

DOWNTOWN ONTARIO OWNER USER OPPORTUNITY
FOR SALE: ±1,200 SF COMMERCIAL BUILDING FRONTING EUCLID AVE
DENSE TRADE AREA: 198,980 POPULATION (3-MILE)
AVERAGE HOUSEHOLD INCOME OF \$108,310 (3-MILE)



Under Construction
Town Home Project
±22-24 Units



Presented By



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BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Progressive Real Estate Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Progressive Real Estate Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+

OFFERING SUMMARY

THE OPPORTUNITY

The opportunity to own a street front building on Euclid Avenue are few and far between. This approximately 1,200 SF commercial property places your business on one of Downtown Ontario's most recognizable corridors, where exceptional visibility and consistent pedestrian and vehicle traffic create lasting value. Control your business's future and own a piece of one of the city's signature streets.

Downtown Ontario is gaining momentum with continued public and private investment, new businesses, and a renewed focus on creating a destination along Euclid Avenue. With its prime location, street presence, and connection to the continued growth of the Inland Empire, this is a rare opportunity to own a highly visible commercial asset in the heart of Downtown Ontario. For an owner user, it offers the opportunity to be your own landlord, while building equity in a location positioned for long term growth.

FOR SALE

Address:	427 N. Euclid Ave. Ontario, CA 91762
Sale Price:	\$595,000
Building Size:	±1,200 SF
Lot Size:	±1,890 SF
APN:	1048-354-05-0000





EXCEPTIONAL OPPORTUNITY TO BE YOUR OWN LANDLORD

- **Own a Piece of Downtown Ontario's Continued Growth** - Position your business in the heart of Downtown Ontario, a vibrant and evolving destination benefiting from ongoing investment, revitalization, and increased community activity.
- **Rare Owner-User Opportunity** - At ± 1,200 SF, 427 N. Euclid Ave offers a rare opportunity to purchase a building size that is ideal for many local businesses. Retail buildings of this size rarely become available for ownership, making this an ideal fit for entrepreneurs looking to own commercial real estate.
- **Multiple Business Possibilities** - The existing building layout provides flexibility for a variety of business uses.
- **Be Your Own Landlord and Control Your Future** - Estimated SBA financing with 10% down (\$59,500) results in an estimated monthly loan payment of \$3,611/month, or approximately \$3.01/SF. Actual terms may vary based on interest rates and buyer qualifications.
- **Create Your Own Business Identity on Euclid Avenue** - Enjoy the visibility and presence of a dedicated storefront where you control your space, branding, and long-term occupancy without the uncertainty of leasing.
- **Prime Location Surrounded by Established Downtown Amenities** - Benefit from a vibrant downtown environment near City Hall, the Ontario City Library, museums, galleries, restaurants, shops, public art, and community events, creating an engaging setting for employees, customers, and clients.

INTERIOR PHOTOS



INTERIOR PHOTOS



SBA LOAN ANALYSIS

PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$595,000
TENANT IMPROVEMENTS	
SBA/CDC FEES	\$11,000
TOTAL PROJECT COST	\$606,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$297,500	6.40%	25 Years 25 Yr. Amort.	1st Deed	\$1,990	\$23,882
SBA 504 LOAN	40%	\$249,000	6.11% Jun '26	25 Years Full Amort.	2nd Deed	\$1,621	\$19,453
BORROWER	10%	\$59,500					
TOTAL	100%	\$606,000				\$3,611	\$43,335

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.65%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Lee Kleinman

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Prepared on 6/25/2026

NEW HOUSING & DEVELOPMENT PROJECTS UNDERWAY

- ① **Under Construction**
Downtown Apartments
±69 Units
- ② **Proposed**
±109 Housing Units
±6,250 SF Retail
- ③ **NEW**


- ④ **Proposed**
Mixed-Use
Project
- ⑤ **New**
Downtown Apartments
±150 Units
±4,500 SF Retail
- ⑥ **Under Construction**
Town Home Project
±22-24 Units
- ⑦ **Proposed**
Beer Garden &
Outdoor Plaza

