



Executive Summary

Ranch Sports Facility LLC is set to become the premier provider of indoor sports facilities in Chino, CA. Featuring two flexible full-size indoor courts for basketball, and volleyball, as well as additional flexible courts for badminton and pickleball, Ranch Sports Facility LLC offers private court rentals for pickup games, practice sessions, and friendly competitions. With a prime location, our facility is easily accessible and strategically positioned to serve athletes, teams, and recreational players across Chino and nearby areas like Ontario Ranch and Eastvale.

Currently, Ranch Sports Facility LLC does not operate any other facilities. This is our first facility in Chino, CA, and we are committed to establishing it as a premier destination for indoor sports in the area.

Business Objectives

- Establish a state-of-the-art indoor sports facility specializing in basketball, volleyball, badminton, and pickleball court rentals.
- Generate substantial revenue through court rentals, equipment rentals, and vending machine sales.
- Foster community engagement and promote a healthy, active lifestyle.

Services Offered

- **Full-Court Rentals:** Our facility offers premier indoor basketball and volleyball courts available for private rentals.
 - **Off-Peak Hours (6 AM - 4 PM):** \$75 per hour
 - **Peak Hours (4 PM - 11 PM):** \$80 per hour
- **Badminton/Pickleball Court Rentals:** Flexible courts available for both badminton and pickleball.
 - **Off-Peak Hours (6 AM - 4 PM):** \$30 per hour
 - **Peak Hours (4 PM - 11 PM):** \$35 per hour
- **Equipment Rentals:** Rental equipment for various sports, including basketballs, volleyballs, badminton rackets, and pickleball paddles.
- **Vending Machines:** Snacks and drinks available for convenience.
- **Booking System:** Patrons can reserve the facility through our online booking system, accessible via our website and mobile app. We also offer in-person and phone booking options.



Proposed Hours of Operation

Ranch Sports Facility LLC will operate daily from 6 AM to 11 PM. These hours cater to both early morning athletes and those who prefer evening sessions, ensuring maximum accessibility and convenience for our clients.

Capacity and Staff

- **Maximum Capacity:** The maximum number of people (patrons and staff) at any given time is approximately 70 individuals. This includes 3 staff members and up to 67 patrons during peak hours.
- Ranch Sports Facility LLC will hire one facility manager and four part-time customer service representatives. Additionally, we will contract a local third-party company for maintenance and cleaning staff to ensure the facility is well-maintained and clean at all times. To ensure a safe and secure environment, all employees, including the facility manager, customer service staff, and contracted workers, will undergo thorough background checks. We will also provide safety training to ensure that all staff are well-prepared to handle any situations that may arise in the facility.

Market Analysis

The indoor sports facility industry in Chino and the surrounding areas is growing, with increasing demand for high-quality, accessible sports venues. Our target market includes local athletes, school teams, recreational leagues, and fitness enthusiasts. Despite two competitors in the region, Ranch Sports Facility LLC's prime location and superior amenities offer a competitive edge. Being the primary sports facility in Chino allows us to establish ourselves as the go-to destination for indoor sports and community engagement.

Future Plans

We plan to expand our offerings by introducing skills camps, leagues, and merchandise to further enhance community engagement and diversify our revenue streams. In addition to our core sporting facilities, Ranch Sports Facility serves as a hub for community engagement and social interaction. We host a variety of events, tournaments, and clinics throughout the year, fostering a vibrant atmosphere of camaraderie and sportsmanship.

Tournaments: Tournaments will primarily take place on weekends, with Saturdays and Sundays expected to be the peak days for participation. These events are anticipated to attract approximately 80-100 participants and spectators per event. We will carefully coordinate these events to manage parking and facility access efficiently.

Skills Camps and Training: In addition to our regular facility rentals, Ranch Sports Facility LLC will collaborate with local coaches and trainers to offer skills camps and training sessions focused on sports such as basketball, volleyball, badminton, and pickleball. These sessions will



cater to athletes of all levels and will be coordinated to ensure efficient use of the facility. To maintain a safe and professional environment, all coaches and trainers will undergo background checks and safety training.

Anticipated Number of Students and Staff: Each class will have approximately 6 to 15 students, depending on the sport, and be led by one to two certified coaches or trainers. Staff will include the facility manager and part-time customer service representatives to assist with facility operations during these sessions.

