

# FOR SALE



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## 110 S Euclid Ave, Ontario, CA 91762

### HISTORIC BUILDING IN HEART OF DOWNTOWN



Population

**63K**



Daytime Population

**55.3K**



Median Income

**\$75,545**



Median Age

**32.7**

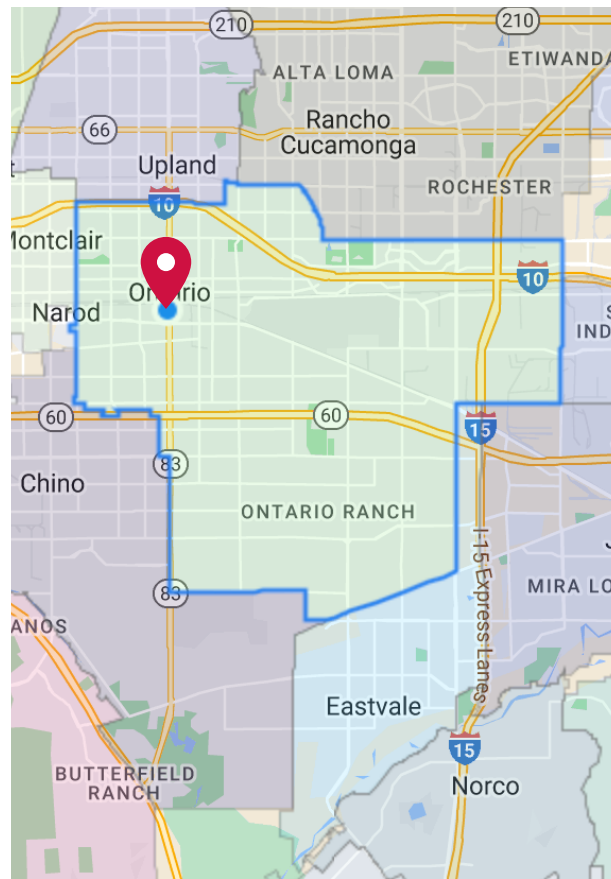


Households

**118K**

### ABOUT THE PROPERTY

This historic renovated commercial building, formerly known as the Beverly Hotel, offers approximately 38 individual offices on the second and third floors. It boasts a separate and secured entry and provides great views of downtown activities. Conveniently located near the Ontario Civic Center, City Hall, and the prestigious University of La Verne Law School, it is also surrounded by excellent restaurants and coffee shops. Don't miss the opportunity to be part of Downtown Ontario's transformation.



**Property Type:** Commercial

**APN:** 1049-057-05-0000

**Building SF:** 9,000 SF

**Price:** \$4,000,000 / \$444 PSF

**Contact:** Century 21

Silvestre Madrigal

c21ccgroup@gmail.com

(562) 843-3495



# FOR SALE



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## 750 Ferrari Lane, Ontario, CA 91764

### PROMINENT HARD CORNER WITH ESTABLISHED ANCHORS



Population

**57K**



Daytime Population

**60.6K**



Median Income

**\$69,526**



Median Age

**30.5**

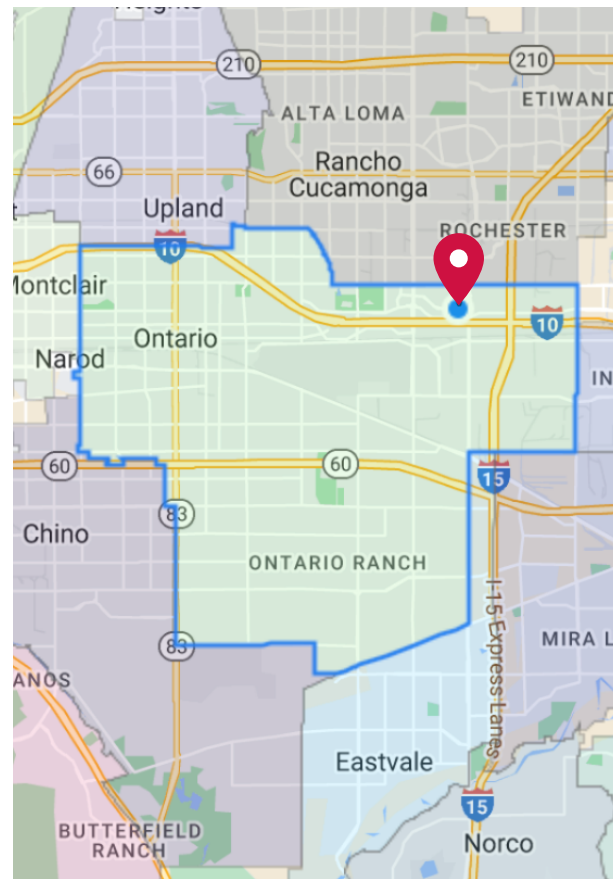


College Degrees

**49%**

## ABOUT THE PROPERTY

High-image, freestanding medical/retail/office building strategically located on a prominent hard corner, right next to the Ontario Mills Mall. Current tenant has less than 12 months remaining on their lease with no option to renew. Adjacent to this property, you'll find an array of established anchors including Sam's Club, Coffee Bean, US Bank, Bassett, Wendy's, Arco, and Arby's, ensuring a steady flow of foot traffic and business.



