

1235-1237 W. HOLT BLVD.

ONTARIO, CA

±6,540 SF MULTI-TENANT RETAIL/INDUSTRIAL PROPERTY



FOR SALE

**AVISON
YOUNG**

CODY LERNER, SIOR

Principal

+1 951 267 2752

License No. 01994966

cody.lerner@avisonyoung.com

PATRICK BARNES, SIOR

Principal

+1 213 618 3826

License No. 01333182

patrick.barnes@avisonyoung.com

PAUL CLARK

Vice President

+1 213 618 3827

License No. 01949697

paul.clark@avisonyoung.com

KAMERON GRAYLEE

Associate

+1 951 267 2757

License No. 02151132

kameron.graylee@avisonyoung.com

THE OFFERING

Positioned along the highly visible W. Holt Boulevard commercial corridor, this property offers an exceptional opportunity for an owner-user or investor seeking a versatile asset in the heart of Ontario, California. Its location within the dynamic Inland Empire market provides strong daytime traffic, convenient access to major transit routes, and a dense surrounding population, all contributing to consistent demand and long-term growth potential.

Situated on approximately 0.58 acres, the property features a 6,540 SF single-story commercial building, divisible into three separately metered units, along with an approximately 2,250 SF covered work area. This combination of building layout and land size allows for flexible use, including repositioning, a multi-tenant configuration, or future redevelopment, and aligns with the area's ongoing commercial expansion. With substantial frontage along W. Holt Boulevard, the property also benefits from excellent visibility to both local and regional traffic.

Just minutes from Ontario International Airport and major regional transportation arteries, the property offers strong connectivity - capturing both commuter flow and local consumer activity and enhancing its overall accessibility and appeal.



ASKING PRICE: \$2,000,000

PROPERTY FEATURES



1011-121-13
PARCEL NO.



±6,540 SF
TOTAL BUILDING AREA
±2,250 SF
REAR COVERED WORK AREA
±0.58 AC / ±25,080 SF
LOT AREA



Fenced and Secured
REAR YARD AREA



3 Divisible Units
SEPARATELY METERED WITH
DEDICATED STOREFRONT
ENTRANCES FRONTING HOLT
BOULEVARD



3
ROLL-UP DOORS



IP - Industrial Park
ZONING



Holt Boulevard features a mix of diverse businesses, retail, and redevelopment opportunities.

N MOUNTAIN AVENUE

1235-1237 W. HOLT BLVD.

W BROOKS STREET

W HOLT BOULEVARD (30,000+ VPD)



 **PROPERTY PHOTOS**





PARCEL NO. 1011-121-13



W HOLT BOULEVARD

W BROOKS STREET

1235-1237 W. HOLT BLVD.



Recon Wheel & Bumper



ABOUT ONTARIO

1235-1237 W. Holt Blvd. is located in the Airport submarket of Ontario.



Robust post-pandemic job growth and ongoing population gains have supported more demand for smaller from tenants of industrial and retail in the Airport Area, Over the long term, housing and industrial development are expected to sustain demand from local retailers and industrial users.

Availability has risen from a cyclical low of 3.5% in 2023 to 5.1% as of 2026Q1. Leasing has been somewhat subdued as recent developments reached completion, but market conditions are expected to remain tight given limited supply risk and forecast growth in the Inland Empire.

Market rent growth has moderated as availability has increased. Trailing-year rent growth measures 1.4%, down from a record 6% in 2022. Despite higher interest rates and tighter lending conditions, investors continue to favor the Airport Area's proximity to above-average-income households and employment centers in Ontario, Rancho Cucamonga, and Fontana.



EXPLORING THE HOLT CORRIDOR

The Holt Boulevard Corridor is one of Ontario's most significant and historic commercial thoroughfares - an east-west spine that originally connected Los Angeles to Palm Springs before the I-10 freeway was built. Today, Holt Boulevard is undergoing an extensive revitalization that will draw significant economic activity to the area as it serves as a major economic engine, mobility hub, and redevelopment focus for the City of Ontario.



