

FOR SALE



**EUCLID AVENUE
& EDISON AVENUE**
ONTARIO, CA 91762



PROPERTY HIGHLIGHTS

- Mixed Use Zoning: City of Ontario's Ontario Ranch Plan
- Adjacent to the NE Corner of Euclid Ave. & Edison Ave.
- 2.73 Acre Site: Rectangular in Size
- San Bernardino County APN: 1053-281-03
- Zoned: Mixed Use (High Density Residential, Office, Retail)
- High Growth Area
- Ontario Ranch Plan: 8,200 Acre Development
- Massive Redevelopment of Former Dairy/ Agriculture Areas
- Contained within the Euclid Mixed-Use Property (84 Acres) Mix of Residential, Office, Retail and Business Park Developments
- Ontario Ranch Development Anticipates 50,000 New Homes (±200K New Residents) within the Next 20 Years

AERIAL & SITE PICTURES



**EUCLID AVENUE
& EDISON AVENUE**
ONTARIO, CA 91762



BRAD GILMER | Principal | 714.564.7164 | DRE#: 01189285 | bgilmer@lee-associates.com

HERRICK JOHNSON | Senior Vice President | 951.276.3632 | DRE#: 01013436 | hjohnson@lee-associates.com

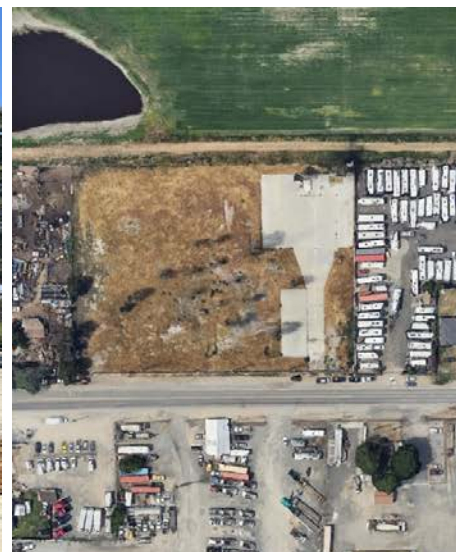
CAMERON HARRIS | Associate | 951.276.3640 | DRE#: 02191075 | charris@lee-associates.com

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507, Corporate DRE#: 01048055

AERIAL & SITE PICTURES



**EUCLID AVENUE
& EDISON AVENUE**
ONTARIO, CA 91762



BRAD GILMER | Principal | 714.564.7164 | DRE#: 01189285 | bgilmer@lee-associates.com

HERRICK JOHNSON | Senior Vice President | 951.276.3632 | DRE#: 01013436 | hjohnson@lee-associates.com

CAMERON HARRIS | Associate | 951.276.3640 | DRE#: 02191075 | charris@lee-associates.com

