

Unique Opportunity to Acquire an Exceptional, Highly Visible Location In Ontario on the Main Thoroughfare of I-15 Totaling +-67,518 SF at \$31 PSF

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INVESTMENT HIGHLIGHTS

- Located in the Heart of San Bernardino County with Easy Access to Fontana, Rancho Cucamonga
 & Ontario
- Adjacent to the Ontario Mills Shopping Mall One of the Top Shopping and Tourist Destinations in Ontario with over 28 million visitors annual
- Significantly Sized Development Opportunity
- Easy Access to the Interstate 10, Interstate 15, 210 Freeway Ontario International Airport and OmniTrans Busline
- Near Major Retailers and Centers of Employment with Over 200,000 Vehicles Per Day on the Ontario Fwy (Interstate 15)



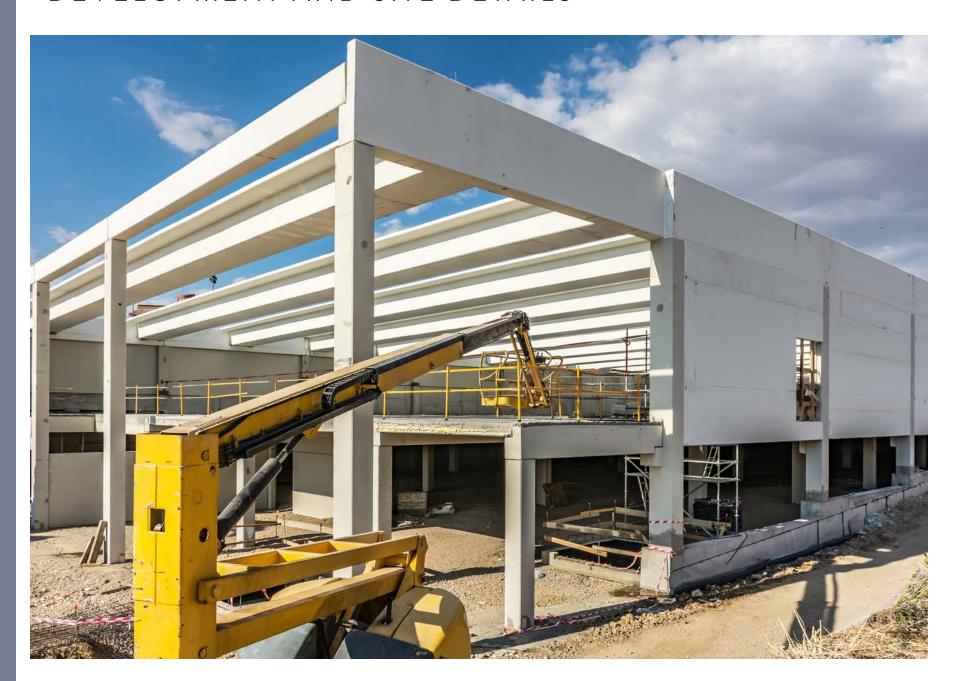


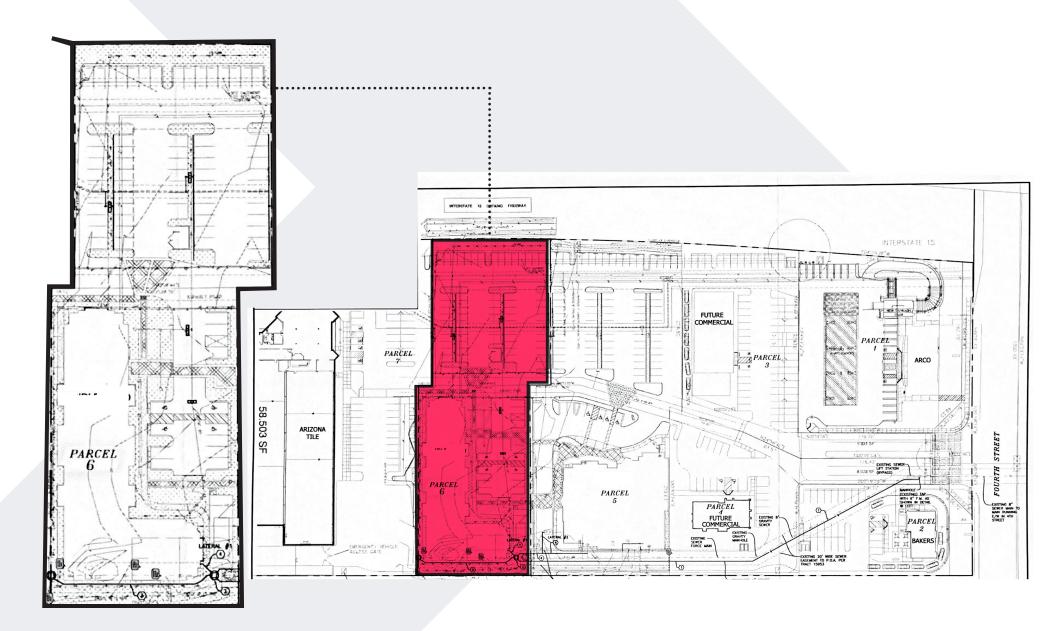


PRICING SUMMARY

Address 5056 4th Street Ontario, CA 91764
Asking Price \$2,100,000
Zoning THE EXCHANGE - FREEWAY COMMERCIAL (FC) PLANNING AREA
Parcel Number 0238-012-31-0000
Price Per SF (Land) \$31
Lot Size (SF) +-67,518

DEVELOPMENT AND SITE DETAILS





ZONING CODE

Freeway Commercial (Fc) Planning Area

Maximum Building Height

Forty feet (40') except that towers and other architectural features may be increased by fifteen feet (15') to a maximum of fifty-five feet (55'). The City of Ontario has adopted an ordinance setting forth specific regulations for buildings 45 feet in height or greater. These regulations shall also apply within The Exchange. Both the City and Federal Aviation Administration, pursuant to the existing Airport hazard Map (Figure V-2) may grant height exceptions. Building height shall be measured from the finished pad elevation.

Maximum Building Coverage

Maximum Building Coverage in the Freeway Commercial District is .50 FAR, as averaged over the net area of the planning area. Maximum coverage calculation includes all main and accessory structures and excludes public and private streets. This coverage may be increased to a maximum of 1.00 FAR percent by the Planning Commission at Site Plan Review when the finding can be made that increased coverage will result in a superior building design, enhancing the character of the overall urban environment.