30,000+

CARS PER DAY

Average Daily Traffic Volume



\$82K

MEDIAN HOUSEHOLD INCOME



\$6.8B

CONSUMER SPENDING



924K

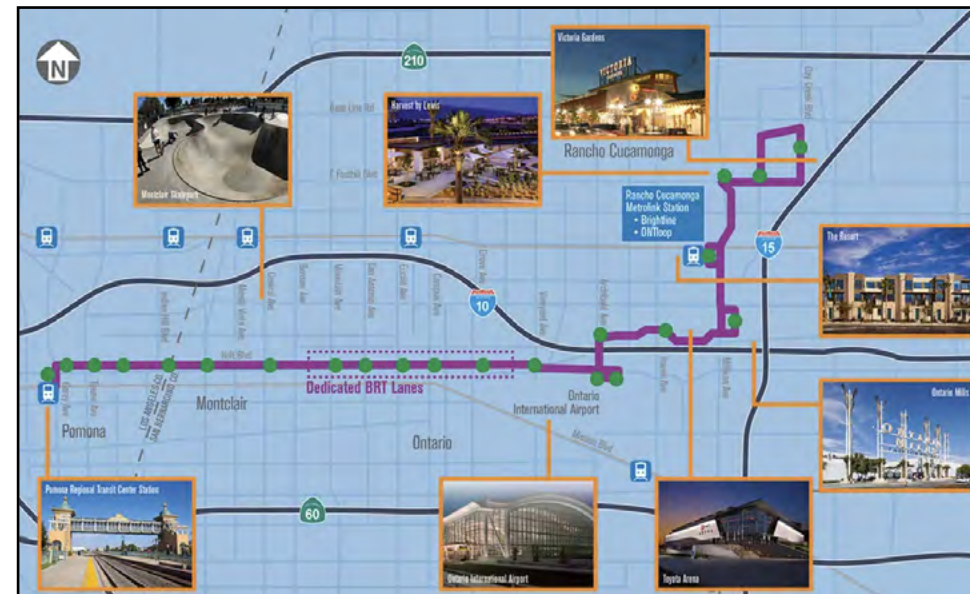
EMPLOYEE+RESIDENT
POPULATION

WEST VALLEY CONNECTOR ROUTE

The City of Ontario is delivering transformative investment into the Holt Corridor, solidifying it as a future-forward commercial and residential hub. This \$280M infrastructure upgrade is designed to spur walkable, transit-oriented development and increase mobility and investment throughout the corridor.

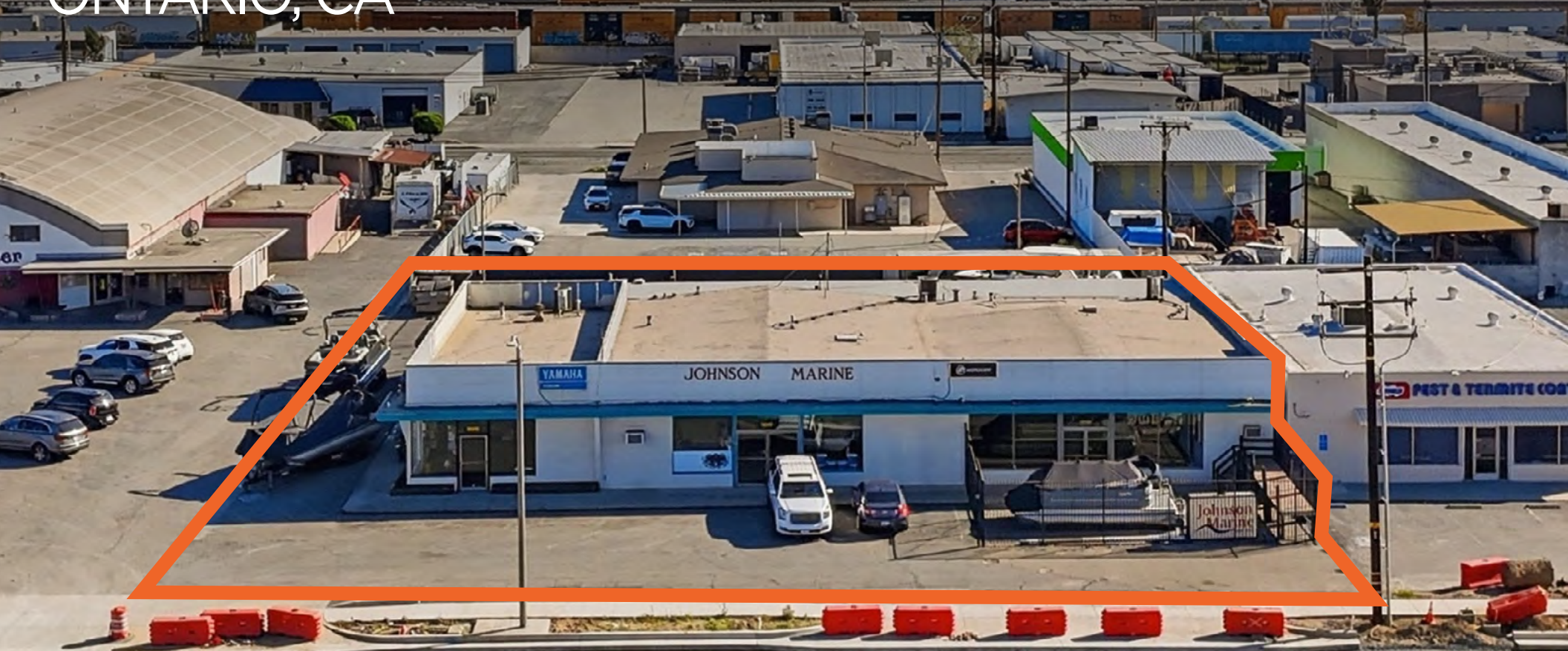
PROJECT HIGHLIGHTS:

- 3.5 miles of new center-running, dedicated bus-only lanes along Holt Boulevard.
- 19 miles of fully zero-emission transit service connecting Pomona/Montclair/Ontario/Rancho Cucamonga.
- New stations providing improved access to ONT Airport & Metrolink.
- Anticipated completion in 2026.



Source: [City of Ontario Economic Development](#)

1235-1237 W HOLT BLVD. ONTARIO, CA



FOR MORE INFORMATION:

**AVISON
YOUNG**

CODY LERNER, SIOR

Principal

+1 951 267 2752

License No. 01994966

cody.lerner@avisonyoung.com

PATRICK BARNES, SIOR

Principal

+1 213 618 3826

License No. 01333182

patrick.barnes@avisonyoung.com

PAUL CLARK

Vice President

+1 213 618 3827

License No. 01949697

paul.clark@avisonyoung.com

KAMERON GRAYLEE

Associate

+1 951 267 2757

License No. 02151132

kameron.graylee@avisonyoung.com