← **ONTARIO**
INTERNATIONAL AIRPORT
±56,000 Annual Flights



3-MILE DEMOGRAPHICS
±193,980 **\$108,310**
 TOTAL AVG. HOUSEHOLD
 POPULATION INCOME



1 Proposed
Food Hall &
Mixed-Use Residential

2 Proposed
Parking
Structure

3 Proposed
Beer Garden &
Outdoor Plaza

Under Construction
Town Home Project
±22-24 Units

WELLS
FARGO



Downtown
Ontario
±1,200 SF For Sale



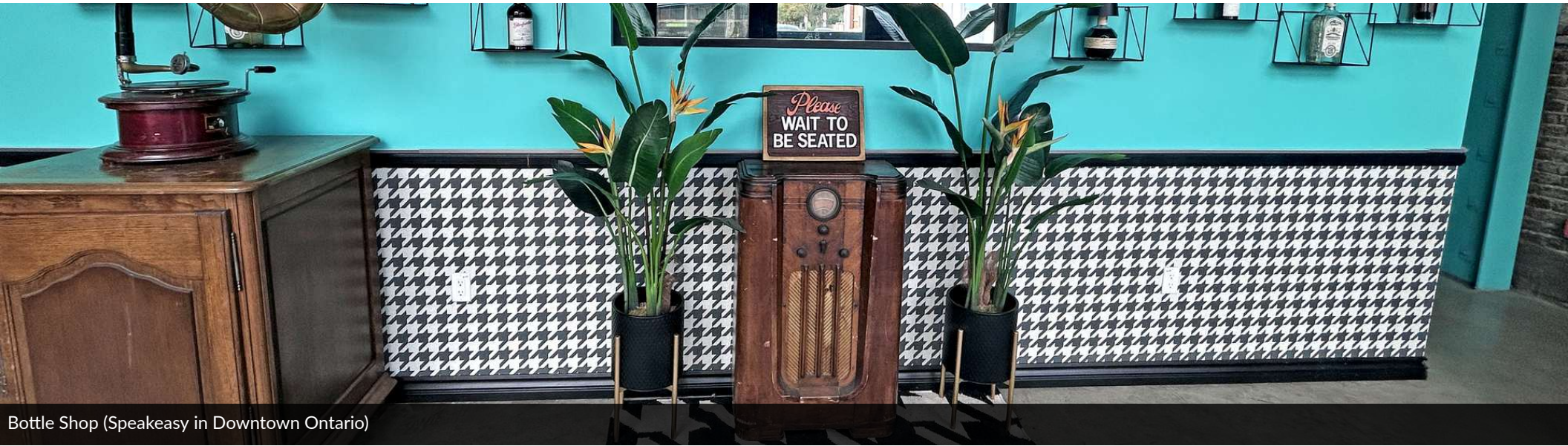
ONTARIO DOWNTOWN REVITALIZATION



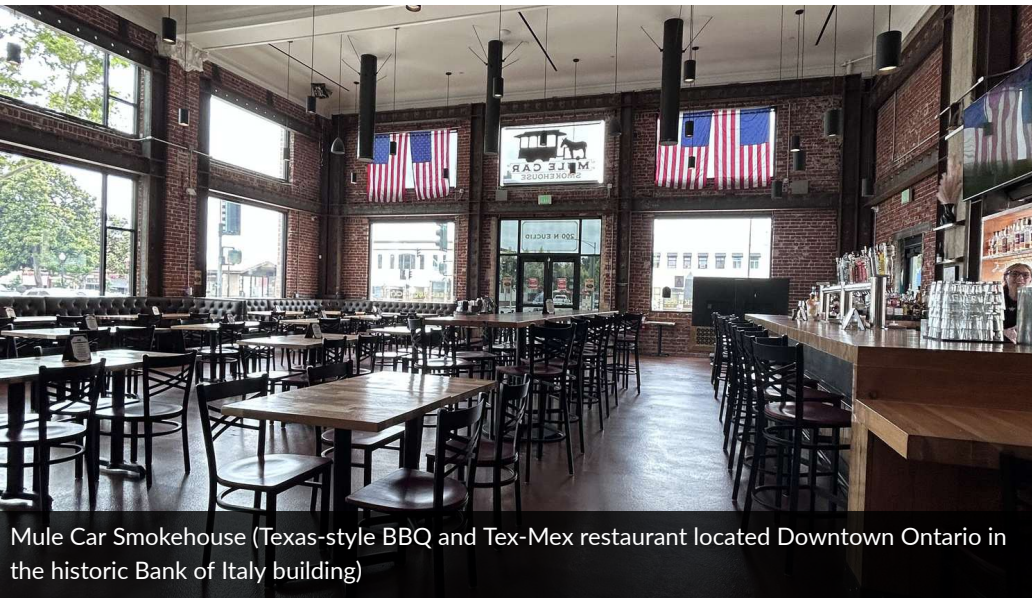
REVITALIZATION INFORMATION & UPDATES

- **\$60M+ in active revitalization funding**, including a \$35 million California Strategic Growth Council grant for pedestrian/bicycle infrastructure, housing, and small business support, plus \$10M+ in strategic City property acquisitions along Euclid Avenue.