**Property Type:** Retail

**APN:** 0210-501-13-0000

**Building SF:** 6,064 SF

**Price:** \$3,200,000 / \$534 PSF

**Contact:** Lee Associates

David Kluver

dkluver@lee-associates.com

(949) 724-4716



# FOR SALE



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## 1542 W Holt Blvd, Ontario, CA 91762

### LEASED HIGH-VISIBILITY CORNER PROPERTY



Population

**63K**



Daytime Population

**55.3K**



Median Income

**\$75,545**



Median Age

**32.7**

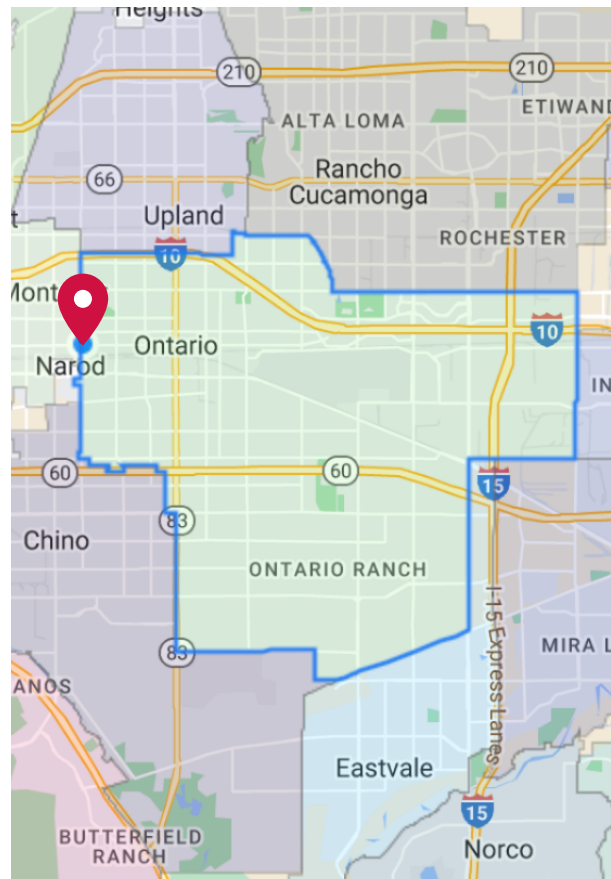


College Degrees

**32%**

## ABOUT THE PROPERTY

High-visibility property situated on a prominent hard corner. Currently occupied by a restaurant tenant with approximately 3 years remaining on the lease, this prime location boasts a spacious lot size of 26,098 sq ft. Upon entering, you'll discover two inviting dining areas, complemented by two outdoor patios, offering ample space for outdoor dining and entertainment. The fully equipped kitchen, complete with a walk-in refrigerator and freezer, presents endless possibilities for any business venture.



**Property Type:** Retail

**APN:** 1010-552-14-0000

**Building SF:** 5,783 SF

**Price:** \$2,620,000 / \$453 PSF

**Contact:** Berkshire Hathaway  
Jonathan Chi  
Martha Cervantes  
(626) 606-5716



# FOR SALE



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## 1845 E. Holt Blvd, Ontario, CA 91761