Permitted Uses

The following are Permitted Uses within the Freeway Commercial (FC) Planning Area:

- 1. Automotive Rental Agencies
- 2. Building Supplies and Sales
- 3. Business Supply Services
- 4. Business Support Services
- 5. Durable Goods Sales, Retail
- 6. Package Food & Beverage Sales
- 7. Restaurants (Sit Down/ Full Service)
- 8. Restaurants (Sit Down with No Alcohol Sales)
- 9. Infrastructure facilities, including but not limited to public and private roadways, pedestrian walkways, utilities and related uses, as approved by the City Engineer and subject to the City standards and policies in effect at the time of submittal of offsite improvement plans.
- 10. Accessory structures and uses necessary and customarily incidental to permitted uses.
- 11. Other uses as approved by the Planning Commission, which comply with the goals and intent of the Specific Plan.

The following uses require a Conditional Use Permit:

- 1. Administrative/ Professional/ General Business Offices
- 2. Alcohol Beverage Sales
- 3. Car Wash
- 4. Churches/ Houses of Worship
- 5. Communication Facilities (Subject to the provisions of Section 9-1.3289 of the Ontario Development Code)

Conference/ Convention Facilitiesv

- 7. Convenience Sales and Services
- 8. Durable Goods Sales, Wholesale
- 9. Entertainment
- 10. Fast Food/ Drive-Thru Restaurants
- 11. Gas Stations
- 12. Health Clubs & Spas
- 13. Hotels, Motels and Residential Inns
- 14. Medical/ Health Care Services
- 15. Parking lots, structures and facilities providing parking for permitted uses.
- 16. Personal Services
- 17. Public Storage Facilities
- 18. Repair Services
- 19. Restaurants with Bar/ Cocktail Lounge
- 20. Retail Sales of Goods Produced On-Site
- 21. Vocational & Trade Schools

Prohibited Uses:

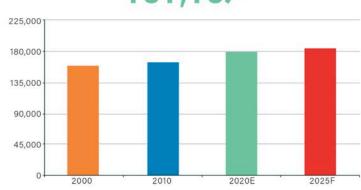
Uses other than those specifically listed above shall be prohibited, unless it is determined by the Planning Commission that the use is similar to and no greater intensity than the permitted uses listed herein.