- **60% projected population growth** — from roughly **190,000 to 300,000 residents by 2040** — combined with an active Civic Center Campus build-out (City Services Building expected complete December 2026) and the University of La Verne's College of Health, positioning Downtown ahead of a major demand curve rather than behind one.
- C-Block is complete — **150 residential units and 4,500 SF of ground-floor retail** delivered on Euclid Avenue, backed by a new **±300-stall public parking** structure with EV and Tesla charging.
- **New Restaurants Now Open** - Mule Car Smokehouse and El Balcon rooftop bar are now open at 200 N. Euclid Avenue (the historic Bank of Italy building).
- West Valley Connector BRT, a \$266–280 million zero-emission rapid transit line, is on track to open in 2026, **directly linking Downtown to Ontario International Airport, the Convention Center, and two Metrolink lines.**

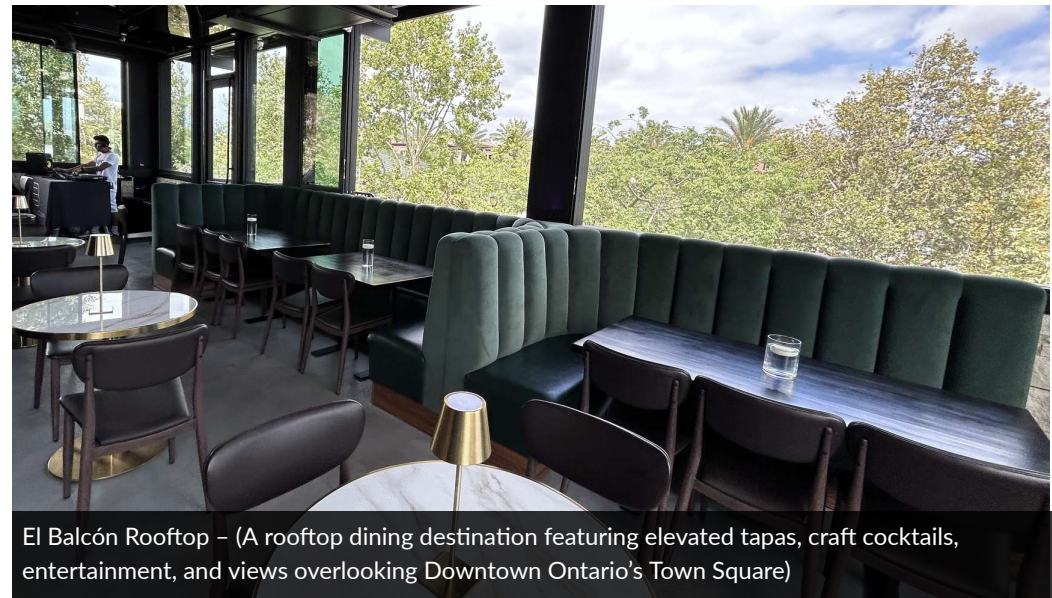
NEW RETAIL BRINGING FRESH ENERGY TO DOWNTOWN ONTARIO



Bottle Shop (Speakeasy in Downtown Ontario)