### ONTARIO AIRPORT PLAZA



Population

**64K**



Daytime Population

**97.4K**



Median Income

**\$86,744**



Median Age

**33.5**

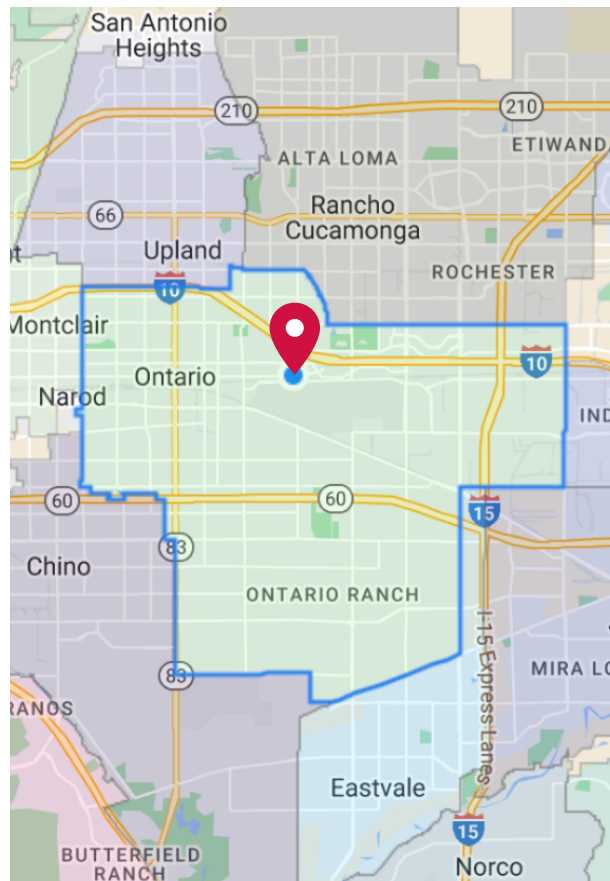


College Degrees

**32%**

### ABOUT THE PROPERTY

Opportunity to own building, strategically paired with a highly sought-after Starbucks location. Property allows for a variety of uses including retail, office, and medical establishments. Boasting the convenience of an on-site 100-bed Comfort Suites Hotel, this location offers exceptional accessibility as it sits adjacent to the bustling Ontario International Airport and the Ontario Convention Center. With access to the I-10 and I-15 freeways, and over 2,000 hotel rooms within a two-block radius, this prime site attracts a significant flow of visitors.



**Property Type:** Retail

**APN:** 0110-092-17-1000

**Building SF:** ±8,082

**Price:** Upon Request

**Contact:** Lee Associates

Carol Plowman

cplowman@lee-assoc.com

(909) 373-2905



# FOR SALE



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## 405 N Vineyard Ave, Ontario, CA 91764

### SHOPS AT ONTARIO INTERNATIONAL AIRPORT



Population

**64K**



Daytime Population

**97.4K**



Median Income

**\$86,744**



Median Age

**33.5**

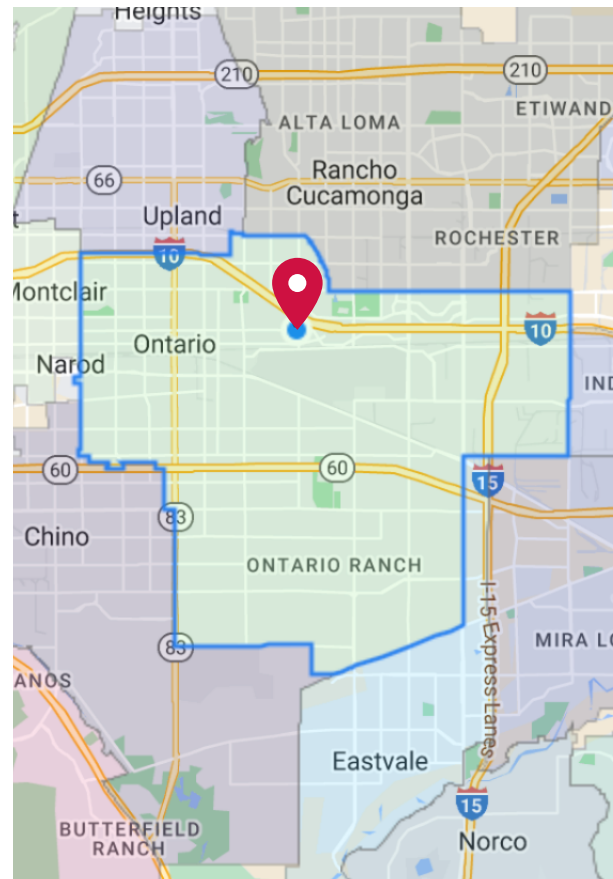


College Degrees

**32%**

### ABOUT THE PROPERTY

Exceptional opportunity of Shops at Ontario Airport, situated near one of SoCal's busiest international airports. This rare and strategically positioned asset occupies 1.3 acres. Multiple ingress and egress access points, the property offers seamless convenience. Excellent visibility and frontage along a prominent corridor, connecting the airport, I-10 Freeway, and the Ontario Convention Center. Tenants with average occupancy of 20 years, property is surrounded by hotels, schools, and new developments, within the dynamic airport district.