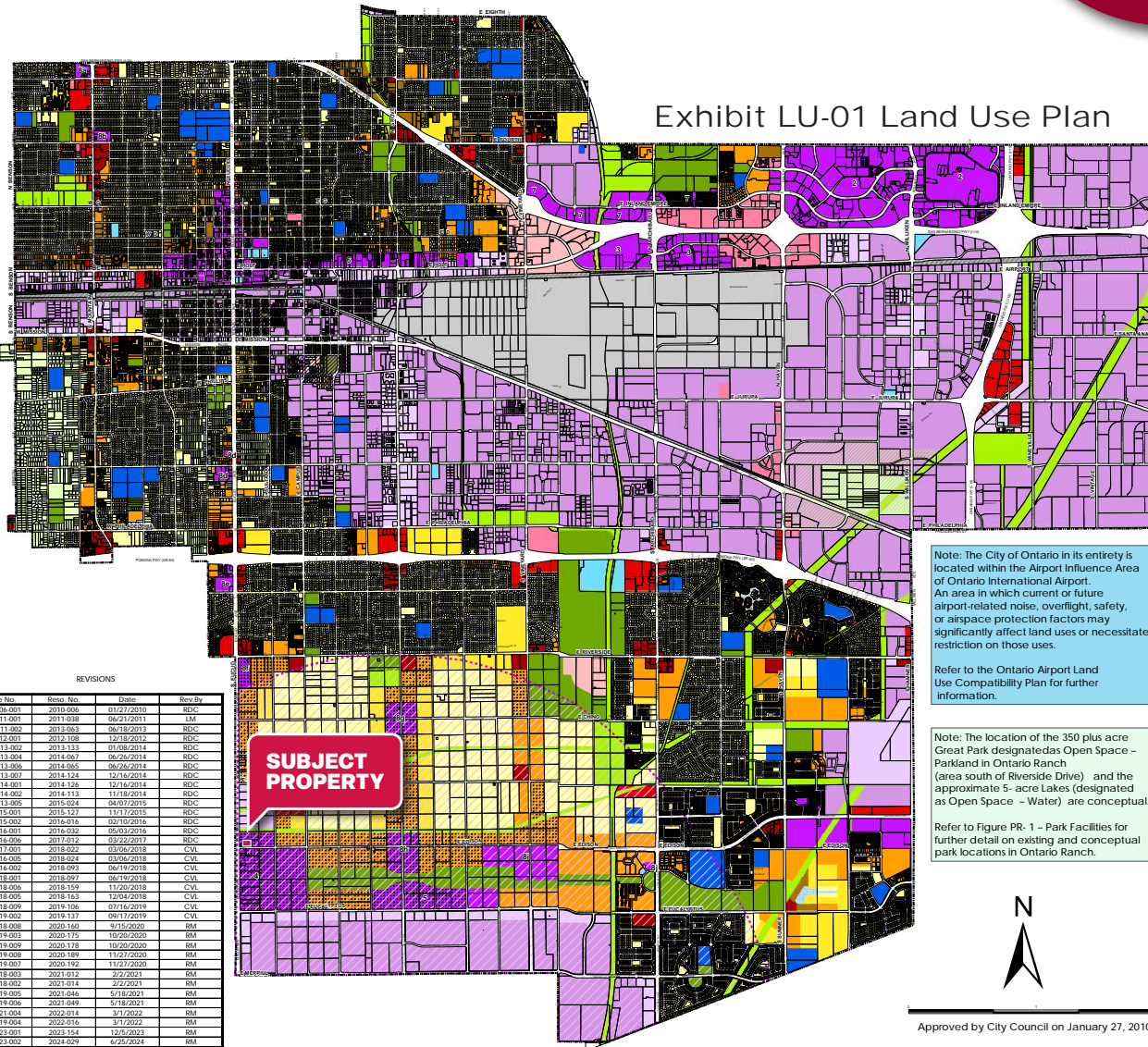
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507, Corporate DRE#: 01048055

ZONING MAP



**EUCLID AVENUE
& EDISON AVENUE**
ONTARIO, CA 91762

Exhibit LU-01 Land Use Plan



LEGEND

Residential

- Rural (0 - 2 du/ac)
- Low Density (2.1 - 5 du / ac)
- Low-Medium Density (5.1 - 11 du / ac)
- Medium Density (11.1 - 25 du / ac)
- High Density (25.1 - 45 du / ac)

Mixed Use

- Mixed Use

Districts

- Downtown
- Airport Metro/Entertainment
- Guastl
- South Euclid
- South Employment

Neighborhood Centers

- Mountain and 6th
- Mountain and 4th
- Euclid and Francis
- Euclid and Walnut
- Euclid and Riverside
- Grove and China
- Grove and Edison
- Vineyard and Edison
- Parkside

Corridors

- East Holt Blvd
- Inland Empire Blvd

Retail/Service

- Neighborhood Commercial (0.4 FAR)
- General Commercial (0.4 FAR)
- Office Commercial (0.75 FAR)
- Hospitality (1.0 FAR)

Employment

- Business Park (0.6 FAR)
- Industrial (0.55 FAR)

Other

- Open Space - Non-Recreation
- Open Space - Parkland
- Open Space - Water
- Public Facility
- Public School
- Airport
- Rail
- Landfill