AREA OVERVIEW



TOTAL POPULATION

181,187



MAJOR EMPLOYERS

According to the City's 2018 Annual Financial Report, the top employers in the city are:

Ontario International Airport	5,000+
Amazon Distribution - Eastvale	3,000
Corona-Norco USD	1,029
Home Depot Distribution	519
Sams Club Distribution	500+
	Amazon Distribution - Eastvale Corona-Norco USD Home Depot Distribution

6	Target Distribution	500+
7	UPS	500+
8	Ingram Micro	500+
9	Costco	250
10	Albertsons	96

STATE COUNTY MAYOR INCORPORATED WEBSITE

TOTAL POPULATION
NO. OF HOUSEHOLDS
HOUSEHOLD INCOME
HOMEOWNERSHIP RATE
MEDIAN AGE

California
San Bernardino
Paul S. Leon
Dec 10, 1891
www.ontarioca.gov

181,187 50,160 \$63,936 55.7% 32.4

WEATHER



JANUARY AVERAGE 68° Hi 45° Lo JULY

95° Hi 63° Lo 1111

PRECIPITATION AVERAGE 14.9" per Year

ONTARIO, CA

Ontario is a city in California with a population of 176,760. Ontario is in San Bernardino County. Living in Ontario offers residents a dense suburban feel and most residents own their homes. In Ontario there are a lot of coffee shops and parks. Many families live in Ontario and residents tend to lean liberal. The public schools in Ontario are above average.



ONTARIO MILLS MALL

Ontario Mills is a large enclosed shopping mall, marketed as an outlet mall. It is located in Ontario, California and it is one of the primary tourist attractions in the Inland Empire. Ontario Mills is the first Mills landmark to have the racetrack layout and having a theme in its neighborhoods. It is one of three Mills landmarks in California that are now owned by Simon Property Group since April 2007. One of the largest shopping malls in North America, the mall opened to the public on November 14, 1996. Ontario Mills was designed by the architectural firm, F+A Architects.



ONTARIO INTERNATIONAL AIRPORT

This airport is a medium-hub, full-service airport with commercial jet service to major U.S. cities and through service to international destinations. ONT is located in the Inland Empire, approximately 35 miles east of downtown Los Angeles. The airport is the centerpiece of one of the fastest-growing transportation regions in the United States. ONT's service area includes a population of six million people living in San Bernardino and Riverside Counties and portions of north Orange County and east Los Angeles County. In 2012, 4.3 million passengers used the airport



TOYOTA ARENA

This multi-purpose arena, in Ontario hosts local sporting events and concerts. Construction officially began on March 7, 2007 and the arena was opened on October 18, 2008. It is suitable for indoor events, including basketball, ice hockey, ice shows, boxing, graduation ceremonies and concerts. The arena's basketball capacity is 10,832. It also seats 9,736 for hockey and its full capacity is 11,089. The 225,000-square-foot (20,900 m2) venue also has 36 luxury suites on two levels. It is the biggest and most modern arena within the Inland Empire region of California.

