

7812 Chino Avenue



7812 Chino Avenue
Ontario, CA 91762



7812 Chino Avenue

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Exclusively Marketed by:



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CEO

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01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	7812 Chino Avenue Ontario CA 91762
COUNTY	San Bernardino
MARKET	Inland Empire
SUBMARKET	Ontario Airport
PRICE	\$9,000,000
PRICE PSF	\$45.91
LAND SF	196,020 SF
LAND ACRES	4.5
ZONING TYPE	Medium Density Residential Overlay
# OF PARCELS	1
APN	1052-191-02

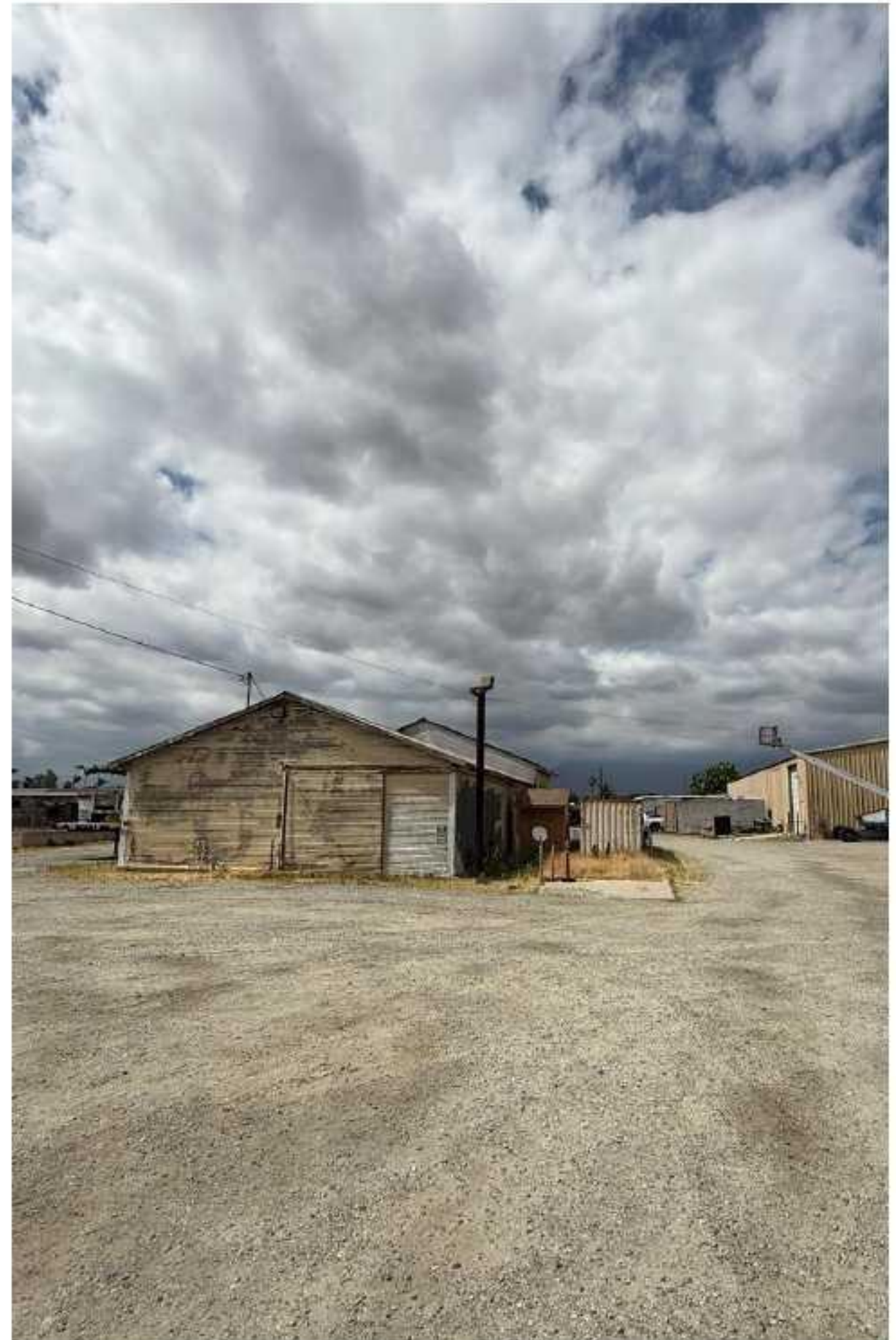
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	6,247	105,662	323,725
2025 Median HH Income	\$114,942	\$102,375	\$100,630
2025 Average HH Income	\$134,366	\$122,391	\$124,928

Investment Highlights

- This exceptional property presents a rare opportunity to be a part of a master-planned community in Ontario, California — one of the fastest-growing cities in the Inland Empire. Strategically positioned within a Residential overlay zone the city of Ontario wants to see this developed.



