

INDUSTRIAL PARK ENVIRONMENT

FOR LEASE

620 MAGNOLIA AVE
BUILDING E

ONTARIO | CA



12,800 SF INDUSTRIAL

[VIRTUAL TOUR](#)

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 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

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12,800 SF INDUSTRIAL

AERIAL

PROJECT HIGHLIGHTS



12,800 SF
Available



Fully Sprinklered
Building



2,000 SF
Office Space



Fenced
Yard



Industrial Park
Environment



2 (Two)
GL Doors



Security Gate
Access



400 Amps
120/208V (Verify)



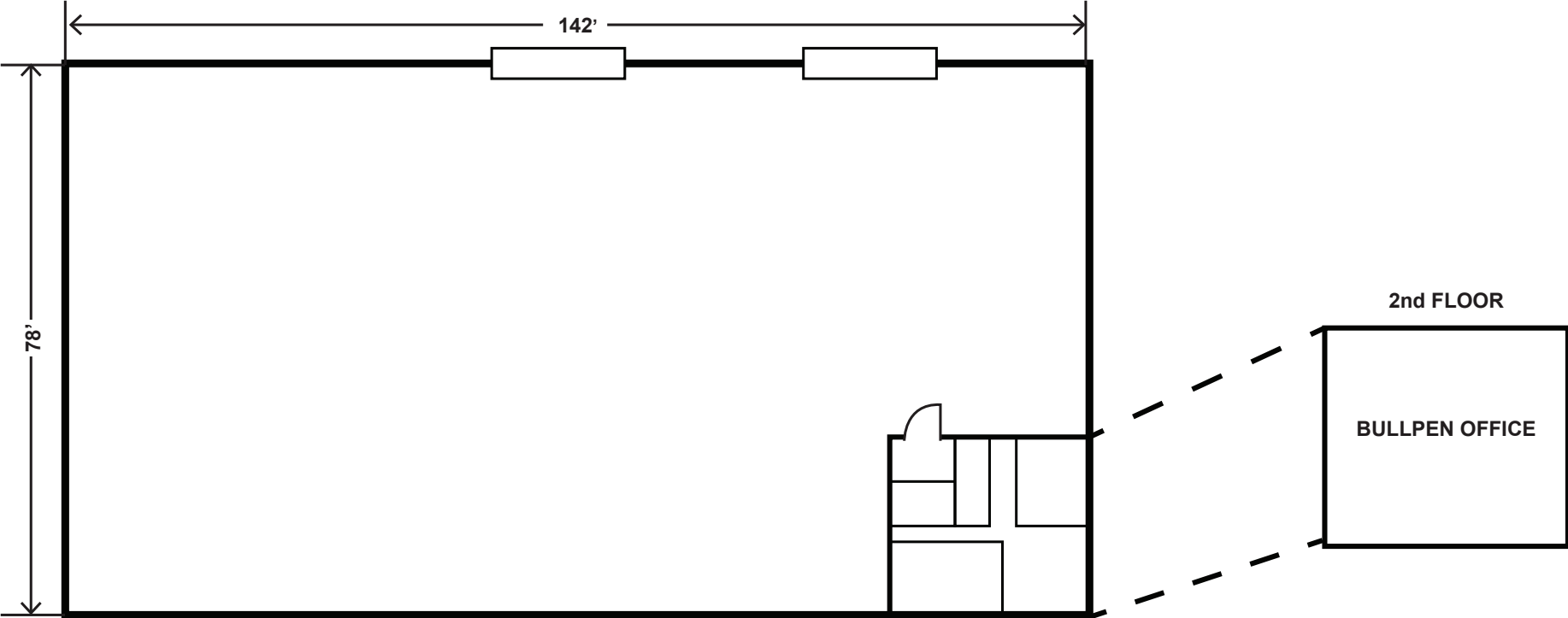
Newer
Construction



PHOTOS



FLOOR PLAN



*NOT TO SCALE

ABOUT

ONTARIO



TOP 10 LARGEST EMPLOYERS

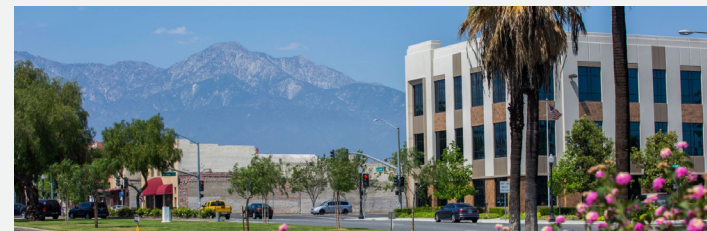
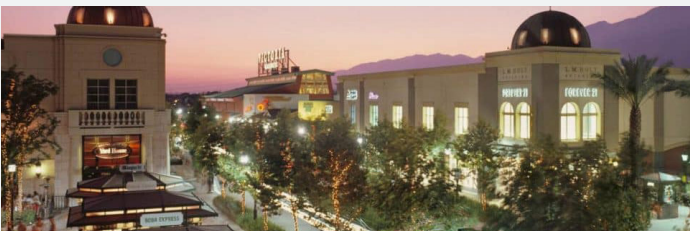
1	Prime Healthcare	50,000
2	Porshe Cars North America, Inc.	24,481
3	Gold Star Foods	3,500
4	Chariot Travelware	3,014
5	DPI Specialty Foods	3,000
6	Barbeues Galore	3,000
7	Hub Distributing Inc	2,000
8	Specialty Brands Inc	1,900
9	YuneeC	1,800
10	Citizens Bank	1,052

The City of Ontario, California, acts as as “The Gateway to Southern California” – and for good reason. Ontario is located just thirty five miles east of downtown Los Angeles and is close enough to drive to everything the Los Angeles area has to offer – including the coast, mountains, desert and major cultural and tourist attractions that Southern California is famous for.