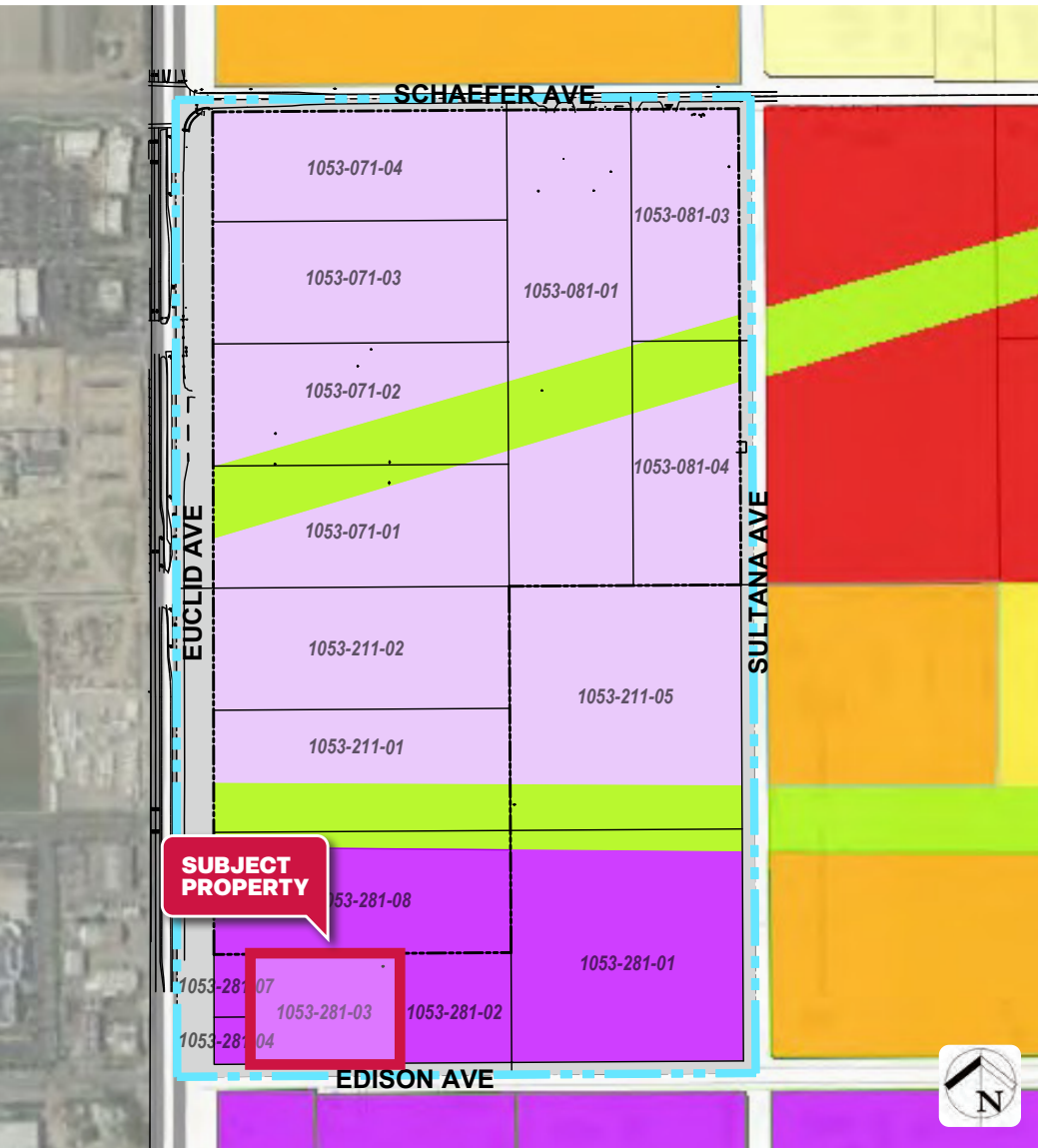
Overlays

- Business Park
- Industrial
- Landfill Impact Area
- AH - Affordable Housing
- Chino AIA - Chino Airport Influence Area





**EUCLID AVENUE
& EDISON AVENUE**
ONTARIO, CA 91762



EXISTING CONDITIONS

- SPECIFIC PLAN BOUNDARY
- 000-00-00 EXISTING ASSESSOR PARCEL NUMBER (APN)
- LOW DENSITY RESIDENTIAL (LDR)
- LOW MEDIUM DENSITY RESIDENTIAL (LMDR)
- MEDIUM DENSITY RESIDENTIAL (MDR)
- COMMERCIAL
- BUSINESS PARK
- MIXED-USE
- OPEN SPACE-NON RESIDENTIAL (OS-NR)