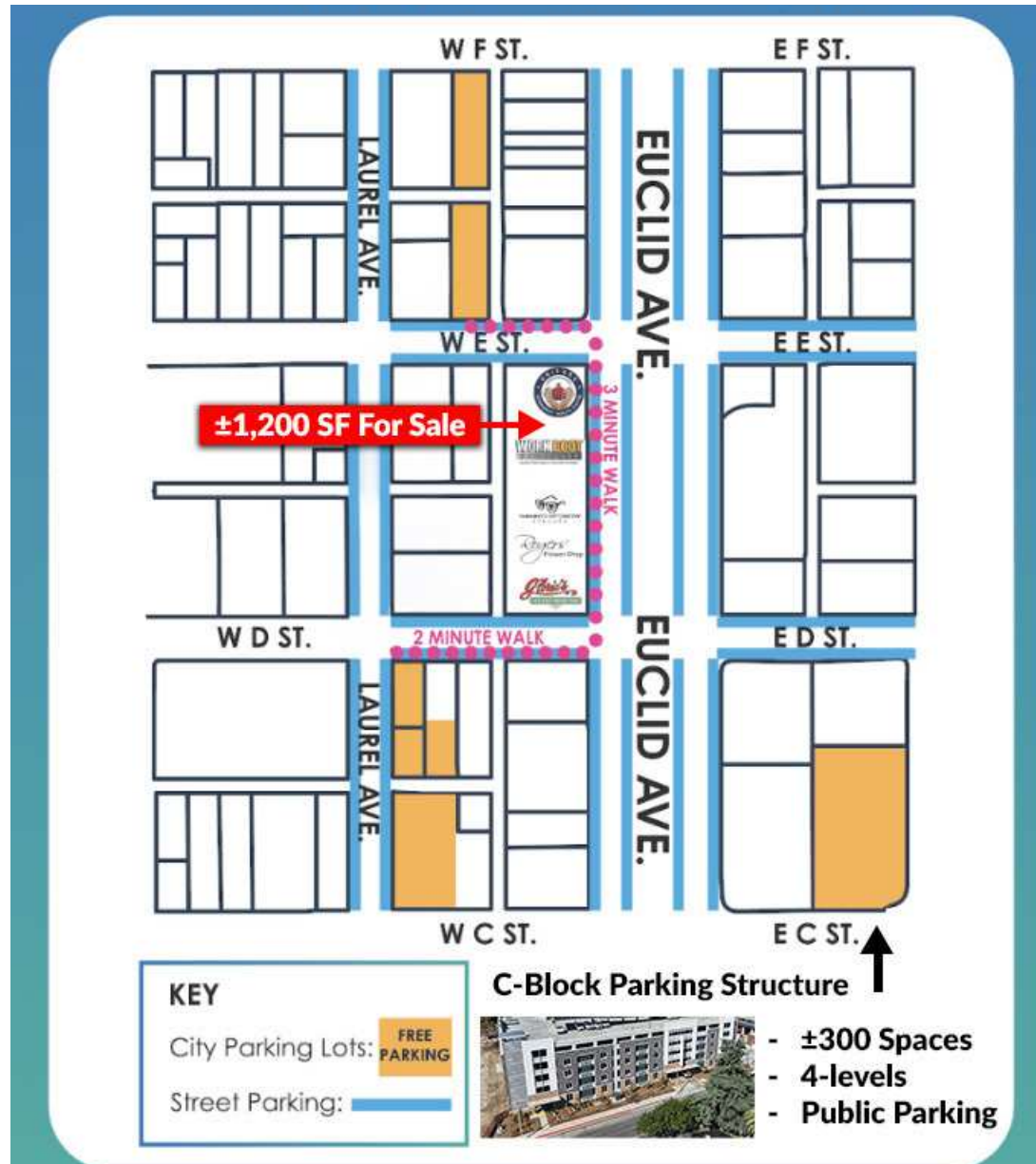


Mule Car Smokehouse (Texas-style BBQ and Tex-Mex restaurant located Downtown Ontario in the historic Bank of Italy building)