Frequency and Schedule of Classes: We anticipate offering two to four classes per week for each sport, primarily during weekdays in the afternoon and evening hours (3 PM - 8 PM). Weekend sessions may also be available, depending on demand. Classes are expected to last approximately 1 to 2 hours, depending on the type of lesson and skill level of participants.

Below is a tentative schedule outlining the potential times and anticipated number of participants for future classes and events:

Basketball Training Sessions:

- Afternoon Session: 3 PM - 5 PM (15 students)
- Evening Session: 6 PM - 8 PM (15 students)

Volleyball Clinics:

- Afternoon Session: 1 PM - 3 PM (15 students)
- Evening Session: 5 PM - 7 PM (15 students)

Badminton Classes:

- Morning Session: 7 AM - 9 AM (6 students)
- Afternoon Session: 3 PM - 5 PM (6 students)
- Evening Session: 5 PM - 7 PM (6 students)

Pickleball Workshops:

- Morning Session: 8 AM - 10 AM (8 students)
- Afternoon Session: 4 PM - 6 PM (8 students)
- Evening Session: 7 PM - 9 PM (8 students)

Parking and Access Plan

- **Number of Parking Stalls:** The facility will have 24 dedicated parking stalls (3 for accessible parking and 3 for electric vehicles) for our patrons. This includes designated spots for people with disabilities, ensuring compliance with ADA requirements.



- **Pick-Up/Drop-Off Area:** While there will not be a dedicated drop-off or pick-up zone, areas near the main entrance will be available for drop-offs and pick-ups, ensuring smooth traffic flow.
- **Access/Parking Plan:** The facility will have a single main entrance for access. Additionally, multiple exit doors should be available from inside the facility to provide convenient access for patrons to reach their cars easily.
- **Anticipated Parking Demand:** During regular business hours (8 AM - 5 PM), we expect lower patronage as most users will come during peak hours. Peak parking demand is anticipated in the late afternoon and evening hours (4 PM - 11 PM), which typically aligns with the end of the operating hours of surrounding businesses. This scheduling helps alleviate potential parking congestion. Additionally, we can use parking spots that are not directly adjacent to the other tenant buildings during our peak hours, ensuring minimal disruption to the other businesses in the industrial park.
- **Anticipated Peak Parking Demand:** Peak parking demand is estimated to be around 30 to 35 spaces, primarily during weekends or evenings when there are tournaments or events. This coincides with lower usage of shared parking by other tenants.

Noise Insulation Measures

To ensure that music and other noises do not adversely affect adjacent tenants, particularly the one building adjacent to us, we will implement the following noise insulation measures:

- **Wall Padding:** We will add wall padding to help absorb and dampen noise, at the same time providing additional protection to the patrons and the wall.
- **Controlled Volume Levels:** Music and announcements within the facility will be monitored and controlled to maintain a reasonable volume level.

Ranch Sports Facility LLC is committed to providing a top-tier indoor sports experience while being mindful of our impact on the surrounding community. Our facility will foster a vibrant and active environment for athletes and recreational players alike, promoting health, fitness, and community engagement.

List of Tenants within the Industrial Park

Euclid APG - Bldg 1

- Titanium Plus Autoparts, Inc.
- Autoparts Distribution
- 16003 Euclid Avenue, Chino, CA 91708
- Hours of Operation M – F: 8:00am - 4:00pm



Euclid APG - Bldg 2

- AAMP Global Holdings, Inc.
- Vehicle Product Distribution
- 7166 Bickmore Ave. Chino, CA 91708
- Hours of Operation M - F: 6:00am - 4:00pm

Euclid APG – Bldg 3 - VACANT

Euclid APG - Bldg 5

- ASEV Display Labs Corp
- Electronics Repair
- 16041 Euclid Ave. Chino, CA 91708
- Hours of Operation M - F: 7:00am - 3:30pm

Euclid APG - Bldg 6

- Supertech
- Outdoor Products
- 16021 Euclid Ave Chino Ca 91708
- Hours of Operation M - F: 8:30am - 5:00pm

Euclid APG - Bldg 7

- CC Garden Houseware
- Wholesale Distributon
- 15995 Euclid Ave, Chino CA 91708
- Hours of Operation M – F 9:00am – 6pm

Euclid APG - Bldg 8

- Reel Lumber Service
- Lumber Distributon
- 15969 Euclid Ave, Chino CA 91708
- Hours of Operation M – F 5:00am – 3:30pm