**Property Type:** Commercial Center

**APN:** 0110-261-16-0000

**Building SF:** 12,400 SF

**Price:** \$5,900,000

**Contact:** Anchor Point Capital

Eric Vu

[evu@anchorpointcapital.com](mailto:evu@anchorpointcapital.com)

(949) 667-1077



# FOR SALE



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## 908 S. Oakland Ave, Ontario, CA 91762

### ONTARIO MISSION VILLA - APPROVED 31 SINGLE FAMILY HOMES



Population

**204K**



Daytime Population

**61K**



Median Income

**\$68,058**



Median Age

**34.2**

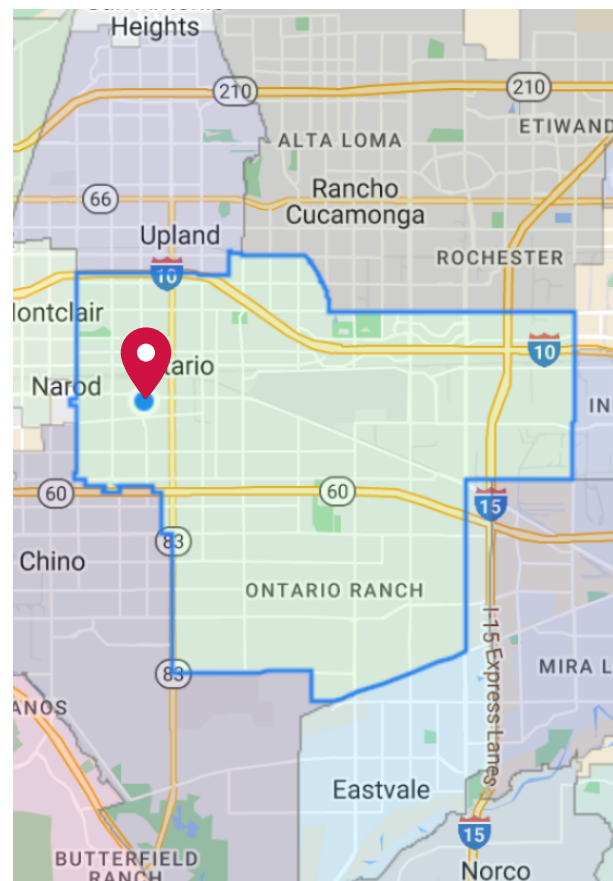


Households

**57K**

## ABOUT THE PROPERTY

Excellent investment opportunity located north of Ontario, offering close proximity to Downtown Ontario, Ontario Airport, Kaiser Permanente, and the Claremont Colleges. Property is conveniently situated near the I-10, I-15, and 60 freeways, and presents an approved plan for 31 detached single-family units. With four distinct models to choose from, this development holds immense potential for investors seeking to capitalize on the demand for quality housing in this desirable area.



**Property Type:** Residential

**APN:** 1094-323-06, -07, -08, -12, -13

**Lot Size:** 3.47 AC

**Price:** \$5,680,000

**Contact:** Developer - Estuko Takeuchi

(909) 203-8411

Owner - Yang Xijuan

(626) 551-8758



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## 1405 S Grove Ave, Ontario, CA 91762