- In addition to the property's strong fundamentals, the seller is offering a long escrow period, designed to support developers through the entitlement and planning process. This extended timeline provides buyers with the flexibility to complete zoning adjustments, secure permits, and finalize development approvals without immediate financial pressure to close. This structure significantly reduces carrying costs and provides developers with a strategic advantage to align project timelines with market conditions.
- Ontario's diverse population and growing economy contribute to a dynamic business environment, offering potential for commercial real estate investments to thrive in the area.





02

Location

Location Summary

Drive Times

Drive Times (Heat Map)

Ontari Sports Empire

- The Ontario Sports Empire is a forthcoming 200-acre sports complex in Ontario, California, designed to cater to the region's increasing demand for recreational amenities. This development aims to serve the community, sports enthusiasts, and athletes of all ages and backgrounds, positioning itself as the largest sports complex of its kind west of the Rocky Mountains.

Minor League Baseball Stadium: A new 6,000-seat stadium is under construction, with an expected completion date in April 2026.

Sports Facilities: The complex will feature new soccer, baseball, football, and softball fields; basketball, tennis, and pickleball courts; an aquatics center; and a youth sports training facility.

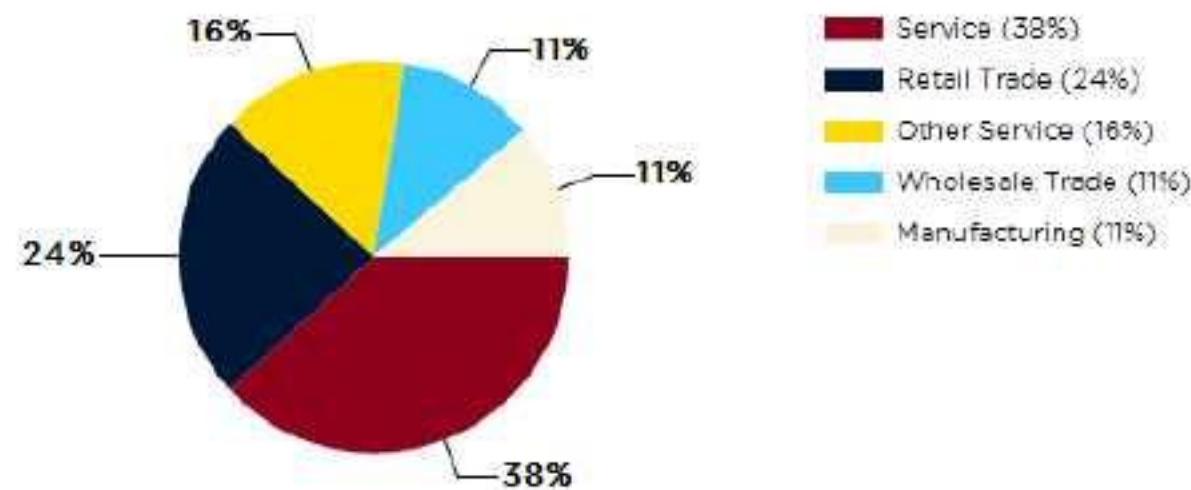
Commercial Development: Plans include pedestrian-oriented commercial spaces for restaurants, bars, and retail establishments, enhancing the area's appeal to visitors and residents alike.

- The property is located in Ontario, California, a city known for its strategic location in the Inland Empire region, providing easy access to major transportation routes such as Interstate 10, Ontario International Airport, and the Chino Airport

The surrounding area features a mix of commercial and industrial developments, including warehouses, distribution centers, and corporate offices, making it a hub for business activity and economic growth.

Nearby amenities include hotels, restaurants, and retail establishments, catering to the needs of both residents and visitors in the area.