PARCEL MAP & DEMOGRAPHICS



**EUCLID AVENUE
& EDISON AVENUE**
ONTARIO, CA 91762

PARCEL INFO

San Bernardino County

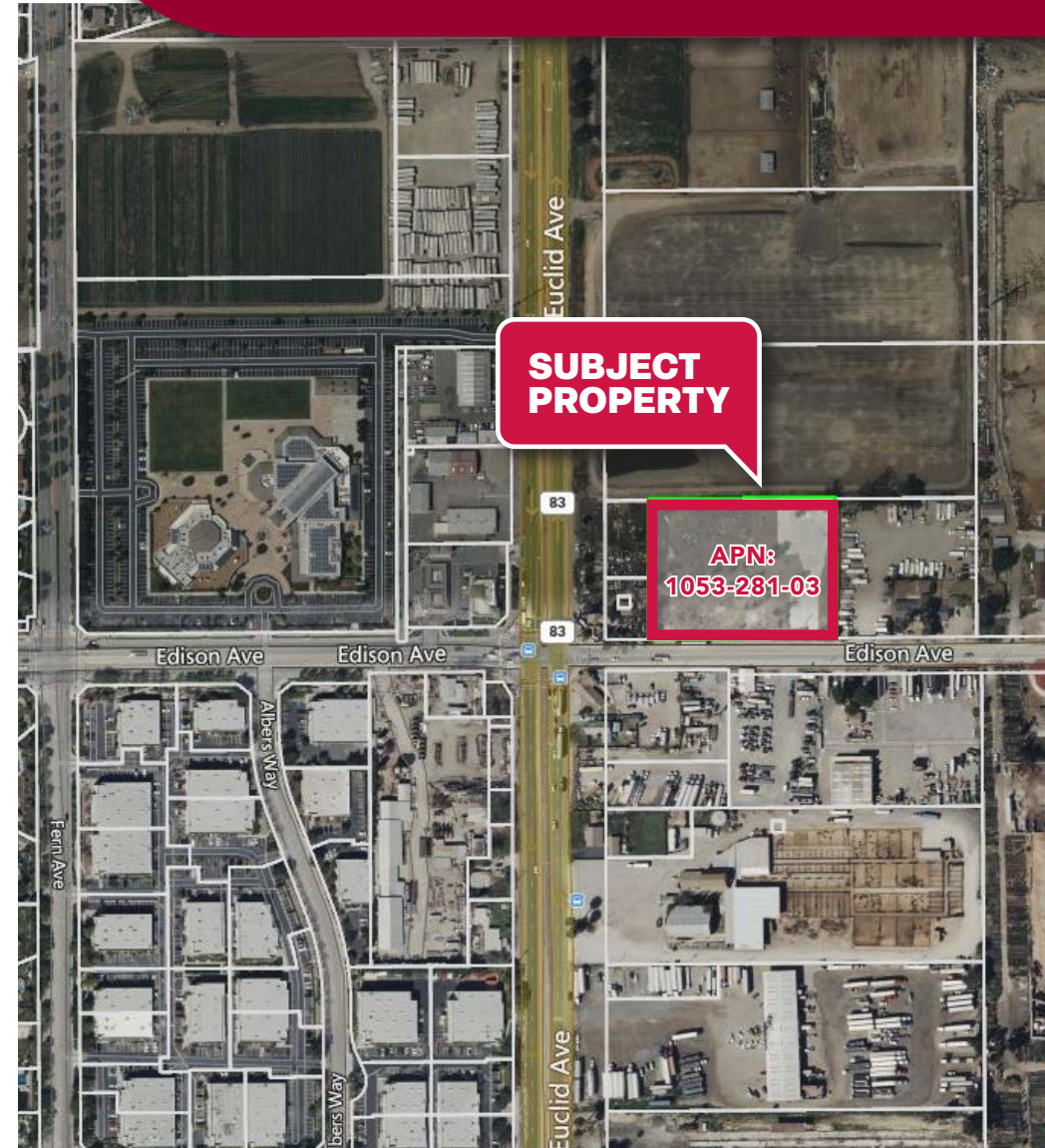
APN: 1053-281-03

Lot Size: 2.73 Acres

Zoning: Mixed Use

DEMOGRAPHICS

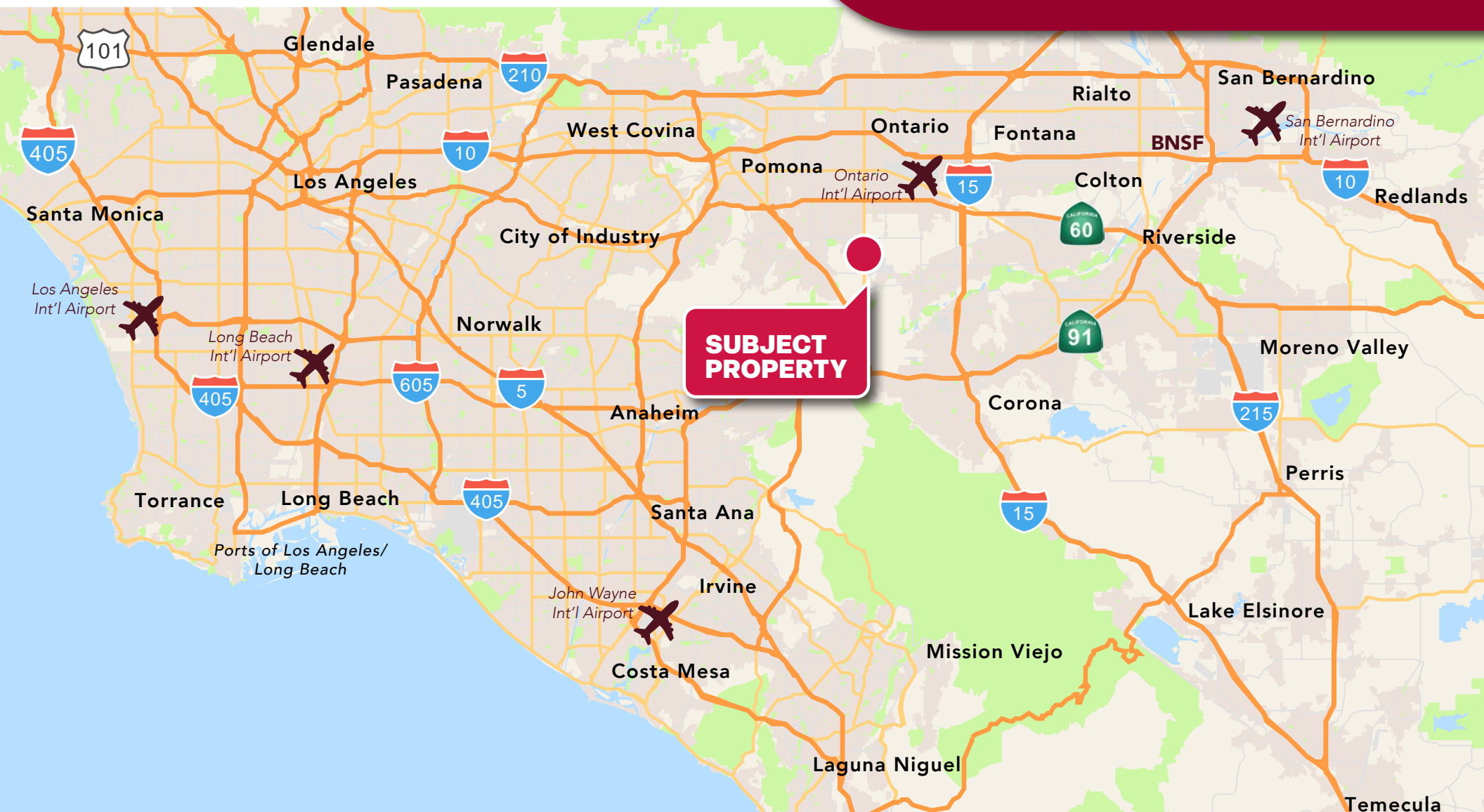
	1 Mile	3 Miles	5 Miles
2025 Population:	9,841	89,543	291,249
2020 Population:	10,151	90,907	292,802
2030 Pop. Projection:	9,602	89,381	291,249
Annual Growth (2020-2025)	0.1%	0.5%	0.9%
Avg Household Income	\$170,304	\$129,066	\$138,146
Median Household Income	\$150,284	\$109,942	\$114,610
Total Specified Consumer Spending	\$424 M	\$3 B	\$10 B



REGIONAL MAP



**EUCLID AVENUE
& EDISON AVENUE**
ONTARIO, CA 91762



BRAD GILMER | Principal | 714.564.7164 | DRE#: 01189285 | bgilmer@lee-associates.com

HERRICK JOHNSON | Senior Vice President | 951.276.3632 | DRE#: 01013436 | hjohnson@lee-associates.com

CAMERON HARRIS | Associate | 951.276.3640 | DRE#: 02191075 | charris@lee-associates.com

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507, Corporate DRE#: 01048055



**EUCLID AVENUE
& EDISON AVENUE**
ONTARIO, CA 91762



BRAD GILMER | Principal | 714.564.7164 | DRE#: 01189285 | bgilmer@lee-associates.com

HERRICK JOHNSON | Senior Vice President | 951.276.3632 | DRE#: 01013436 | hjohnson@lee-associates.com

CAMERON HARRIS | Associate | 951.276.3640 | DRE#: 02191075 | charris@lee-associates.com

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507, Corporate DRE#: 01048055