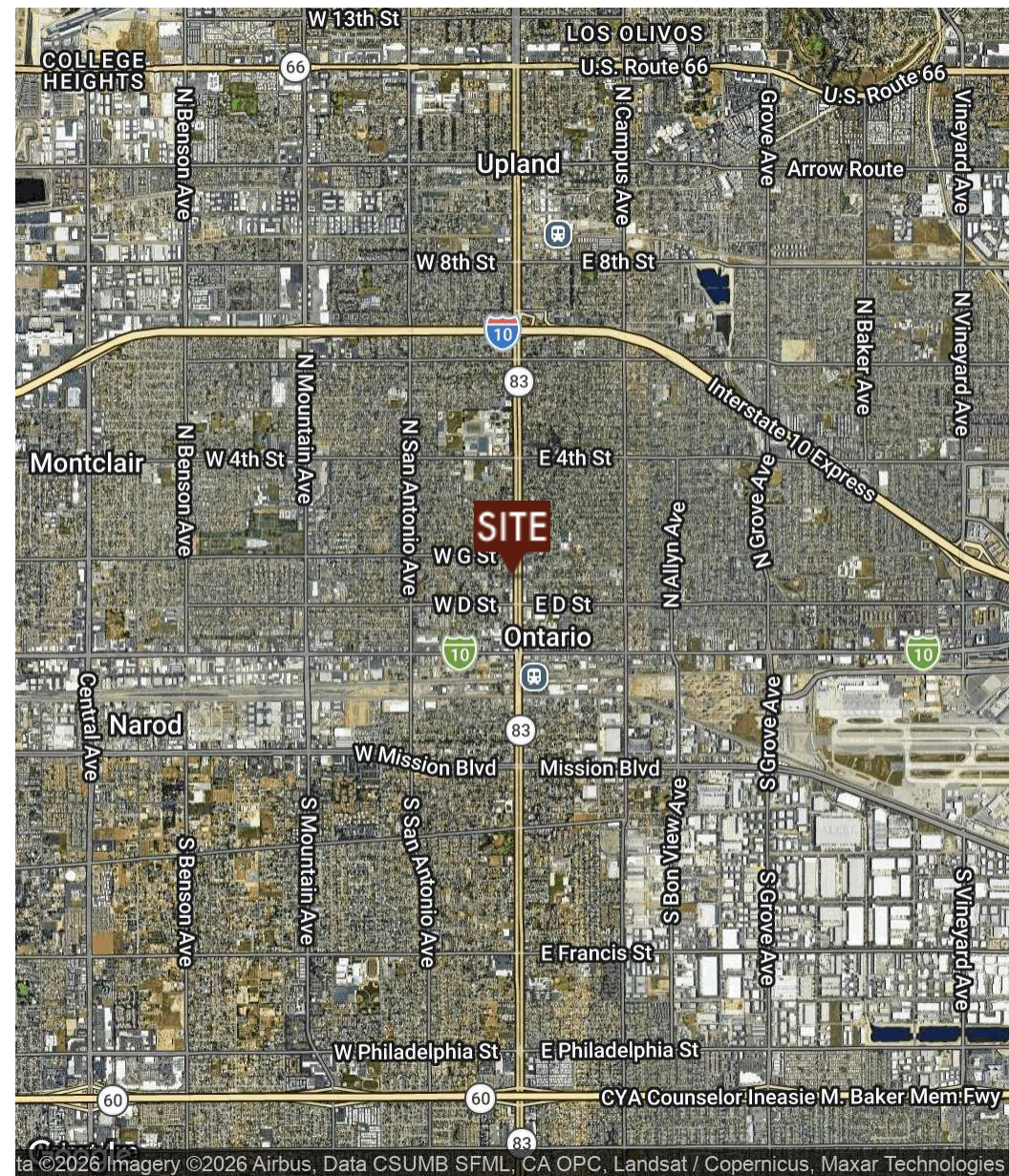