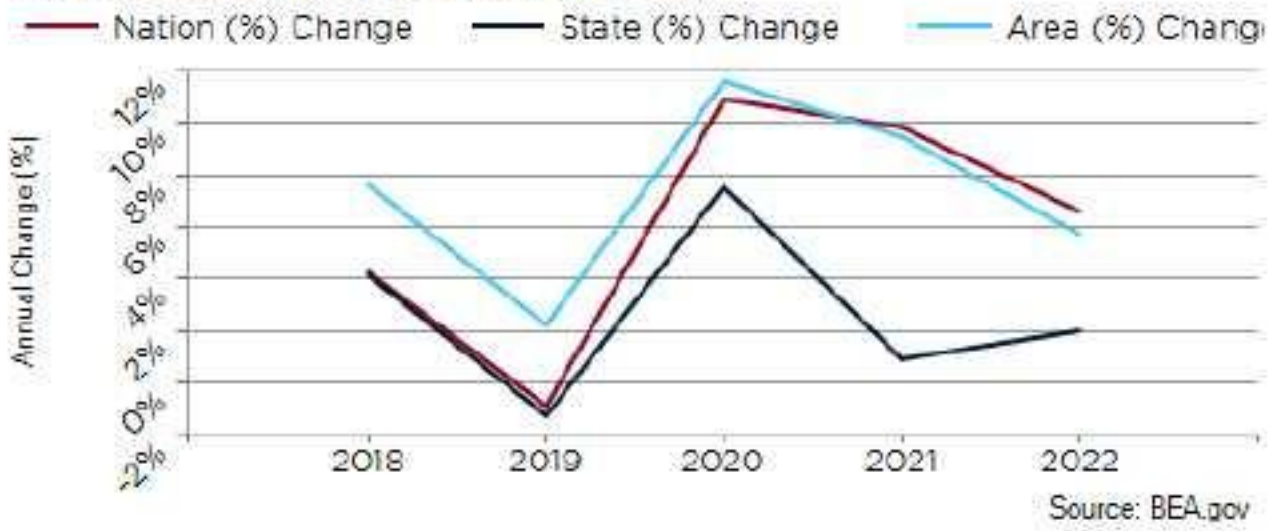
Major Industries by Employee Count



Largest Employers

Ontario International Airport	50,009,999
United Parcel Service (UPS)	50,009,999
Workforce Personnel, Inc	50,009,999
Chaffey Union High School	10,004,999
City of Ontario	10,004,999
Ontario-Montclair School District	10,004,999
Primary Care Assoc Med Group	10,004,999
FedEx	500,999

