

RANCHO PLAZA

±700 SF - ±1,328 SF RETAIL | ±1,978 SF DENTAL OFFICE FOR LEASE

9606-9622 Foothill Blvd., Rancho Cucamonga, CA 91730



PRIME VISIBILITY TO ±28,927 CARS PER DAY
ALONG HIGHLY TRAFFICKED FOOTHILL BLVD

MONICA DAL BIANCO - WEST

VP, Retail Leasing & Sales

O: 909.230.4500 | C: 714.483.4682

monica@progressiverep.com

DRE #01878514

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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VP, Retail Leasing & Sales

T 909.230.4500 | **C** 714.483.4682
monica@progressiverep.com
CalDRE #01878514

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

PROPERTY OVERVIEW

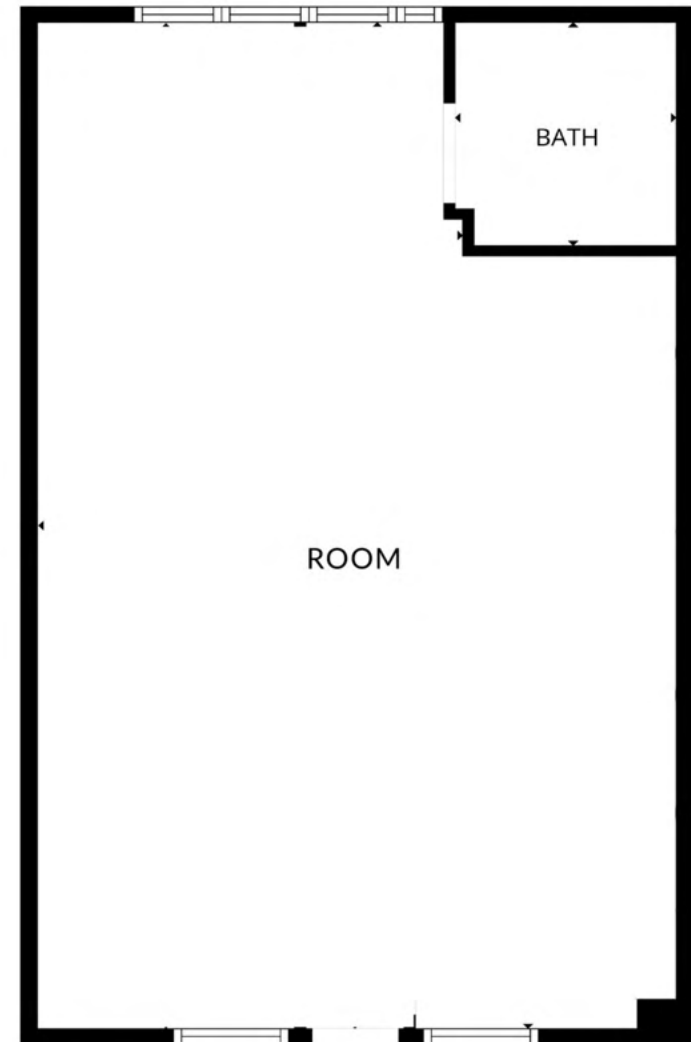


PROPERTY HIGHLIGHTS

- Located on highly visible Foothill Boulevard, one of Rancho Cucamonga's main retail corridors with excellent exposure to $\pm 28,927$ cars per day.
- Within a 3-mile radius, the trade area includes 171,000+ residents with an average household income of approximately \$129,400, supporting a strong consumer base for service and lifestyle retail concepts.
- New construction (2021) with a fresh, attractive façade, Class A site amenities.
- Excellent proximity to the 10 and 210 Freeways, providing seamless regional connectivity across the Inland Empire and Southern California markets.
- Functional and flexible floorplans suitable for multiple retail, office, or service uses.

