

FOR SALE

**IDEAL IOS
PROPERTY**

**PRIME IEW
LOCATION**

**8434
8444**

rochester ave
RANCHO CUCAMONGA, CA

**±18,190 IMPROVED BUILDING SQ.FT.
ON 2.42 ACRES OF LAND**

**OWNER-USER OR 10-YEAR NNN LEASED
OPPORTUNITY**



CONTACT YOUR EXCLUSIVE ADVISORS FOR MORE INFORMATION:

Sione Fua

Vice President
+1 909 418 2007
sione.fua@cbre.com
Lic 02006432

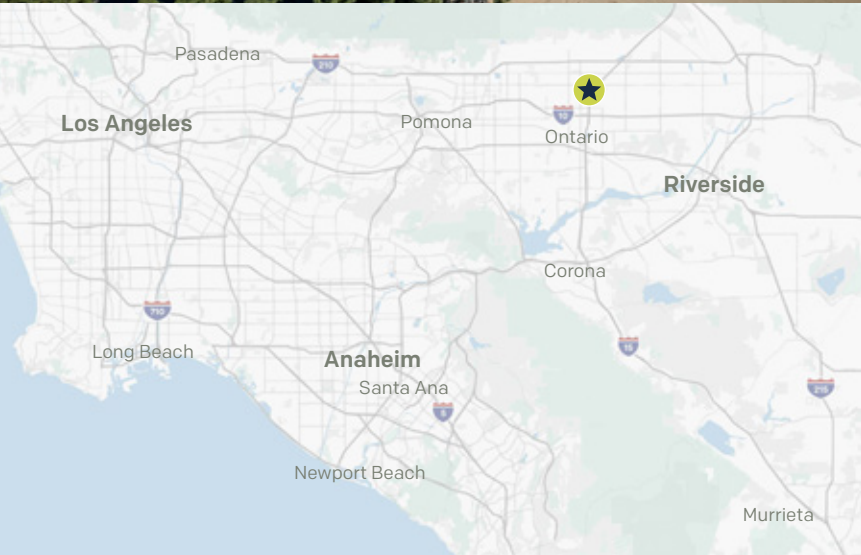
Nicholas Chang, CCIM, SIOR

Senior Vice President
+1 909 418 2014
nicholas.chang@cbre.com
Lic 01344844

Nicole Barrera

Associate
+1 909 418 2018
nicole.barrera@cbre.com
Lic 02220253

CBRE



KEY FEATURES

Take advantage of this unique opportunity to acquire a fully improved, paved, fenced IOS leased investment property generating significant income in an A location in the IE West.

PROPERTY FEATURES

Address:	8434-8444 Rochester Avenue Rancho Cucamonga, CA
APN:	0229-012-08
Improved Sq. Ft.	18,190 Sq. Ft. on 2.42 Acres of Land
Office Size:	750 Sq. Ft.
Yard Dimensions:	Approximately 330 LF x 320 LF
Building Coverage:	17.3% FAR (Floor Area Ratio)
Year Built:	1966 Renovated 2021
Zoning:	Neo-Industrial (N-I)
Loading:	3 Grade Level Loading Doors
Power:	800 Amps, 277/480V; 3 Phase
Clear Height:	16' minimum warehouse clear height

TENANT OVERVIEW

Tenant:	An Automotive Related User occupies 100% of the Property
Potential Investment Opportunity:	Ownership is in dialogue with a new 10-Year NNN Lease to commence upon the close of escrow. Contact Brokers for more information

*All items subject to verification by Buyer



LOCATION



Prime Location: Situated in the heart of Rancho Cucamonga, this property benefits from excellent visibility and accessibility, with proximity to major thoroughfares including the I-10 and I-15 freeways. This strategic location facilitates easy access to a vast network of transportation routes for efficient logistics and connectivity to key markets.

Growing Economic Hub: Rancho Cucamonga is part of the Inland Empire, one of Southern California's fastest-growing regions. The area has seen substantial economic development, attracting businesses across various sectors, including logistics, retail, and manufacturing, creating a diverse customer base and job opportunities.

Robust Infrastructure: The location boasts a well-developed infrastructure with access to essential amenities such as utilities, transportation, and nearby services. The presence of major distribution centers and warehouses nearby enhances operational efficiency, making it an attractive spot for businesses seeking to expand or establish their presence in Southern California.

Community and Quality of Life: Rancho Cucamonga is known for its vibrant community and excellent quality of life. The area features a mix of residential, commercial, and recreational facilities, including parks, shopping centers, and restaurants, making it a desirable location for employees and residents alike. The city's commitment to safety and community development adds to its appeal for businesses.



AERIAL



8434
8444
rochester ave
RANCHO CUCAMONGA, CA

ARROW ROUTE

ROCHESTER AVE

JACK BENNY DR



CONTACT YOUR EXCLUSIVE ADVISORS FOR MORE INFORMATION:

Sione Fua

Vice President
 +1 909 418 2007
 sione.fua@cbre.com
 Lic 02006432

Nicholas Chang, CCIM, SIOR

Senior Vice President
 +1 909 418 2014
 nicholas.chang@cbre.com
 Lic 01344844

Nicole Barrera

Associate
 +1 909 418 2018
 nicole.barrera@cbre.com
 Lic 02220253



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM8434-8444RochesterAve_BRO_Chang_v08_GH04/28/26