

FOR SALE

OWNER-USER / INVESTOR OPPORTUNITY | ±6,400 SF

9346 GALENA ST, SUITE A&B

JURUPA VALLEY, CA 92509



OFFERING PRICE	PRICE / SF	BUILDING AREA	OWNER OCCUPANCY	RENT UNTIL MOVE-IN
\$1,995,000	\$311.72	±6,400 SF	April 1, 2027	\$9,844 / MO

OWN YOUR BUILDING

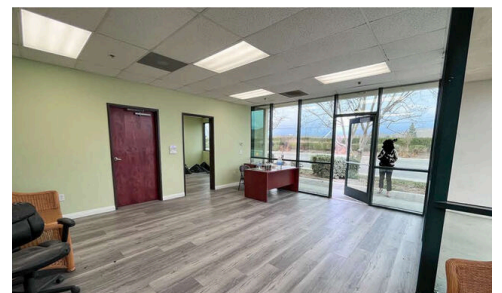
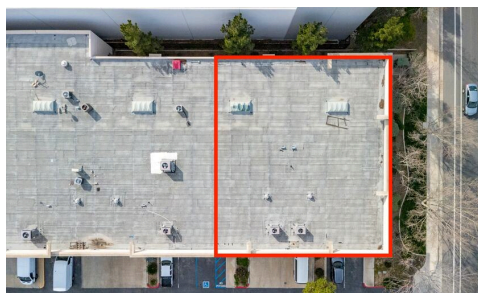
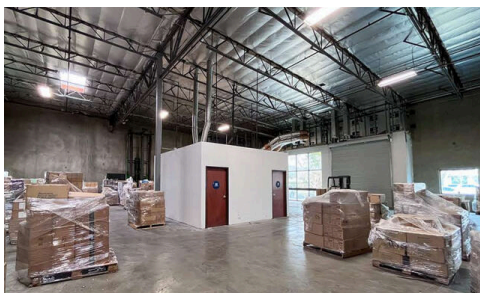
9346 Galena Street, Suite A&B is a ±6,400 square foot industrial condominium in the Brookhollow Business Center, a high-image 2008 concrete tilt-up project in Jurupa Valley with immediate access to the 60 and 15 freeways and minutes from Ontario International Airport.

The unit is built for an operating business: approximately 500 square feet of finished office with two private offices and two restrooms, 18-foot clear height, a 12' x 14' ground-level loading door, and 200 amps of 277/480V three-phase power.

The offering works for either buyer. An owner-user collects \$9,844 per month from the existing tenant through March 31, 2027, offsetting carrying costs, then takes occupancy April 1, 2027. An investor can keep the building income-producing: the tenant is willing to stay and renew its lease with an investor buyer. Priced under \$2 million at \$311.72 per square foot.

PROPERTY SUMMARY

Address	9346 Galena St, Ste A&B Jurupa Valley, CA 92509
Building Area	±6,400 SF
Office Area	±500 SF / 2 private offices
Restrooms	Two (2)
Clear Height	18'
Loading	One (1) 12' x 14' ground level
Power	200 amps, 277/480V, 3-phase
Construction	Concrete tilt-up, built 2008
Parking	25 spaces
Zoning	B-P, Business Park
Freeway Access	I-60 and I-15



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RJ REALTY

888 Brea Canyon Road, Suite 200

Diamond Bar, CA 91789

P: 949-484-7352 | DRE #02201099



The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Buyer is responsible for independently verifying all information, including square footage, zoning, permitted use, parking, licensing, entitlements, occupancy requirements, and lease terms.

FOR SALE

OWNER-USER & INVESTOR SUMMARY

9346 GALENA ST, SUITE A&B

JURUPA VALLEY, CA 92509

WHY OWN HERE

- **Stop paying rent, start building equity.** Lock in your occupancy cost and own the real estate your business operates from.
- **Defined move-in date.** Current lease expires March 31, 2027. An owner-user can occupy April 1, 2027.
- **Rent offsets your carry.** Collect \$9,844 per month from close of escrow until you move in.
- **Flexibility for investors.** The tenant is willing to stay and renew its lease with an investor buyer, extending income beyond March 2027.
- **Scarce product.** Small-bay industrial posts the lowest vacancy in the Inland Empire, and little new small-bay supply is being built.
- **Ready to operate.** Finished office, two restrooms, 18' clear, grade-level loading, and 277/480V three-phase power.
- **Location.** Established Brookhollow Business Center at the I-60 and I-15 interchange, minutes from Ontario International Airport.

ZONING & PERMITTED USE

The property is zoned B-P (Business Park) by the City of Jurupa Valley. The B-P zone is intended for research and development, light manufacturing conducted entirely within an enclosed building, professional and corporate offices, medical and analytical laboratories, outpatient medical services, repair services, and other business-supporting commercial uses.

SITE PLAN & PROPERTY IMAGES



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