SUITE 9612-115 - ±700 SF AVAILABLE

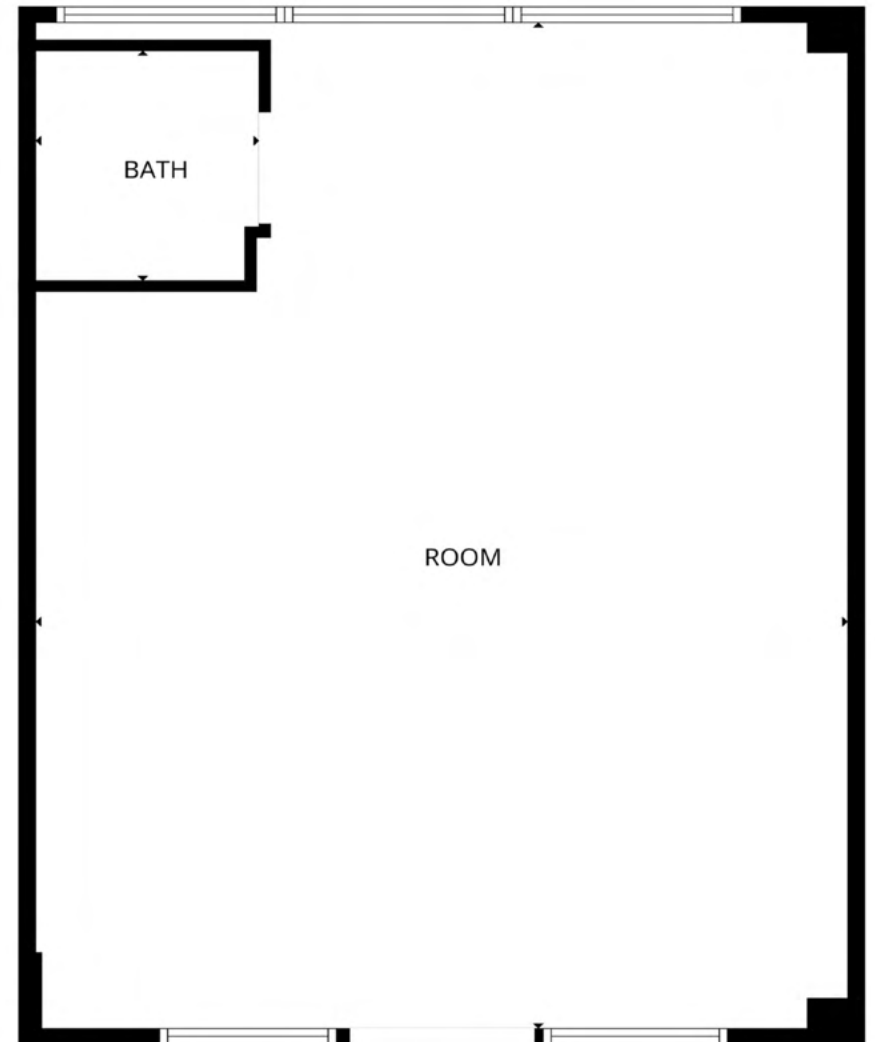
FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SUITE 9622-115 - ±836 SF AVAILABLE