AREA OVERVIEW

TRANSPORTATION

- 1 4th & Cleveland Bus Stop
- 2 Rancho Cucamonga Train Station
- 3 Arco Gas Station
- 4 EV Charging Stations

SCHOOLS

- 5 Port View Preparatory
- 6 The Ontario Center
- 7 California Prep Academy
- 8 Pacific College

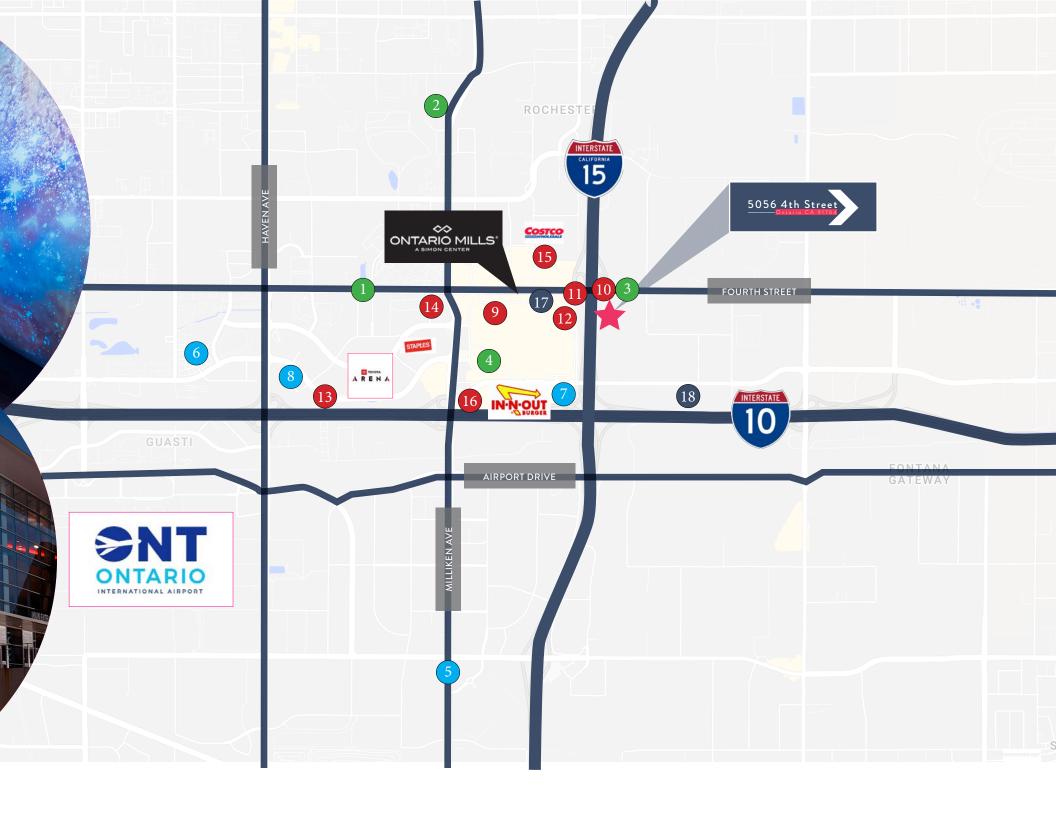
RETAIL

- 9 Ontario Mills Mall
- 10 Subway
- 11 Jamba Juice
- 12 Starbucks
- 13 Benihana
- 14 CVS
- 15 Costco
- 16 In and Out

ENTERTAINMENT

- 17 Regal Edwards Cinema IMAX
- 18 K1 Speed







NEARBY DEVELOPMENTS

5056 4th Street

1 THE RESORT AT EMPIRE LAKES

101015 6th St, Rancho Cucamonga, CA 91730

The Resort is a bright new urban village in southeast Rancho Cucamonga, with 1000 apartment units. Construction scheduled to be complete in 2022

MULTIFAMILY PROJECT

8185 Banana Ave, Fontana, CA 92335

This is a 28 Condo project; the entitlement has already been approved by the City of Fontana. 4 units (1,922 sq ft), 20 units (1,772 sq ft), 2 units (2,076 sq ft), 2 units (1,470 sq ft). Construction to be complete by 2023







