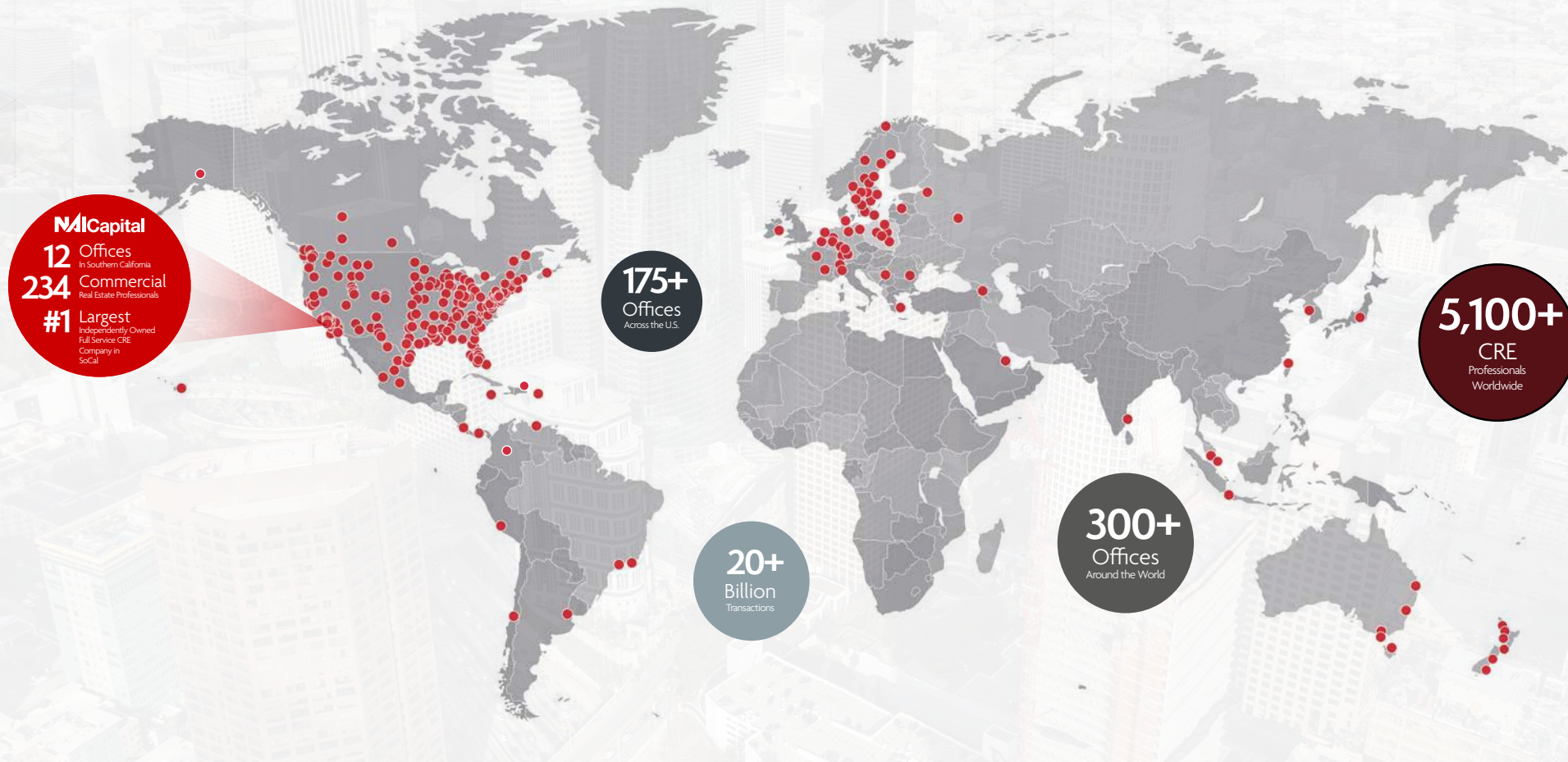
The region's extensive network of key freeways, along with the Ontario International Airport and strong rail links, supports high-capacity logistics operations, facilitating easy movement of goods to and from major distribution points.

Offering lower land and development costs compared to coastal areas, along with favorable zoning for industrial growth, the Inland Empire attracts substantial warehousing investments, making it an economically attractive locale for new and expanding businesses.

With a large, skilled workforce bolstered by local educational institutions focused on logistics and supply chain management, the area ensures a steady supply of qualified personnel to support these industry's demands.

These collective advantages make the Inland Empire a prime location for businesses looking to optimize their warehousing and logistical operations, ensuring efficiency and growth in a competitive market.





THE POWER OF OUR GLOBAL NETWORK

NAI Capital leverages the power of NAI Global's network; the world's largest managed network of commercial brokerage firms, consisting of 5,100 professionals in 300 offices worldwide and over \$20 Billion in annual transactions. No two people or real estate assignments are alike. What makes NAI Capital different? It's the way we bring people and processes together within a collaborative and entrepreneurial network. It is a strategy that we use to exceed our clients' expectations. Whatever your real estate needs, we are ready to implement a powerful network, built around you.



9177

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Rancho Cucamonga, CA 91730

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100% LEASED INVESTMENT
83,520 Square Feet | 4.76 Acres

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