FLOOR PLAN

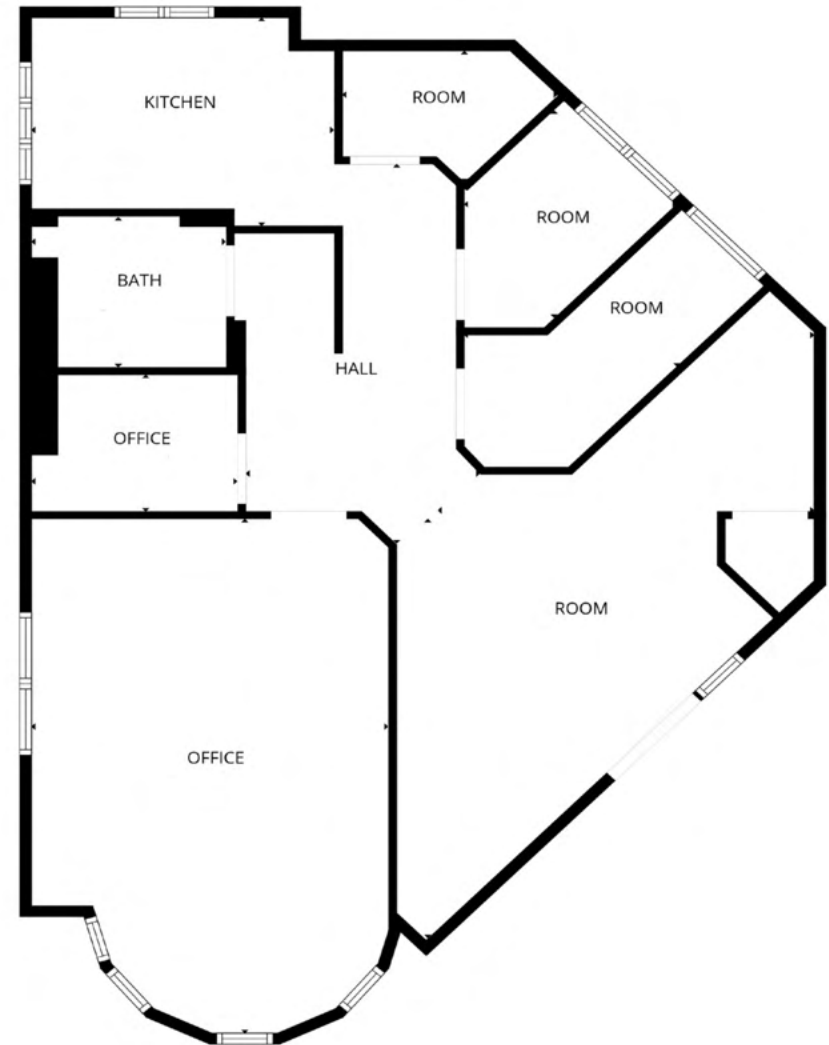


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SUITE 9606 - ±1,328 SF AVAILABLE

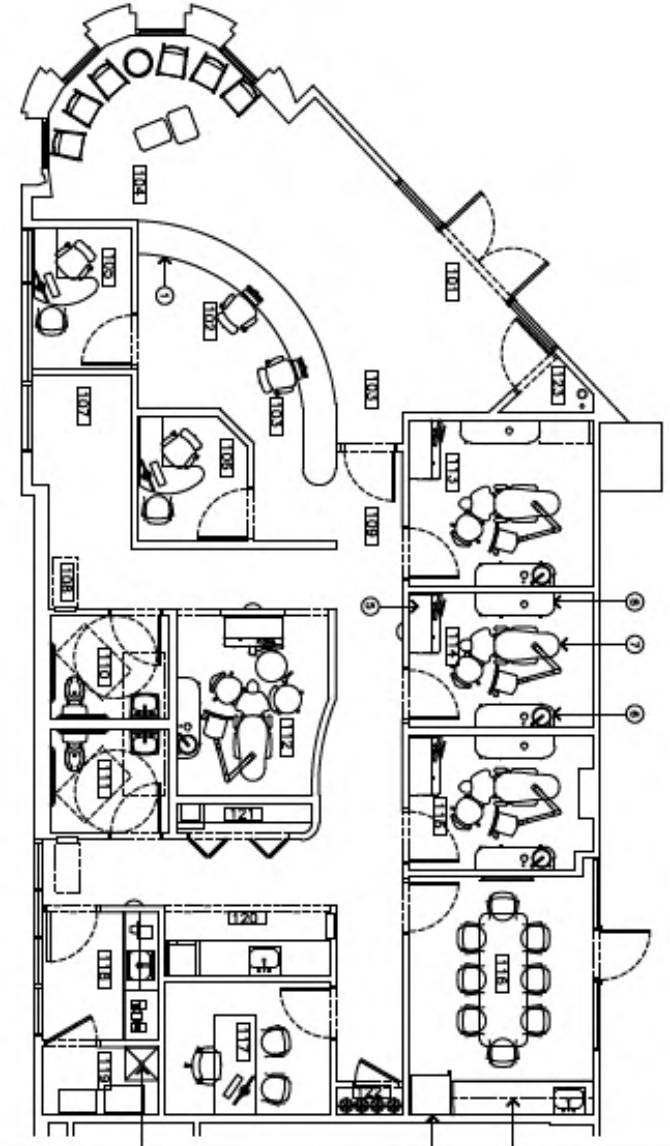


FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SUITE 9612-100/105 - ±1,978 SF DENTAL OFFICE | FLOOR PLAN



