

# 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  
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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

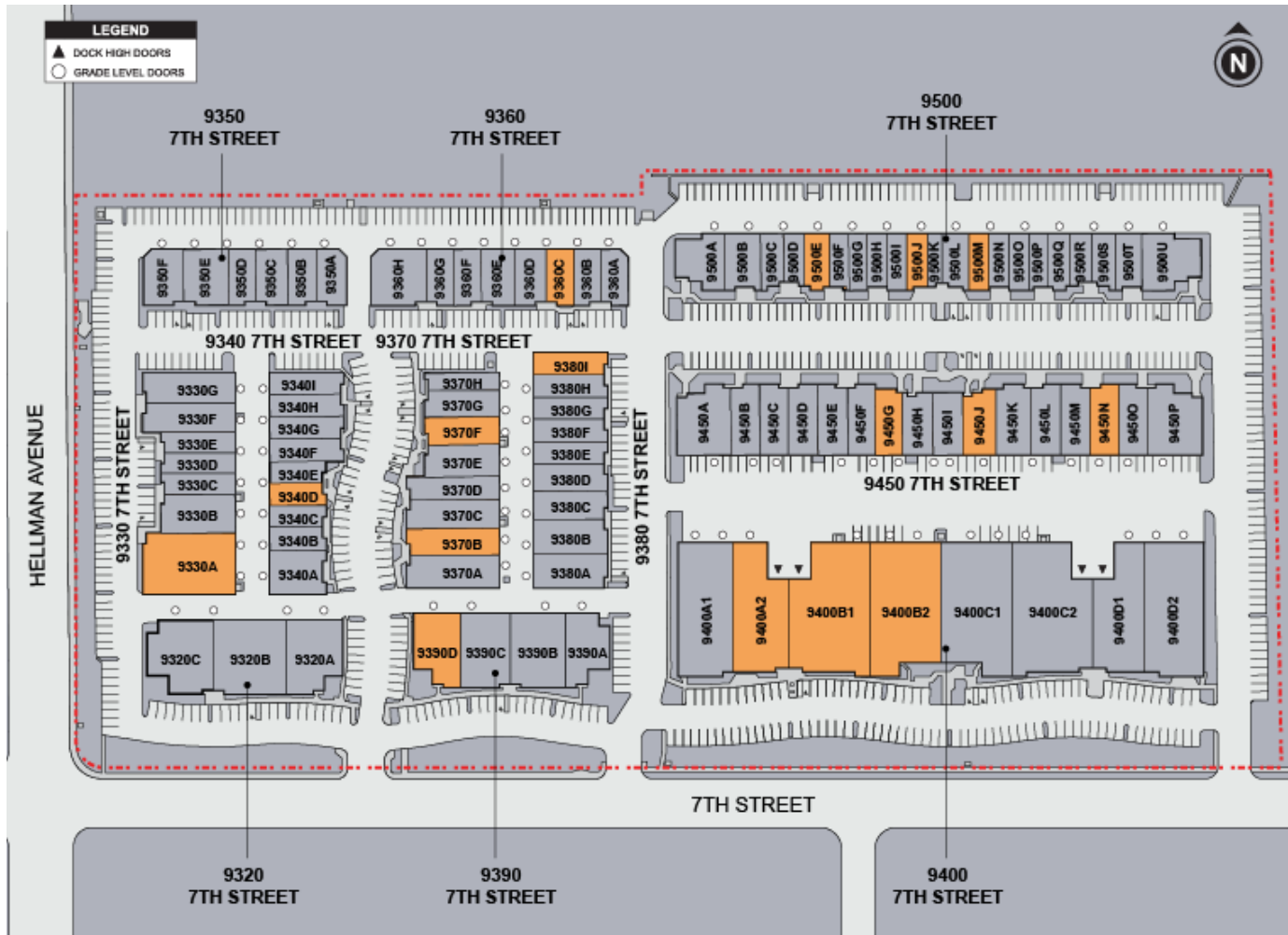


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent

# GOLDEN WEST BUSINESS PARK

## SITE PLAN

UNDER NEW OWNERSHIP



### FOR MORE INFORMATION

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AVAILABILITIES				
SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
9320-C	±5,112	-	\$1.75 GROSS	07.01.2026
9330-A	±6,600	-	\$1.80 GROSS	NOW
9330-D & E	±3,520	-	\$1.80 GROSS	07.01.2026

AVAILABLE OCCUPIED

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UNDER NEW OWNERSHIP



AVAILABILITIES				
			AVAILABLE	OCCUPIED
SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
9340-D	±1,440	-	\$1.85 GROSS	NOW
9340-E	±1,440	-	\$1.85 GROSS	08.01.2026
9360-C	±1,800	-	\$1.85 GROSS	NOW
9370-B	±3,600	-	\$1.70 GROSS	NOW
9370-F	±2,880	-	\$1.70 GROSS	NOW
9380-D & E	±3,840	-	\$1.80 GROSS	08.01.2026
9380-I	±1,920	-	\$1.85 GROSS	NOW
9390-A	±3,672	-	\$1.75 GROSS	08.01.2026
9390-C	±4,320	-	\$1.75 GROSS	08.01.2026
9390-D	±3,600	-	\$1.80 GROSS	NOW
9400-A2	±7,080	-	\$1.70 GROSS	NOW
9400-B1	±9,060	-	\$1.70 GROSS	NOW
9400-B2	±12,870	-	\$1.55 GROSS	NOW
9450-G	±2,570	-	\$1.80 GROSS	NOW
9450-J	±2,570	-	\$1.80 GROSS	NOW
9450-N	±2,400	-	\$1.80 GROSS	NOW