San Bernardino County GDP Trend



1

Los Angeles

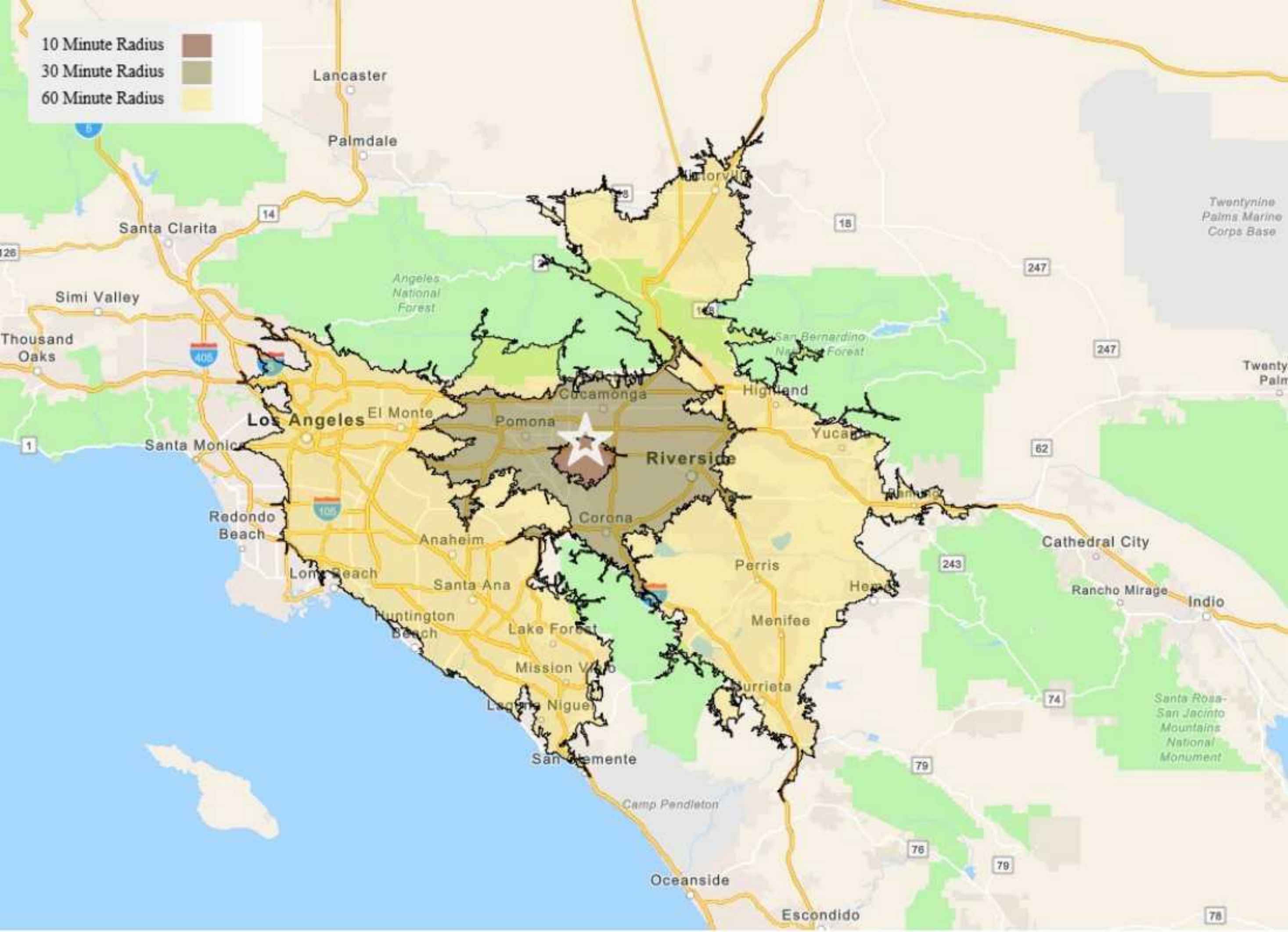
41.58 miles | 51.1 minutes

2

Newport Beach

41.55 miles | 55.2 minutes







03 Property Description

Property Features
Parcel Map
Property Images

PROPERTY FEATURES

LAND SF	196,020
LAND ACRES	4.5
# OF PARCELS	1
ZONING TYPE	Medium Density Residential Overlay
TOPOGRAPHY	Flat
LOT DIMENSION	330 x 629
CORNER LOCATION	Close to Chino Avenue & S Cucamonga Avenue