SUITE 9612-100/105 - INTERIOR PHOTOS



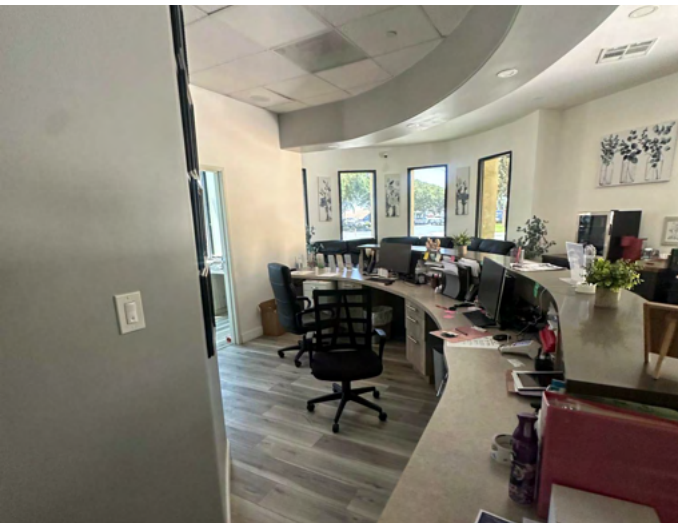
Interior Image may include personal property that will not be delivered with the premises. Please call Monica at 714-483-4682 for more details.



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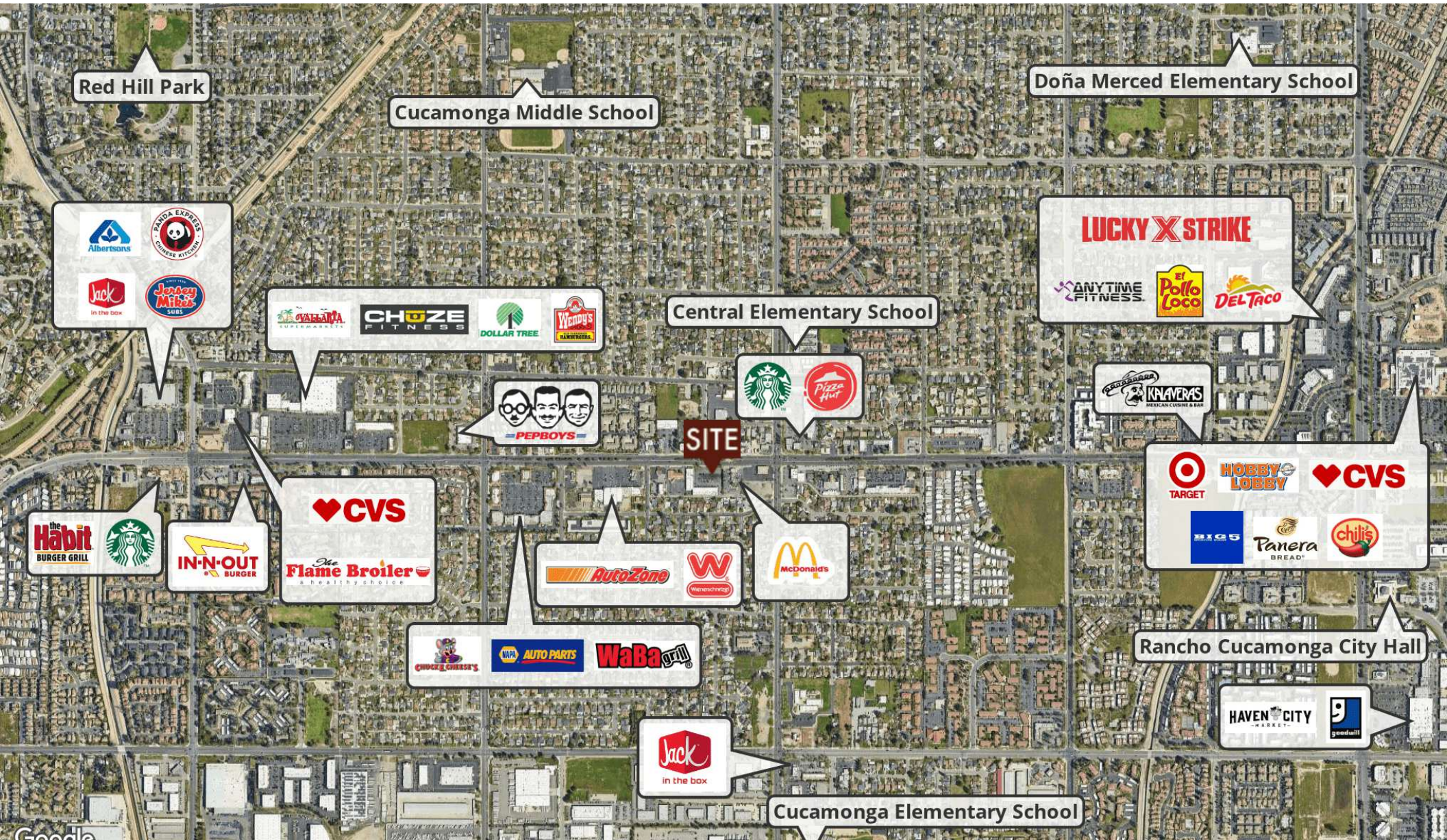