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## AVAILABILITIES

AVAILABLE
  OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
9500-A	±2,850	-	\$1.80 GROSS	07.01.2026
9500-E	±1,440	-	\$1.80 GROSS	NOW
9500-J	±1,755	-	\$1.85 GROSS	NOW
9500-M	±1,560	-	\$1.85 GROSS	NOW
9500-N	±1,560	-	\$1.85 GROSS	07.01.2026

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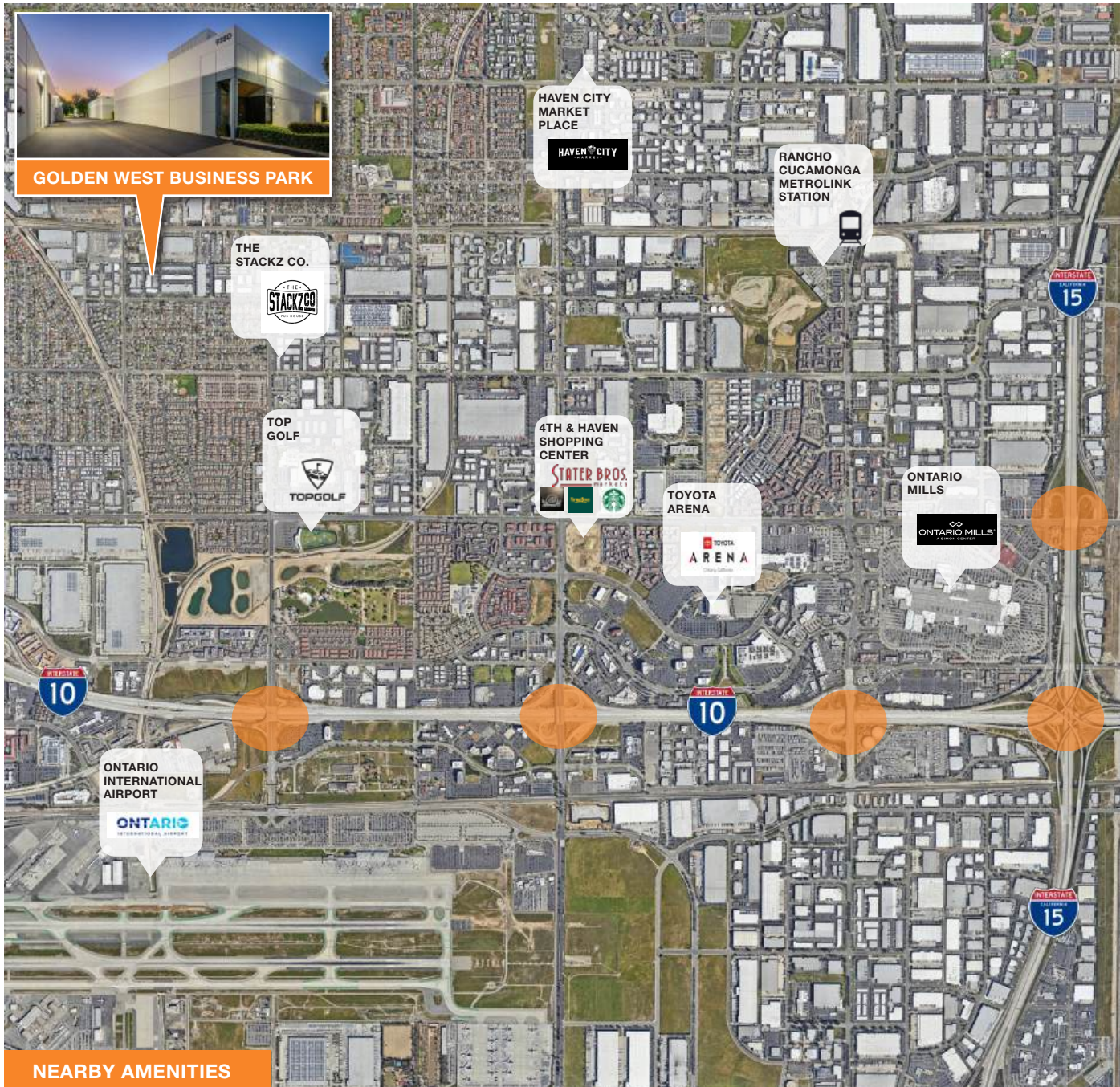
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# GOLDEN WEST BUSINESS PARK

## 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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