- 3 VINEYARD AT ONTARIO 2190 Inland Empire Blvd, Ontario, CA 91764 925-unit apartment building to be built by 2022
- NUVO PIEMONTE 4065 E Liliana Paseo, Ontario, CA 91764 72-unit apartment/condo building to be built by 2023
- 5 MULTIFAMILY PROJECT 10591 Town Center Dr, Rancho Cucamonga, CA 91730 10,000-unit apartment building to be built by 2023
- 6 MULTIFAMILY PROJECT 7199 Citrus Ave, Fontana, CA 92336 91-unit apartment building to be built by 2022
- MULTIFAMILY PROJECT 334 N Euclid Ave, Ontario, CA 91762 50-unit mixed use apartment building with retail on the bottom floor
- 8 ELEMENT ONTARIO 900 Via Piemonte, Ontario, CA 91764 131 room hotel built in 2020
- 9 HYATT HOUSE ONTARIO AIRPORT 2700 E Inland Empire Blvd, Ontario, CA 91764 272 room proposed hotel project
- 10 COSTCO BUSINESS CENTER 3860 E Guasti Rd, Ontario, CA 91761 133,000 SF Costco built in 2020





- 5056 4th Street, Ontario, CA 91764
- 1 The Resort at Empire Lakes
- 2 8185 Banana Ave, Fontana, CA 92335
- 3 Vineyard at Ontario
- 4 NUVO Piemonte

- 5 10591 Town Center Dr, Rancho Cucamonga, CA 91730
- **6** 7199 Citrus Ave, Fontana, CA 92336
- **7** 334 N Euclid Ave, Ontario, CA 91762
- 8 Element Ontario
- 9 Hyatt House Ontario Airport
- 10 Costco Business Center



LAND SALES COMPARABLES

ADDRESS

5056 4th Street Ontario CA 91764

LOT SIZE

67,518

ZONING

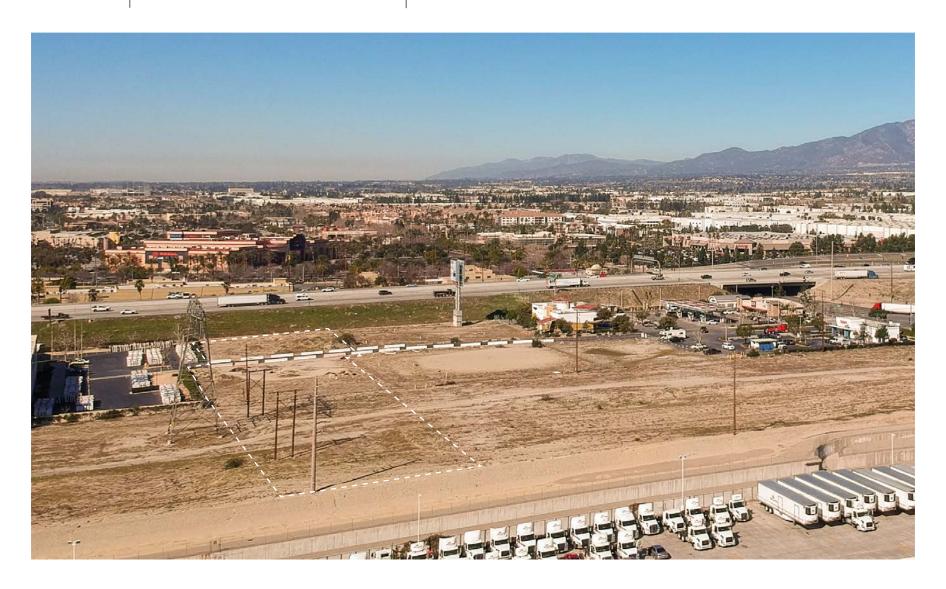
THE EXCHANGE - FREEWAY COMMER-CIAL (FC) PLANNING AREA