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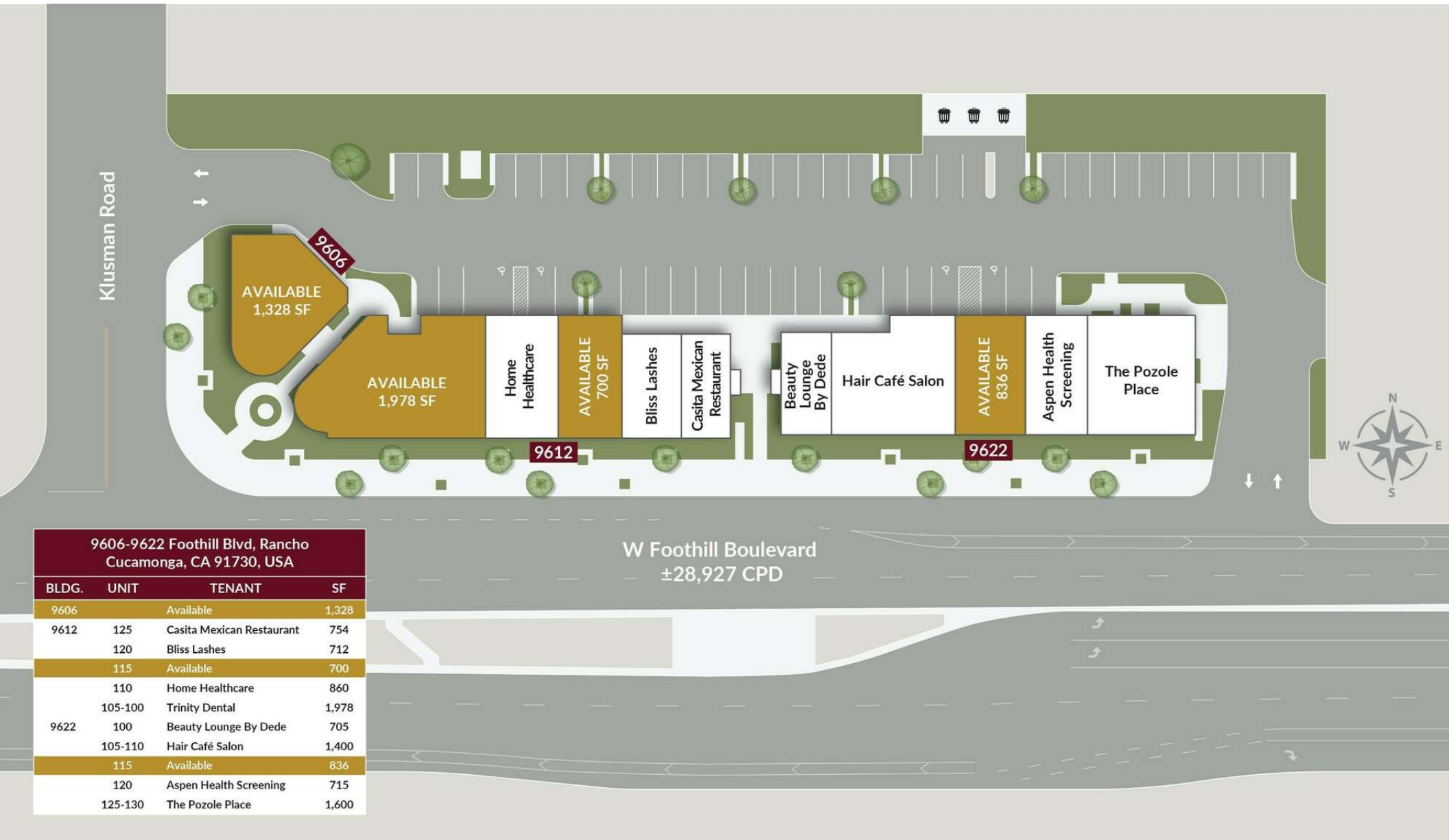