### APPROVED GAS STATION AND CONVENIENCE STORE



Population

**64K**



Daytime Population

**94.4K**



Median HH Income

**\$85K**



Median Age

**33.5**

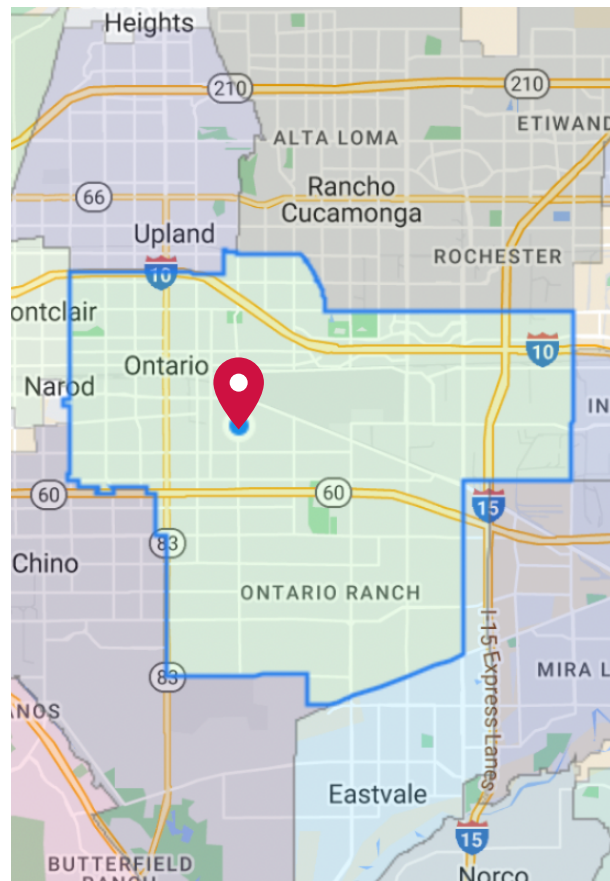


Households

**42K**

## ABOUT THE PROPERTY

Vacant land opportunity with approved entitlements for a gas station, convenience store, and two retail/restaurants on a spacious 1-acre lot. Situated at the corner of Grove Ave. and Acacia, this prime location enjoys high visibility at a busy and signalized intersection. Positioned in a fast-growing area with a centralized and popular thoroughfare, this property benefits from a healthy consumer income and spending power. With the potential for various restaurant and food uses, this corner lot presents an exceptional investment.



**Property Type:** Commercial

**APN:** 113-361-54-0000

**Lot Size:** 1.00 AC

**Price:** \$3,280,917 CAD

**Contact:** BMI Realty, Inc.

Mainor Bojorquez

mainorbo3@gmail.com

(626) 255-3835



# FOR SALE



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## 315 S Sultana Ave, Ontario, CA 91761

### INDUSTRIAL BUILDING WITH OFFICE SPACE



Ontario Airport

**4 Miles**



Port of Long Beach

**55 Miles**



Railroad

**7 Miles**



Major Highways

**3**

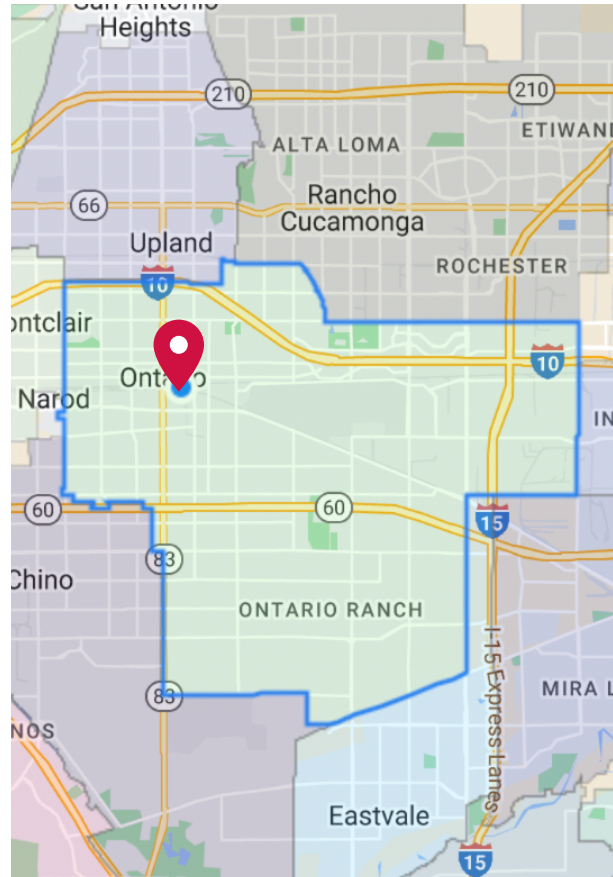


High-dock Doors

**8**

### ABOUT THE PROPERTY

Spacious industrial building featuring a total of 8 dock-high doors, as well as a ground-level ramp and 3,864 SF of office space. The property offers a large gated and fenced yard, ensuring a secure and safe operating environment. With convenient access to the I-10, I-15, and 60 freeways, as well as the Ontario International Airport, this location is strategically positioned for seamless connectivity. Additionally, there is a 1,650 square foot office suite available in a separate building, expanding the possibilities for your business.



**Property Type:** Industrial  
**APN:** 1049-082-05-0000  
**Building Size:** 43,794 SF  
**Price:** \$17,419,200

**Contact:** Stephen Han  
Owner User  
(917) 667-6660



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## 1893 S Lake Pl, Ontario, CA 91761

