

Quality Inn

ONTARIO AIRPORT · CONVENTION CENTER

514 N Vineyard Avenue · Ontario, California 91764

124 KEYS

±3.0 ACRES

58,818 SF GBA

1981 BUILT

EXCLUSIVELY LISTED BY

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Target

Planet Fitness

Golden Corral

Domino's

RAMADA
BY WYNDHAM



VINEYARD AVE | ±25,980 VPD

INTERSTATE 10 | ±101,548 VPD



Investment Summary

BRC Advisors is pleased to present the fee-simple sale of the Quality Inn Ontario Airport Convention Center, a 124-room, three-story select-service hotel on ± 3.0 acres in one of the Inland Empire's most established lodging corridors. Offered at \$13,800,000 — \$111,290 per key, the asset pairs a durable national flag with an irreplaceable location minutes from Ontario International Airport, the Ontario Convention Center, and Ontario Mills.

INVESTMENT HIGHLIGHTS

- 01 Airport-Adjacent Location**
Under two miles to Ontario International Airport (ONT), a record 7.1M-passenger gateway and major air-cargo hub.
- 02 Convention & Event Demand**
Minutes from the Ontario Convention Center and 11,000-seat Toyota Arena events district.
- 03 Freeway Visibility & Access**
Fronting the I-10 at the Vineyard Avenue interchange with direct on/off access.
- 04 Institutional Franchise**
Flagged Quality Inn by Choice Hotels — 124 keys with a national reservation platform.
- 05 Efficient, Amenitized Asset**
Rooftop solar, outdoor pool, and guest breakfast on a ± 3.0 -acre site with ample parking.



Pricing & Property Overview



OFFERING PRICE

\$13,800,000

Price / Key	\$111,290
Price / SF (GBA)	\$235
Price / Land SF	\$105.60
Sale Type	Fee Simple

Operating financials available to qualified buyers upon execution of a confidentiality agreement.

PROPERTY DETAILS

Address	514 N Vineyard Avenue
City / State / ZIP	Ontario, CA 91764
County	San Bernardino
Property Type	Select-Service Hotel
Franchise Flag	Quality Inn · Choice Hotels

Guest Rooms	124 Keys
Stories	3
Year Built	1981
Gross Building Area	58,818 SF
Site Area	±3.0 AC / 130,680 SF

Parking	Surface
Amenities	Pool · Breakfast · Solar
Ownership	Fee Simple
APN	0110-321-42
Zoning	CCS – Convention Center Support Commercial





Location Overview

DRIVE DISTANCES

Ontario Int'l Airport (ONT)	±2 mi
Ontario Convention Center	±2.5 mi
Ontario Mills	±3 mi
I-15 Interchange	±4 mi
Downtown Los Angeles	±38 mi

DEMOGRAPHICS	3-MILE	5-MILE
Population	135,337	363,793
Avg. Household Income	\$107,574	\$124,010
Households	43,990	119,294
Median Home Value	\$551,749	\$621,417
Bachelor Degree	15.8%	17.7%
Employees	129,929	298,404
Businesses	8,455	20,220



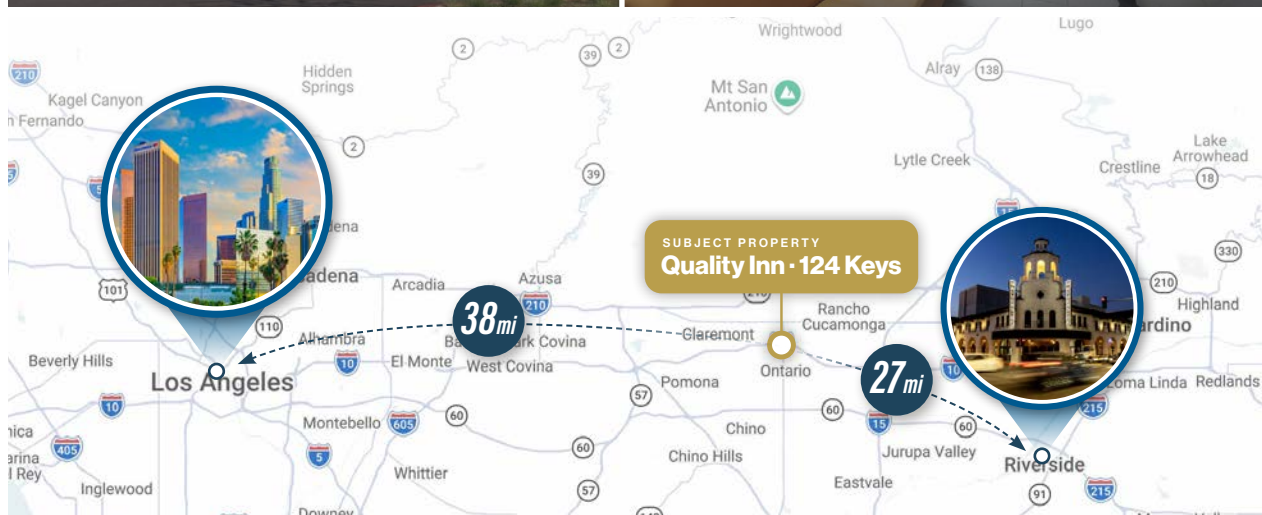
OFFERING MEMORANDUM

Ontario, CA

Thirty-five miles northeast of Los Angeles, Ontario is known as the “gateway to Southern California.” The city has its own international airport and is near L.A. attractions, Palm Springs, Disneyland and other theme parks, as well as the mountain resorts of Lake Arrowhead and Big Bear. While in Ontario, visitors can shop for antiques, find bargains at Ontario Mills shopping center, tour Graber Olive House, have fun at Scandia Amusement Park and visit the local Museum of History and Art.

The City of Ontario prides itself on maintaining a high level of service through fiscal responsibility and efficiency. The City is proud to have recently passed an operationally balanced budget for the next fiscal year that preserves funding for the services that residents enjoy.

Ontario residents enjoy services and facilities that few cities can rival. From first-rate fire and police departments, exemplary parks and recreational facilities, these services and many others are what make Ontario the centerpiece of one of the fastest-growing regions in the United States.



191,470	\$120,196	143,210
POPULATION	AVG. HH INCOME	EMPLOYEES

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FOR SALE

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