UTILITIES

WATER	Well
IRRIGATION	Available
ELECTRICITY / POWER	Available















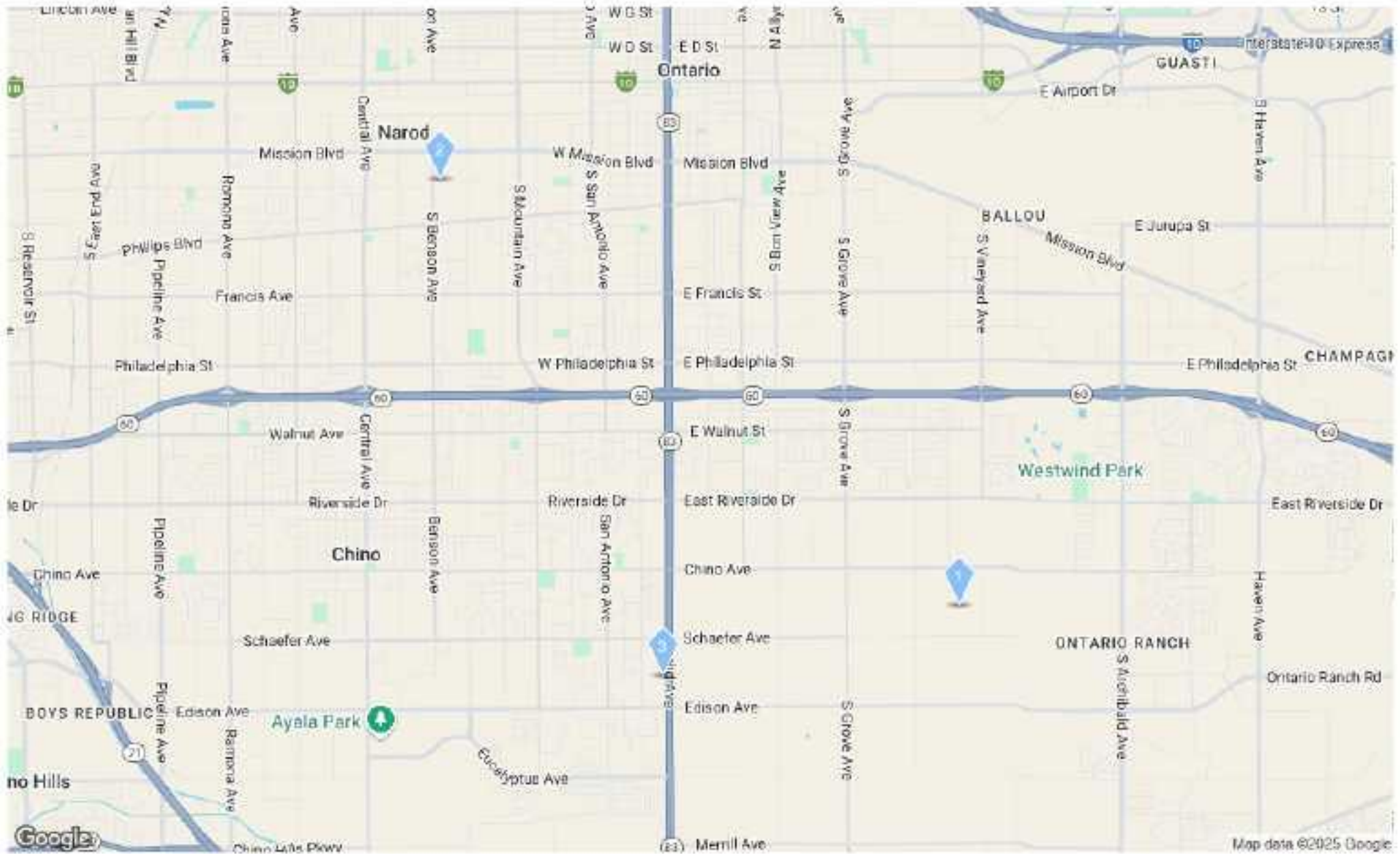




04 On Market Comps
PDF052125



Map with One Line Comp Info Report



Sale Comps List

	Property Name Address	City	Type	Size	Sale Information
1	0 Vineyard Avenue 0 Vineyard Ave	Ontario	Land	56.31 AC	For Sale: \$112,620,000 (\$2,000,000.00/AC)
2	5 to 15 Acres of land in Ontario 991 S Benson Ave	Ontario	Land	15.00 AC	For Sale: \$18,000,000 (\$1,200,000.00/AC)
3	13916-13916 Euclid Ave	Chino	Land ★★★★☆	2.88 AC	For Sale: Not Disclosed



0 Vineyard Ave - 0 Vineyard Avenue

Ontario, CA 91761 (San Bernardino County) - Airport Area Submarket



Land

Sale Summary

Active	55 Days on Market	Asking Price	\$112,620,000
Number of Lots	1	Lot Size	56.31 AC
Price/AC Land	\$2,000,000	Price/SF Land	\$45.91
Land Area AC	56.31	Land Area SF	2,452,864
Parcel Numbers	0216-214-01 +5	Sale Conditions	1031 Exchange



991 S Benson Ave - 5 to 15 Acres of land in Ontario

Ontario, CA 91762 (San Bernardino County) - Airport Area Submarket



Land

Sale Summary

Active	297 Days on Market	Asking Price	\$18,000,000
Number of Lots	1	Lot Size	15.00 AC
Price/AC Land	\$1,200,000	Price/SF Land	\$27.55
Land Area AC	15.00	Land Area SF	653,400
Parcel Numbers	1011-431-01 +2	Sale Conditions	Build to Suit +1



13916-13916 Euclid Ave

Chino, CA 91710 (San Bernardino County) - Chino/Chino Hills Submarket



Land

Sale Summary

Active	414 Days on Market	Asking Price	Not Disclosed
Number of Lots	1	Lot Size	2.88 AC
Land Area AC	2.88	Land Area SF	125,453
Parcel Numbers	1053-221-04 +1		