### INDUSTRIAL BUILDING WITH OFFICE SPACE



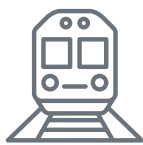
Ontario Airport

**4 Miles**



Port of Long Beach

**54 Miles**



Railroad

**8 Miles**



Major Highways

**3**

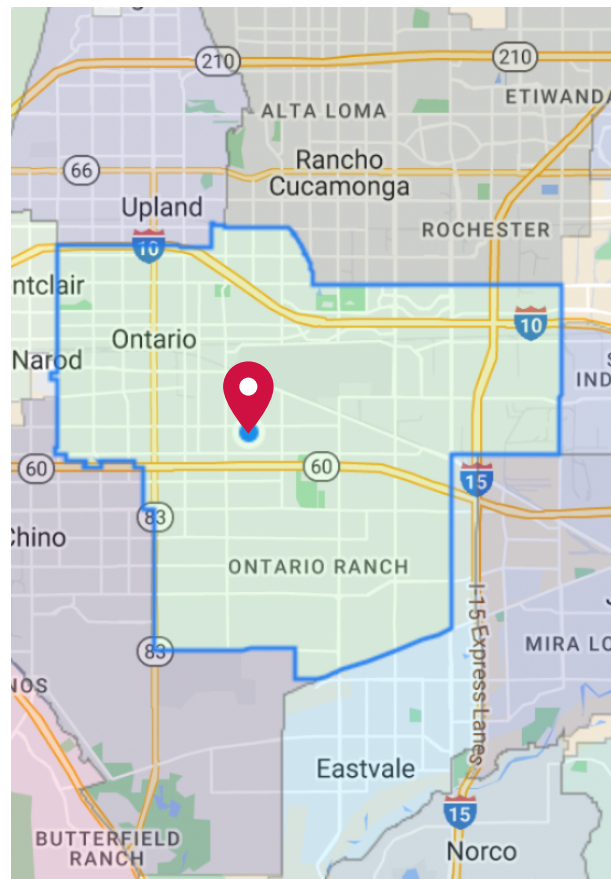


Dock Doors

**1**

### ABOUT THE PROPERTY

Remarkable opportunity featuring a spacious industrial building spanning 24,732 square feet within a large gated and fenced yard, ensuring safety and security for operations. This space offers 600 SF of office space, complemented by additional shop offices, an impressive 18' clear height, four grade level doors, and a robust 400 amps, 277/480 volt electrical system. Conveniently located near the I-10, I-15, and Ontario International Airport, this property's strategic position guarantees excellent connectivity.



**Property Type:** Industrial

**Lot Size:** 1.16 AC

**Building Size:** ±24,732 SF

**Price:** \$8,903,520

**Contact:** Lee & Associates

Jim Ridens

jridens@lee-assoc.com

(909) 373-2718



# FOR SALE



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## 2020 S Vineyard Ave, Ontario, CA 91761

### INDUSTRIAL BUILDING WITH PROFITABLE TENANT



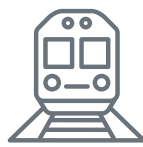
Ontario Airport

**4 Miles**



Port of Long Beach

**54 Miles**



Railroad

**7 Miles**



Major Highways

**3**

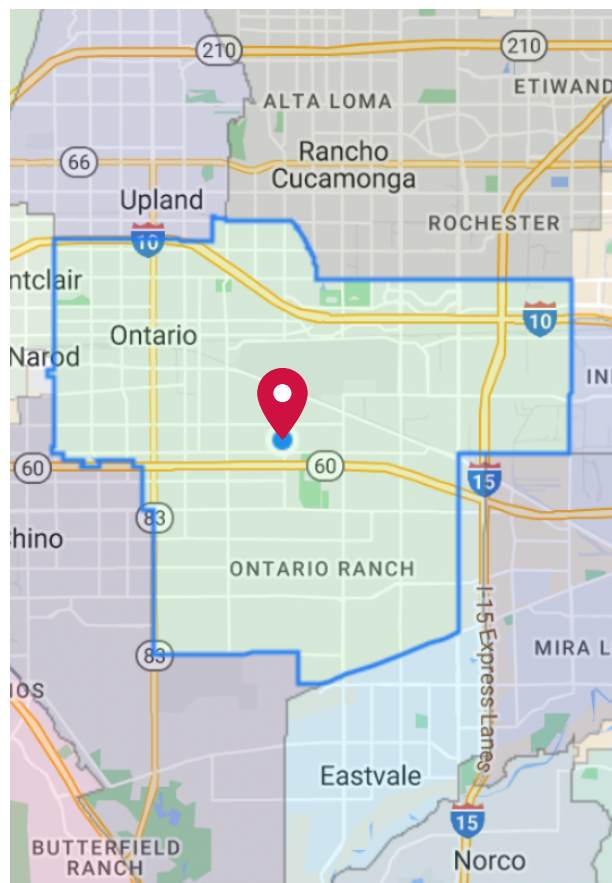


Grade Doors

**2**

### ABOUT THE PROPERTY

Remarkable opportunity located in the heart of the distribution hub in the Inland Empire. Situated near the world's largest Amazon distribution center, this prime location offers unparalleled potential. With its strategic proximity to this global retail powerhouse, this listing is a game-changer for businesses seeking a strong presence in the distribution industry. The included business, specializing in car transmission, engine sales, installations, and other potential services, generates over \$1.3 million in gross revenue annually.