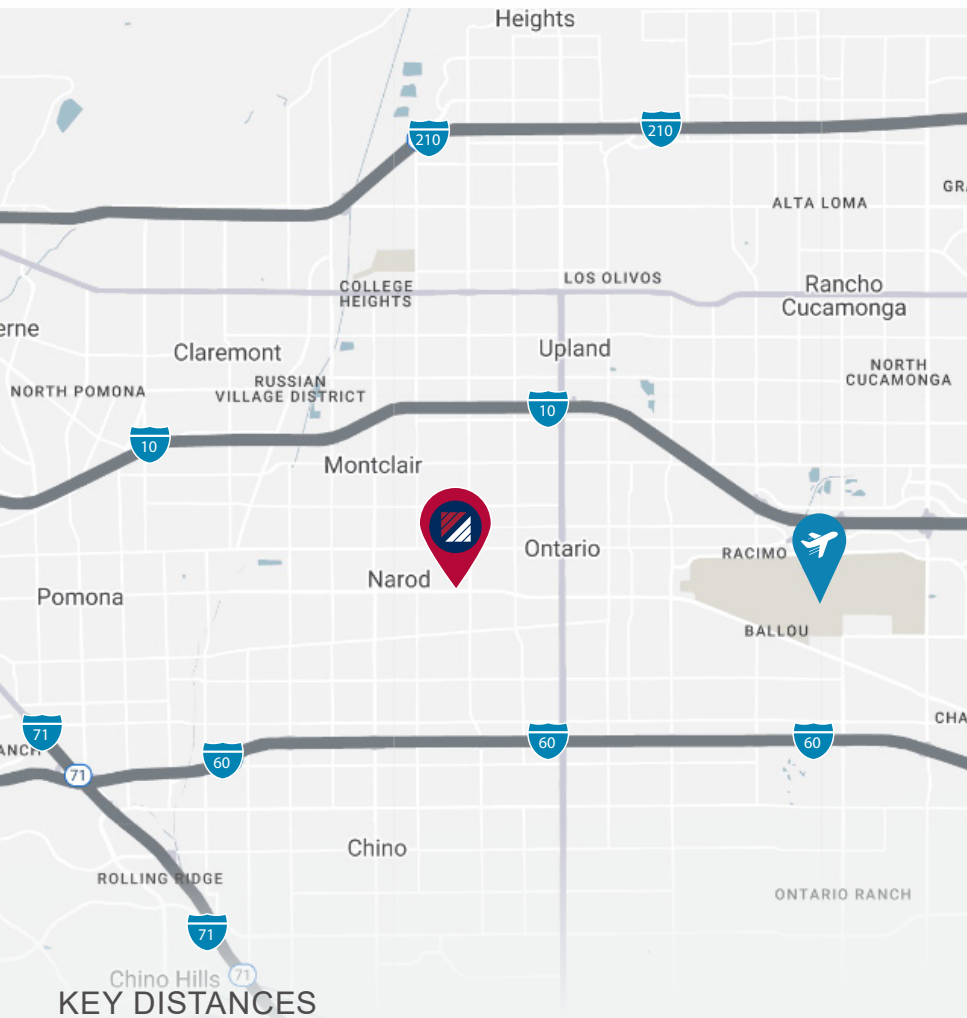
Its central location to Southern California offers ease of access to Disneyland, Disney’s California Adventure and Knott’s Berry Farm. Within a thirty five mile radius from Ontario is Dodger Stadium, Angel Stadium of Anaheim, Honda Center and Staples Center. Hollywood and Griffith Park are about forty minutes away, and the City of Ontario is only about fifty miles from the famous beach communities of Venice, Santa Monica, and Manhattan Beach.

Ontario is one of the major cities in California’s Inland Empire, a region of sun-kissed valleys and rolling hills that was once home to vineyards, citrus groves and grazing pastures. Today, the Inland Empire is home to more than 4 million people and is a hub of industry and transportation. Ontario is surrounded by the cities of Rancho Cucamonga, Corona, Riverside and many others.

Sources: <https://www.ontariothinksbusiness.com/our-region>



LOCATION MAP & DEMOGRAPHICS



- KEY DISTANCES**
- CA-60
2.0 miles
 - Ontario Int'l Airport
5.0 miles
 - CA-10
3.3 miles
 - John Wayne Airport
37.7 miles

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
S Oaks Ave	W Mission Blvd S	729	2022	0.13 mi
W Mission Blvd	S Mountain Ave E	22,254	2022	0.21 mi
S Mountain Ave	S Mountain Access (E) Rd S	32,401	2022	0.25 mi
S Oaks Ave	W Ralston St S	1,890	2022	0.31 mi
W Mission Blvd	S Palmetto Ave E	21,177	2022	0.33 mi
W Mission Blvd	S Benson Ave W	21,199	2022	0.34 mi
S Magnolia Ave	W Ralston St S	859	2022	0.34 mi
W State St	S Oaks Ave E	4,547	2022	0.36 mi
S Palmetto Ave	W Mission Blvd S	1,684	2022	0.37 mi
S Benson Ave	W Mission Blvd S	1,070	2022	0.39 mi

DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
2010 Population	202,346	437,859	962,825
2023 Population	210,293	460,214	1,031,459
2028 Population Projection	211,211	461,496	1,035,568
2010 Households	56,091	122,527	286,187
2023 Households	58,886	129,895	306,877
2028 Household Projection	59,237	130,422	308,023
Avg Household Income	\$86,541	\$92,842	\$110,636
Median Household Income	\$69,396	\$73,674	\$90,109

DRAYAGE MAP