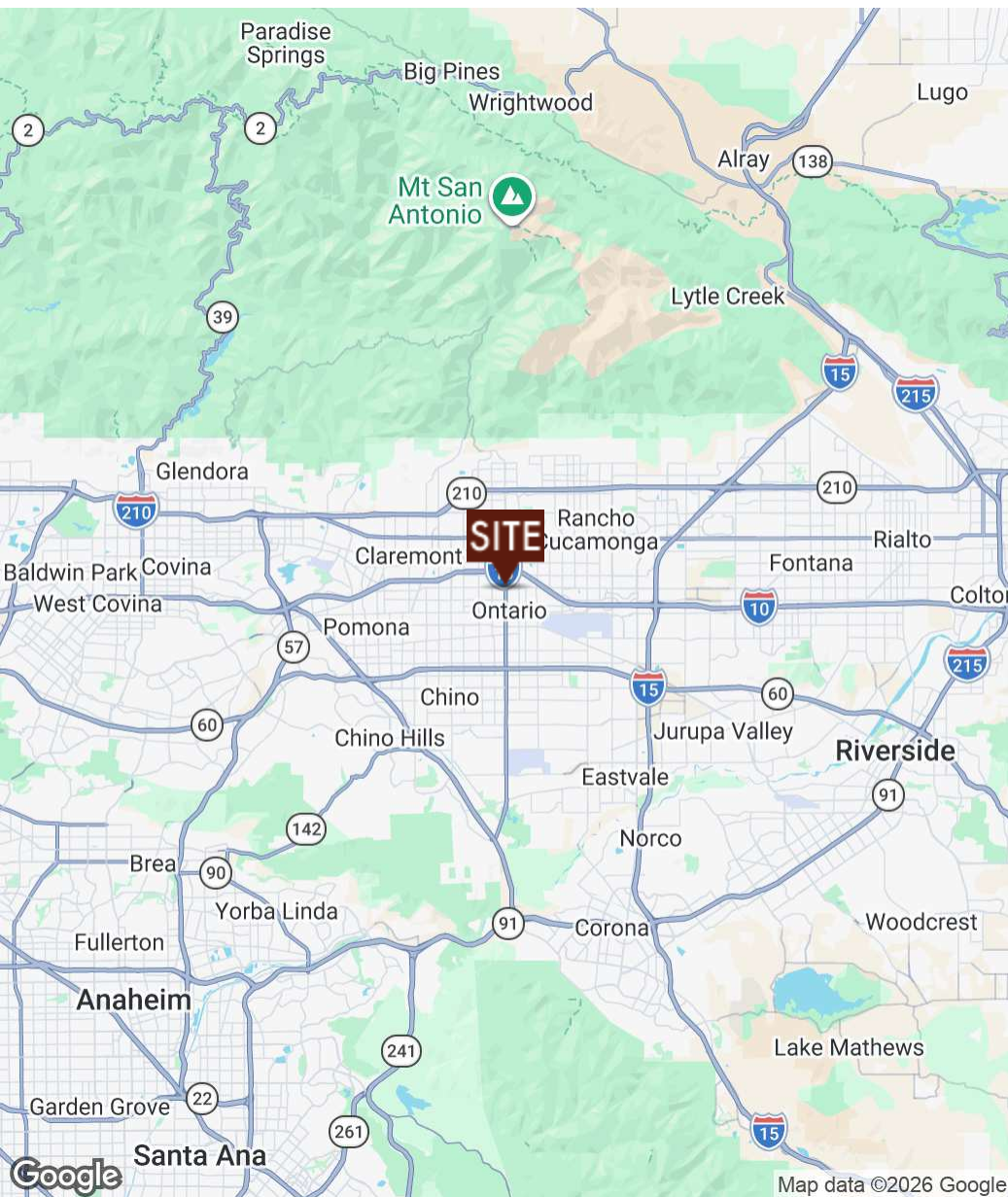