**Property Type:** Industrial

**Lot Size:** 0.50 AC

**Building Size:** ±8,800 SF

**Price:** \$3,900,000

**Contact:** REMAX Commercial

Mauricio Sanchez

msanchezcre@gmail.com

(562) 805-7549



# FOR SALE



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## 2625 E Cedar St, Ontario, CA 91761

### SINGLE TENANT WAREHOUSE/MANUFACTURING BUILDING



Ontario Airport

**4 Miles**



Port of Long Beach

**53 Miles**



Railroad

**8 Miles**



Major Highways

**3**

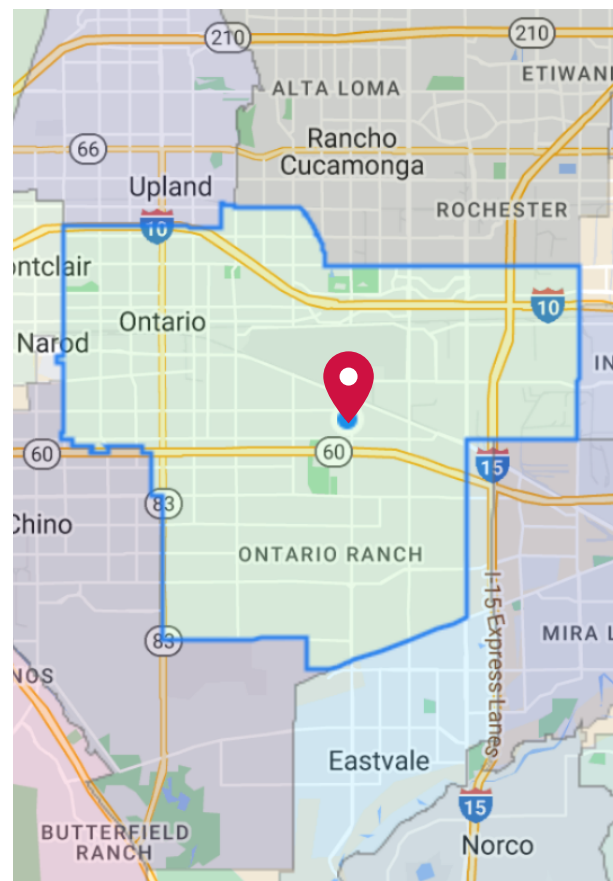


Dock Doors

**2**

## ABOUT THE PROPERTY

Opportunity to purchase 24,500 square-foot concrete tilt-up building. Property features two dock-high doors, two ground-level doors, a 45 GPM/3,000 SF sprinkler system, and an impressive 22' clear height. Adding to its appeal, the building also includes a two-story office area spanning 4,000 square feet. Don't miss the chance to secure this exceptional investment in a prime location that offers the advantages of a foreign trade zone.



**Property Type:** Industrial

**Lot Size:** 0.58 AC

**Building Size:** ±24,500

**Price:** \$8,903,520

**Contact:** Lee & Associates

Brian Melkesian

[bmelkesian@lee-assoc.com](mailto:bmelkesian@lee-assoc.com)

(909) 373-2943



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## 4422 Airport Dr, Ontario, CA 91761