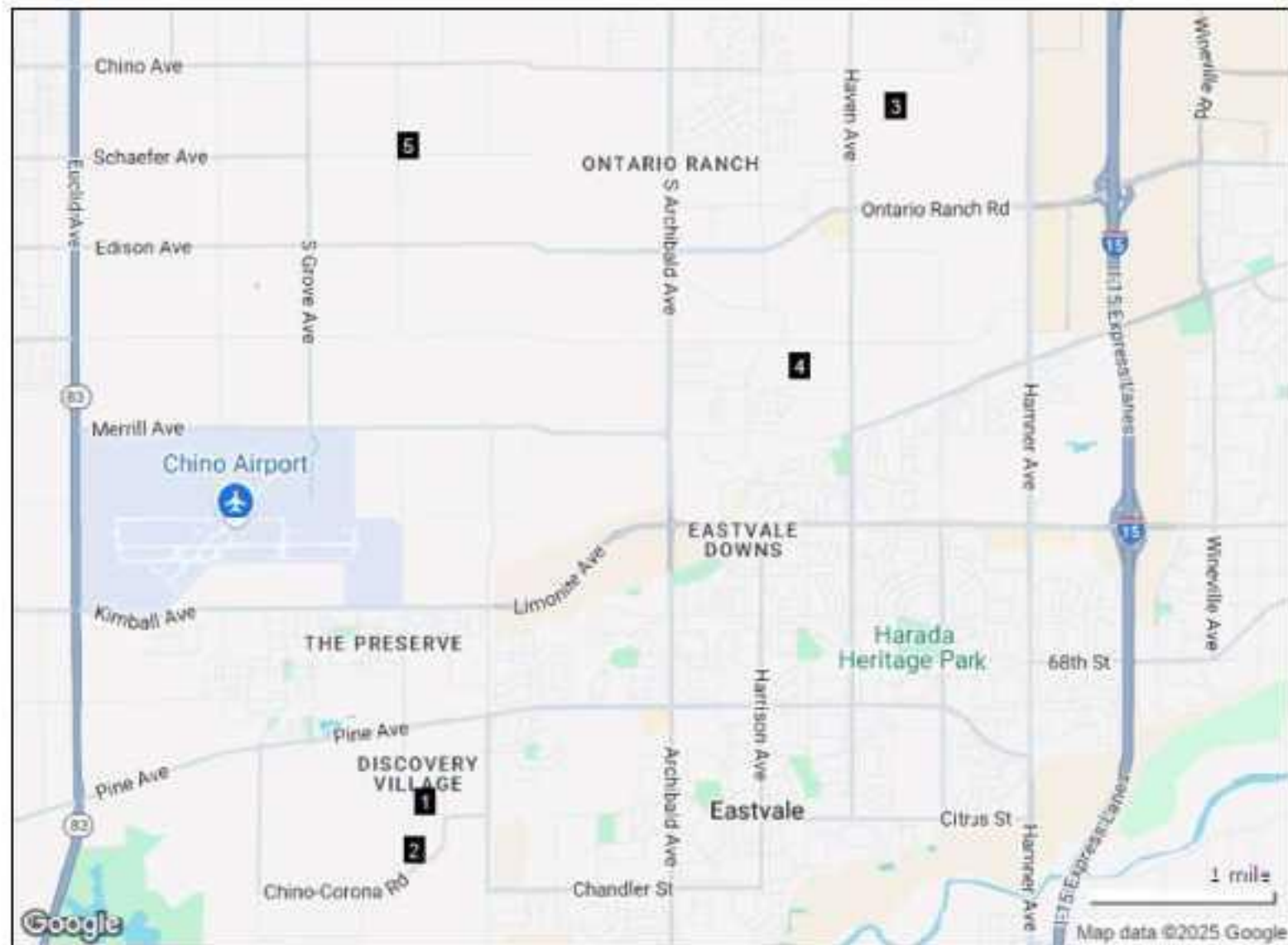


05

Sale Comps

Sold COMPS FOR OM

OM Ontario approves \$172 million land deal for new sports park - Daily Bulletin



	Address	City	Property Info	Sale Info
1	Academy St	Chino	4.83 AC Land	Sold: \$6,052,000 (\$1,253,002.07/AC)
2	0 Chino Corona	Chino	26.15 AC Land	Sold: \$28,480,500 (\$1,089,120.46/AC)
3	3681 E Eames St	Ontario	14 AC Land	Sold: \$21,500,000 (\$1,535,714.29/AC)
4	Eucalyptus Ave	Ontario	46.50 AC Land	Sold: \$75,999,500 (\$1,634,397.85/AC)
5	13575 S Walker Ave	Ontario	37.65 AC Land	Sold: \$34,545,000 (\$917,529.88/AC)

1 Academy St

SOLD

Chino, CA 91708

San Bernardino

Recorded Buyer Lennar - Irvine Division
15131 Alton Pky
Irvine, CA 92618
(949) 349-8000 (p)

Recorded Seller R-hearthstone Lot Option...