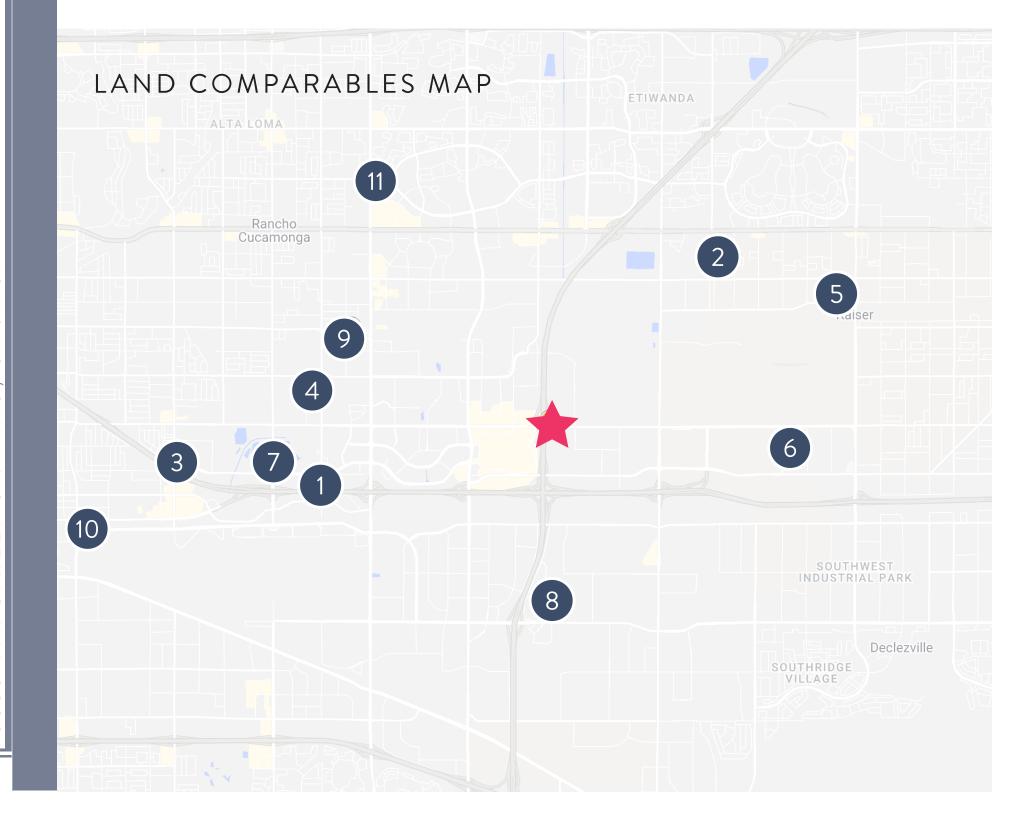
SALES PRICE

\$2,100,000

PRICE / SF

\$31





SUBJ	ECT PROPERTY	SALES PRICE	LAND SF	PRICE / SF	ZONING	DATE SOLD
5056 4th Street Ontario CA 91764		\$2,100,000	\$31	67,518	THE EXCHANGE FREEWAY COMMERCIAL (FC) PLANNING AREA	N/A
	ADDRESS	SALES PRICE	LAND SF	PRICE / SF	ZONING	DATE SOLD
1	535 N Turner Ave Ontario, CA 91761	\$3,720,000	98,010	\$38	CG	8/13/21
2	8433 Ilex St Fontana, CA 92335	\$3,000,000	86,249	\$35	IC	8/4/21
3	G Street & Vineyard Ontario, CA 91764	\$4,159,108	148,540	\$28	CCS	7/30/21
4	9550 Hermosa Ave Rancho Cucamonga, CA 91730	\$12,055,500	267,894	\$45	GI 5	2/4/21
5	14315-14343 Whittram Ave Fontana, CA 92335	\$11,321,824	252,212	\$45	IR	12/18/20
6	13910 Valley Blvd Fontana, CA 92335	\$8,400,000	175,547	\$48	IC	8/24/20
7	670 N Archibald Ave Ontario, CA 91764	\$6,788,500	215,186	\$31	C-1	11/27/19
8	Jurupa St & Hudson Av Ontario, CA 91761	\$4,741,500	135,959	\$35	SP	9/18/19
9	9063 Center Ave Rancho Cucamonga, CA 91730	\$6,412,500	200,376	\$32	ISP Rancho Cucamonga	7/16/19
10	1236 E Airport Dr Ontario, CA 91761	\$10,051,000	252,212	\$40	HI	6/13/19
11	7827 Haven Ave Rancho Cucamonga, CA 91730	\$2,250,000	71,003	\$32	GC	5/8/19
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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)





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