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RETAILER MAP



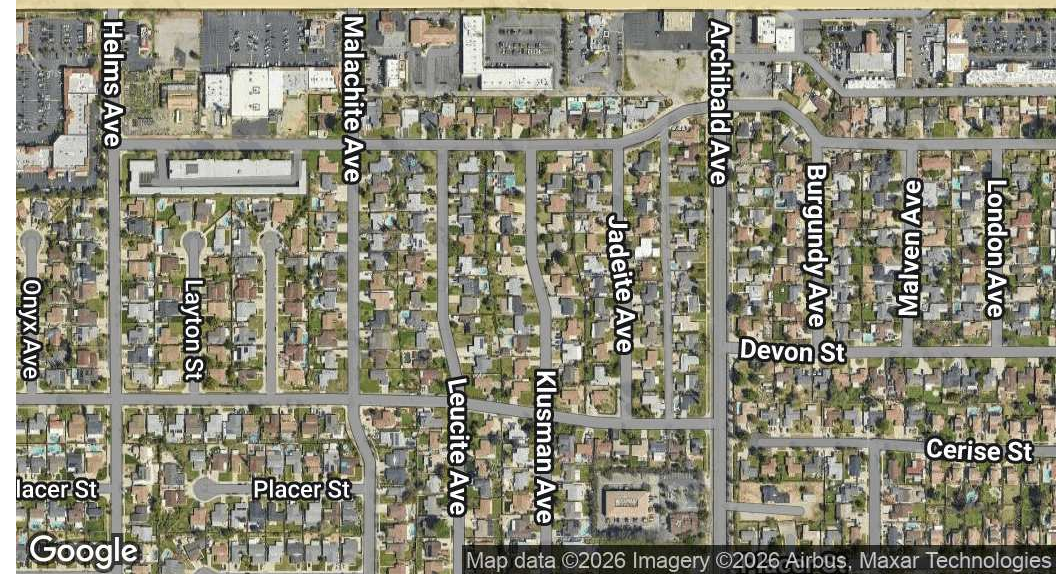
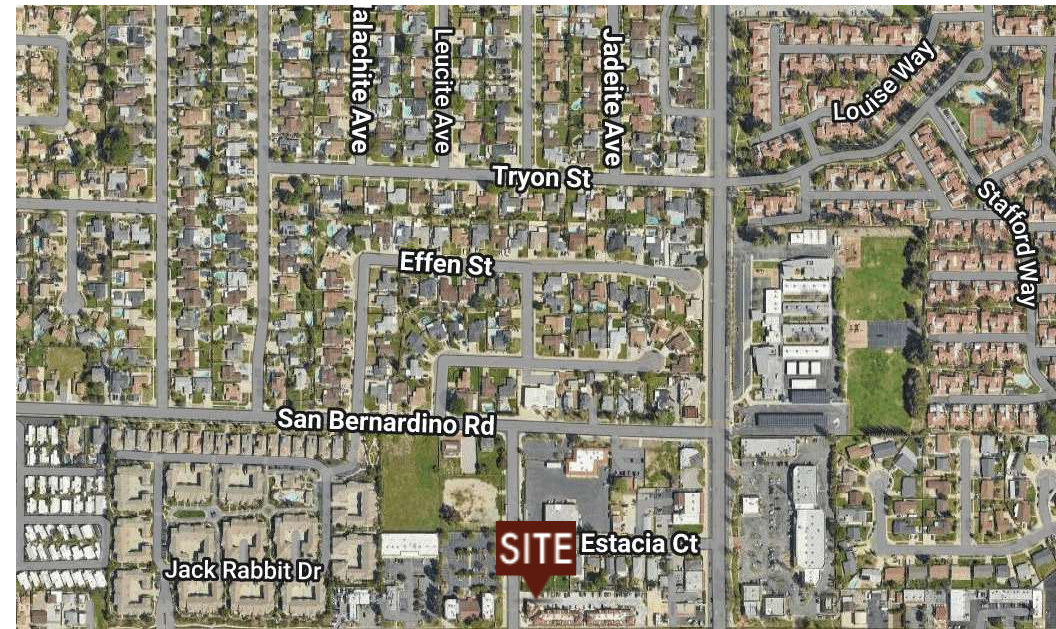
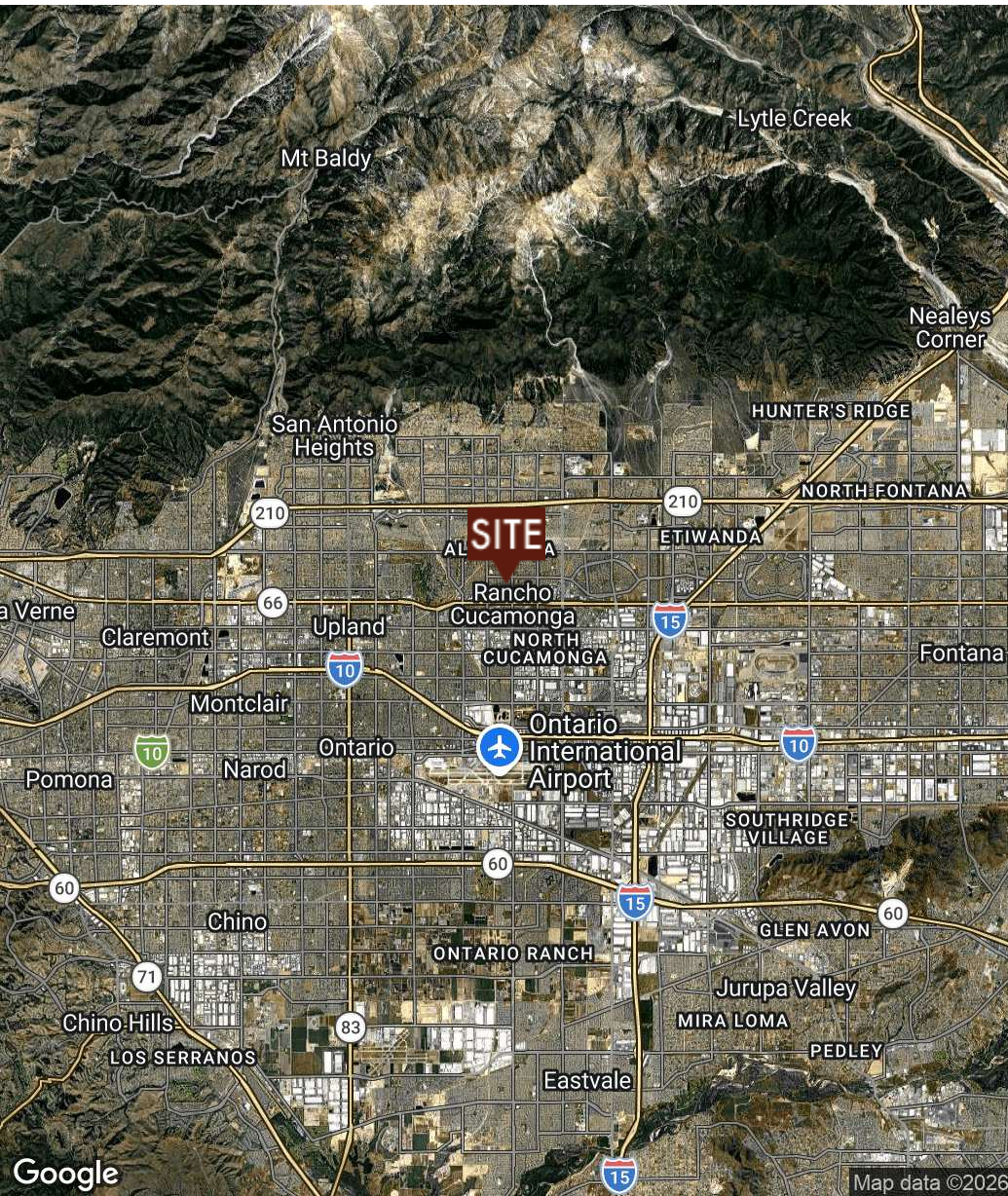
SITE PLAN



ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2026 Total Population	21,345	171,521	322,992
2026 Median Age	36.4	36.3	36.4
2026 Total Households	7,743	60,671	109,020
2026 Average Household Size	2.7	2.8	2.9
<u>INCOME</u>			
2026 Average Household Income	\$120,234	\$129,401	\$137,483
2026 Median Household Income	\$92,460	\$103,359	\$108,933
2026 Per Capita Income	\$43,720	\$45,862	\$46,490
<u>BUSINESS SUMMARY</u>			
2026 Total Businesses	1,108	8,702	18,571
2026 Total Employees	7,742	76,525	177,616