El Balcón Rooftop – (A rooftop dining destination featuring elevated tapas, craft cocktails, entertainment, and views overlooking Downtown Ontario's Town Square)

PARKING IN DOWNTOWN ONTARIO



LOCATION MAPS



RETAILER & TRAFFIC GENERATOR MAP



1 Proposed
±109 Housing Units
±6,250 SF Retail

2 New
Downtown Apartments
±150 Units
±4,500 SF Retail

3 Under Construction
Downtown Apartments
±69 Units

ONTARIO
INTERNATIONAL AIRPORT
±56,000 Annual Flights

New
Fire
Station

New
Parking Structure
±800 Spaces

Under
Construction
City Services
Center

Parking Structure
±300 Spaces

University La Verne
College of Law

Ovitt Family
Library

Ontario
Town Square

 Top 7% Nationwide
(Placer.ai)

E E Street

Downtown
Ontario
±1,200 SF For Sale

Gloria's
COCINA MEXICANA

E D Street

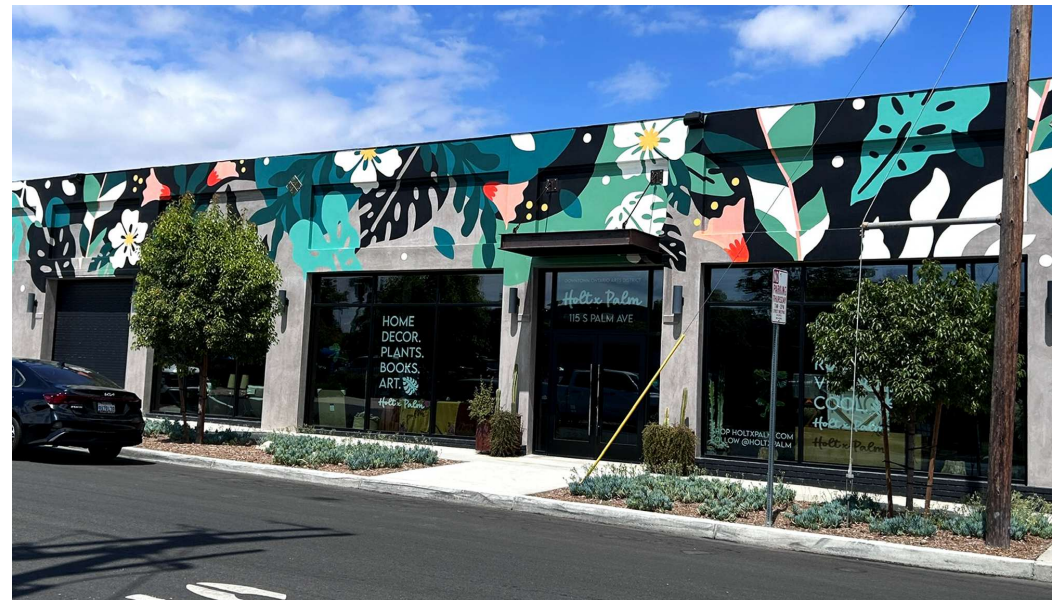
ADDITIONAL DOWNTOWN ONTARIO PHOTOS



UPCOMING CULTURAL HUB & ARTS DISTRICT



The area is becoming an up-and-coming cultural hub and arts district, supported by ongoing revitalization and community investment. Signature events include the Annual Cruisin' Reunion Car Show, summer concerts, holiday celebrations, and Fourth of July parades, bringing visitors and year-round activity to the downtown area.



RESTAURANT EQUIPMENT LOAN PROGRAM

DOWNTOWN ONTARIO RESTAURANT EQUIPMENT LOAN PROGRAM

QUALIFIED APPLICANTS MAY
RECEIVE A
REBATE OF **\$20,000**

The City of Ontario offers forgivable loans of up to \$10,000 per qualifying business for equipment to independent restaurants, breweries, wineries, and bars in Downtown Ontario.

Businesses must remain at the qualifying location for five years to have the loan forgiven and marked as paid in full. The loan balance may be reduced by 20% for each year the business remains in operation at the location. Businesses leaving before five years must repay the remaining balance.

QUALIFIED EQUIPMENT

- Beer keg shelves, cookers, crowler machines, deep fryers, dishwashers, and draft equipment.
- Freezers, grills, ovens, ranges, and reach-in coolers.
- Refrigerators, sinks, steam tables, and wine refrigeration units.
- Food display case and other kitchen appliances.

ELIGIBILITY CRITERIA

- Businesses within Downtown Ontario's designated area.
- Valid business license & permits for equipment installation.
- Must operate within restaurant, brewery, or distillery definitions.
- 5-year lease or longer agreement.
- Business size under 10,000 square feet.

APPLICATION PROCESS

1. Complete the application with:
 - 5+ Year Lease Agreement
 - Equipment & Installation Plan
 - Proof of Purchase (Receipts)
2. Staff Reviews Eligibility
3. Business Enters Loan Agreement
4. Funds Disbursed Upon Approval

Funding is subject to availability, approval of application, and confirmation of receipts detailing purchases, including inspection and verification of installation of equipment by City Staff.