True Seller: Hearthstone, Inc.
23975 Park Sorrento
Calabasas, CA 91302
(818) 385-0005 (p)

True Buyer Lennar - Inland Empire D...
980 Montecito Dr
Corona, CA 92879
(800) 509-4979 (p)



Sale Date Apr 28, 2023
Sale Price \$6,052,000
Price/AC Land \$1,252,733

Type 2 Star Land
Land Acres 4.83 AC
Land SF 210,440 SF

Parcels 1057-391-32
Comp ID 6399825
Comp Status Research Complete

2 3681 E Eames St

SOLD

Ontario, CA 91761

San Bernardino

Recorded Buyer KL LB BUY 1, LLC

Recorded Seller Brookcal Ontario LLC

True Buyer Kennedy Lewis Investment...
255 Liberty St
New York, NY 10281
(212) 782-3480 (p)

True Seller Brookfield Residential
4906 Richard Rd SW
Calgary, AB T3E 6L1
1 (403) 231-8900 (p)



Sale Date Dec 4, 2023
Sale Price \$21,500,000
Price/AC Land \$1,535,714

Type Land
Land Acres 14.00 AC
Land SF 609,840 SF
Zoning SP

Parcels 0218-161-20
Comp ID 6593544
Comp Status Research Complete

3 Eucalyptus Ave

SOLD

Ontario, CA 91762

San Bernardino

Recorded Buyer KB Home - Inland Empire ...
36310 Inland Valley Dr
Wildomar, CA 92595
(951) 691-5300 (p)

Recorded Seller LHC Ontario Holdings, LLC

True Seller Richland Communities, Inc.
3161 Michelson Dr
Irvine, CA 92612
(949) 261-7010 (p)

True Buyer KB Home
10990 Wilshire Blvd
Los Angeles, CA 90024
(310) 231-4000 (p)



Sale Date Jun 4, 2024
Sale Price \$75,999,500
Price/AC Land \$1,634,398

Type Land
Land Acres 46.50 AC
Land SF 2,025,540 SF
Zoning SP

Parcels 1073-171-01, 1073-171-02
Comp ID 6762814
Comp Status Research Complete

4 13575 S Walker Ave

SOLD

Ontario, CA 91761

San Bernardino

Recorded Buyer Ronald C. Pietersma and ...

Recorded Seller Brookcal Ontario LLC

True Buyer Ronald C. & Kristine B.
5370 Jefferson Ave
Chino, CA 91710
(909) 627-2100 (p)

True Seller Brookfield Residential
4906 Richard Rd SW
Calgary, AB T3E 6L1
1 (403) 231-8900 (p)



Sale Date Dec 5, 2023
Sale Price \$34,545,000
Price/AC Land \$917,652

Type Land
Land Acres 37.65 AC
Land SF 1,640,034 SF

Parcels 0216-213-01, 0216-213-02, 0216-213-07
Comp ID 6595313
Comp Status Research Complete

5 0 Chino Corona

SOLD

Chino, CA 91708

San Bernardino

Recorded Buyer Th The Preserve Chino Llc

Recorded Seller Chino Preserve Developme...

True Buyer Trumark Homes
450 Newport Center Dr
Newport Beach, CA 92660
(949) 999-9800 (p)

True Seller Lewis Group of Companies
1156 N Mountain Ave
Upland, CA 91786
(909) 982-6341 (p)



Sale Date Oct 15, 2024
Sale Price \$28,480,500
Price/AC Land \$1,089,120

Type Land
Land Acres 26.15 AC
Land SF 1,139,094 SF

Parcels 1057-181-29, 1057-181-30, 1057-181-36
Comp ID 6925759
Comp Status Research Complete

LOCAL NEWS • News

Ontario approves \$172 million land deal for new sports park

The sports complex will be located in Ontario Ranch near the planned Grand Park



Ontario City Hall (Photo by Will Lester, Inland Valley Daily Bulletin/SCNG)



By **JORDAN B. DARLING** | jdarling@scng.com

UPDATED: March 10, 2023 at 4:31 p.m.

The Ontario City Council is taking advantage of the new Measure Q dollars set to start coming in April to fund a new sport complex in Ontario Ranch.