### FULLY LEASED MULTI-TENANT INDUSTRIAL BUILDING



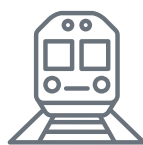
Ontario Airport

**4 Miles**



Port of Long Beach

**54 Miles**



Railroad

**8 Miles**



Major Highways

**3**

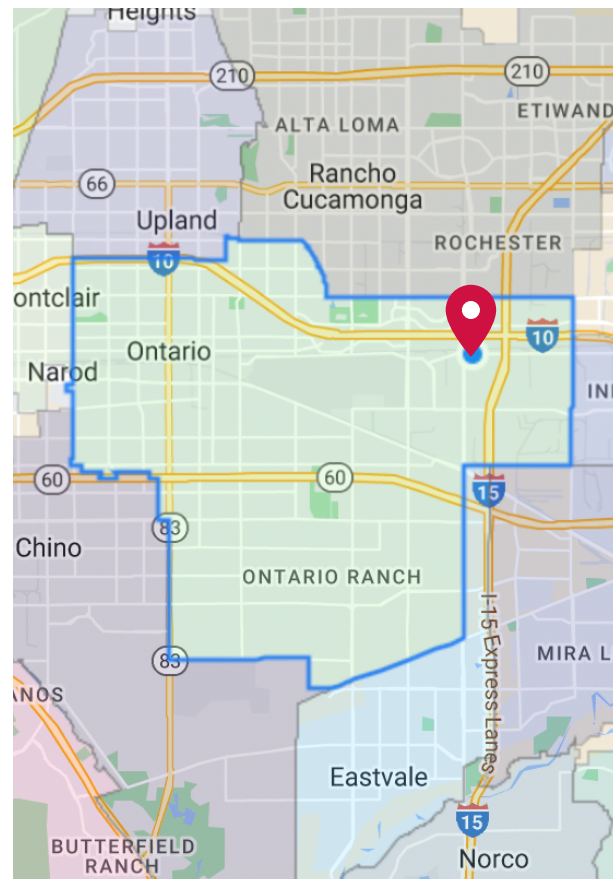


Dock Doors

**12**

## ABOUT THE PROPERTY

Multitenant industrial building spanning 88,283 SF. Property offers abundant dock high and ground-level loading, along with 197 auto parking spaces and T-5 warehouse lighting. Currently 100% leased to two reputable tenants with a Weighted Average Lease Term (WALT) of 4.18 years and rents 17% below market rates, this investment presents remarkable potential for NOI growth. With a value significantly below estimated replacement cost, which is projected to be in the \$446 range.



**Property Type:** Industrial

**Lot Size:** 4.78 AC

**Building Size:** 88,283 SF

**Price:** Upon Request

**Contact:** CBRE Industrial & Logistics

Darla Longo

darla.longo@cbre.com

(909) 418-2105



# FOR LEASE



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## 2149 E Convention Center Way, Ontario, CA 91764

### PRIME RETAIL OPPORTUNITY NEAR ONTARIO AIRPORT



Population

**57K**



Daytime Population

**60.6K**



Median HH Income

**\$69,526**



Median Age

**30.5**

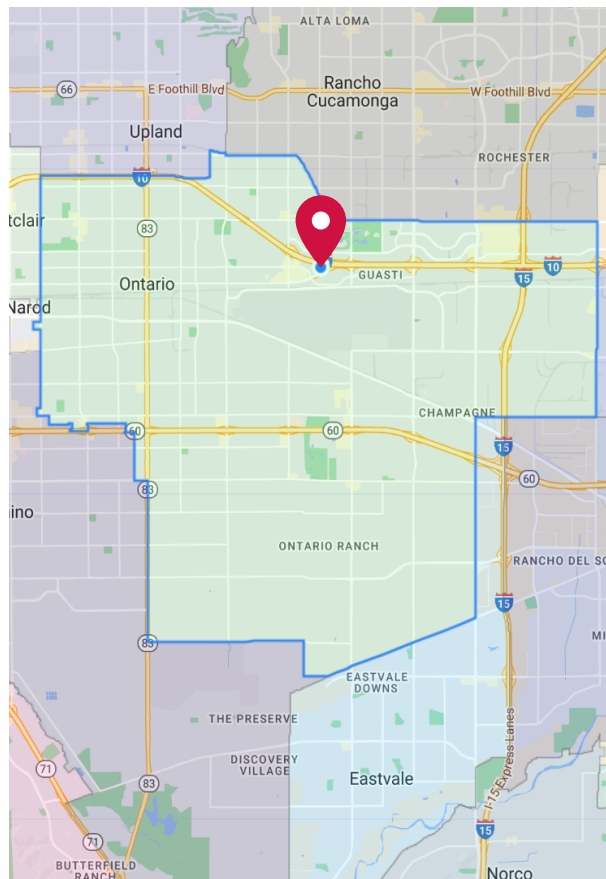


College Degrees

**49%**

### ABOUT THE PROPERTY

Exceptional opportunity with freeway visible signage and close proximity to Ontario's major attractions. Adjacent to the 10 Freeway and Holiday Inn Ontario Airport, this prime site offers immediate access to the 10 Freeway via Holt Blvd or Vineyard Ave. This former Marie Calendars site is strategically positioned to attract a significant flow of visitors with its proximity to the Ontario International Airport, Ontario Convention Center, and over 2,000 hotel rooms. Don't miss out on this prime location with easy access to the I-10 and I-15 freeways



**Property Type:** Retail

**APN:** 0110-321-51-0000

**Building Size:** 15,042 SF

**Rental Rate:** \$18.00/SF/YR

**Contact:** Owner

Mintshow International  
(671) 649-2000