PROGRAM ADMINISTRATOR

Karla Tavera
Administrative Officer
City of Ontario Economic Development Agency
KTavera@OntarioCA.gov | (909) 395-2005

FACADE IMPROVEMENT PROGRAM

DOWNTOWN ONTARIO FACADE IMPROVEMENT PROGRAM

50/50 MATCHING GRANT
RECEIVE UP TO **\$25,000**

The City of Ontario's Downtown Façade Improvement Program provides 50/50 matching grants of up to \$25,000 to help revitalize commercial properties in Downtown Ontario. The program aims to enhance visual appeal, attract customers, and preserve the area's historic character.

QUALIFIED IMPROVEMENTS

- Materials for Improvement: Signage, awnings, exterior lighting, anti-graffiti window treatments.
- Labor for Improvement: Painting, refinishing, new doors, decorative features, and new windows.

ELIGIBILITY CRITERIA

- Properties must be within district boundaries (see map).
- Applicants may be property owners or business tenants (with property owner consent).
- One application per façade is allowed.

APPLICATION PROCESS

1. Submit a complete online application at OntarioThinksBusiness.com/FacadeImprovement with:
 - Proof of Property Owner Consent
 - Description of Proposed Improvements
2. Staff Application Review & Agreement Execution
3. Approved Applicants Receive Notice to Proceed Before Starting Work
4. Reimbursement Provided After Project Completion with Requested Receipts, Lien Waivers, & Documentation

Funding is subject to availability, approval of application, and confirmation of receipts, waivers, and documentation, including inspection and verification of facade improvements by City Staff.

PROGRAM ADMINISTRATOR

Karla Tavera
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TRADE AREA INFORMATION

ONTARIO, CA

Downtown Ontario is strategically located in the heart of one of Southern California's fastest-growing cities and serves as a key economic and cultural hub for the Inland Empire. Positioned near Interstate 10, Interstate 15, State Route 60, and Ontario International Airport, Downtown Ontario offers exceptional regional connectivity and access to a growing workforce, businesses, and consumers. The city continues to experience significant investment across residential, commercial, industrial, and entertainment sectors, strengthening Ontario's position as a premier destination in the region.

The city continues to experience significant residential growth, led by the master-planned Ontario Ranch community and other new housing developments that are adding thousands of homes and expanding the local consumer base. New retail centers, restaurants, grocery stores, and service businesses continue to open throughout the city to support this growth.

Ontario continues to invest in quality-of-life amenities, including the planned 340-acre Ontario Grand Park and the recently opened Ontario Sports Empire, a 200-acre regional sports and entertainment destination that attracts professional baseball, youth sports tournaments, and visitors from throughout Southern California.

The City of Ontario is also actively revitalizing its historic downtown through public and private investment focused on enhancing walkability, preserving its historic character, and attracting new businesses. Streetscape improvements, public gathering spaces, adaptive reuse projects, museums, public art, restaurants, community events, and the restoration of the historic Granada Theatre are transforming Downtown Ontario into a vibrant destination for dining, entertainment, commerce, and culture. In addition to its residential and commercial growth, Ontario remains one of Southern California's premier logistics and employment centers. The city benefits from millions of square feet of industrial development, proximity to Ontario International Airport, and continued expansion of distribution and business park facilities, supporting long-term economic growth and a strong daytime workforce.

±191,500

City Population

\$116,390

Average Household
Income

±69,000

New Residential Units
Coming to Ontario

DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2026 Total Population	29,001	193,984	427,567
2026 Median Age	32.9	33.6	35.0
2026 Total Households	8,853	59,506	133,816
2026 Average Household Size	3.3	3.2	3.1
<u>INCOME</u>			
2026 Average Household Income	\$101,230	\$108,315	\$122,596
2026 Median Household Income	\$79,208	\$89,531	\$99,588
2026 Per Capita Income	\$30,953	\$33,354	\$38,588
<u>BUSINESS SUMMARY</u>			
2026 Total Businesses	867	8,172	20,831
2026 Total Employees	9,363	71,567	185,579