"You will see that some of the funding for this project is Measure Q dollars, so that is where a bulk of the purchase price is coming from," said Economic Development Director Jennifer Hiramoto. "So Measure Q unlocked the opportunity to move forward with this project."

The city approved a \$172 million purchase for 112 acres in Ontario Rancho off East Riverside Drive and Vineyard Avenue to build a new sports complex to replace the 54-acre soccer complex off the 60 Freeway.

The new sports complex is the second park land project in Ontario Ranch. The city plans to build a 370-acre green space, [Grand Park](#), there as well. That park will span from Haven Avenue to Campus Avenue, between Ontario Ranch Road and Eucalyptus Avenue. The project was initially called Great Park but the city is in the process of rebranding, according to Dan Bell, the city's communications and community relations director.

The old sports complex will become the home of the new "Future Corporation Yard" to centralize Ontario Municipal Utilities Company and Public Works operations which are currently located off Mission Boulevard in the north part of the city.

"So it (Corporation Yard) will be more centrally located," said Hiramoto. "Right now it is kind of quite a hike as we start developing Ontario Ranch."

[Read More](#)

00:00

02:00

The city is expected to close escrow on the acreage in Ontario Ranch on April 28 and construction on the complex is expected to begin September 2024, with an open date for the complex set for September 2026. Construction on the corporate yard will be staggered from the sports complex, with construction set to begin October 2026 on the yard with an expected open date December 2028.

"There are a few things that are going to happen at the same time," said Hiramoto. "We are going to start designing this sports complex, we will have to start designing the corporate yard, and then we will need to have the sports complex completed before the corporate yard ... so all those pieces can move at once."

For the land deal, the city will pay \$52 million in bond revenues. The remainder will be paid in \$1 million monthly installments funded through Measure Q revenues, the city said.

Total cost for design and construction of the park and new corporate yard is not yet set.

"Some of this conversation too is why do this now, why not wait," said Hiramoto. "But the concern is if you just wait that value in property is only going to continue to increase."

With this in mind, Hiramoto said, the city decided that since the owner of the 112 acres was willing to sell, it was time to move forward.

The sports complex is anticipated to reach 200 acres and the city is planning to reach out to the private property owners in the area for the additional acreage.

Hiramoto said that even if the city is unable to purchase the remaining acres, the 112 acres in escrow will double the size of the existing sports complex.

The new complex will include baseball fields, soccer fields, football fields, tennis and pickle ball courts, a swim center, and a community center.

"This is a good project," said Bell. "It will provide a lot of public use."

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Originally Published: March 10, 2023 at 4:29 p.m.



Around the Web

REVCONTENT

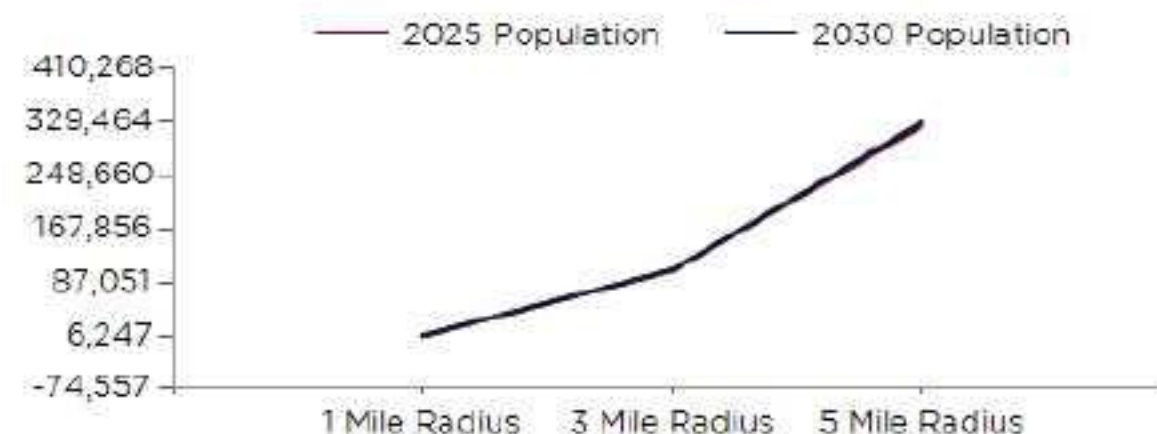


06 Demographics
Demographics

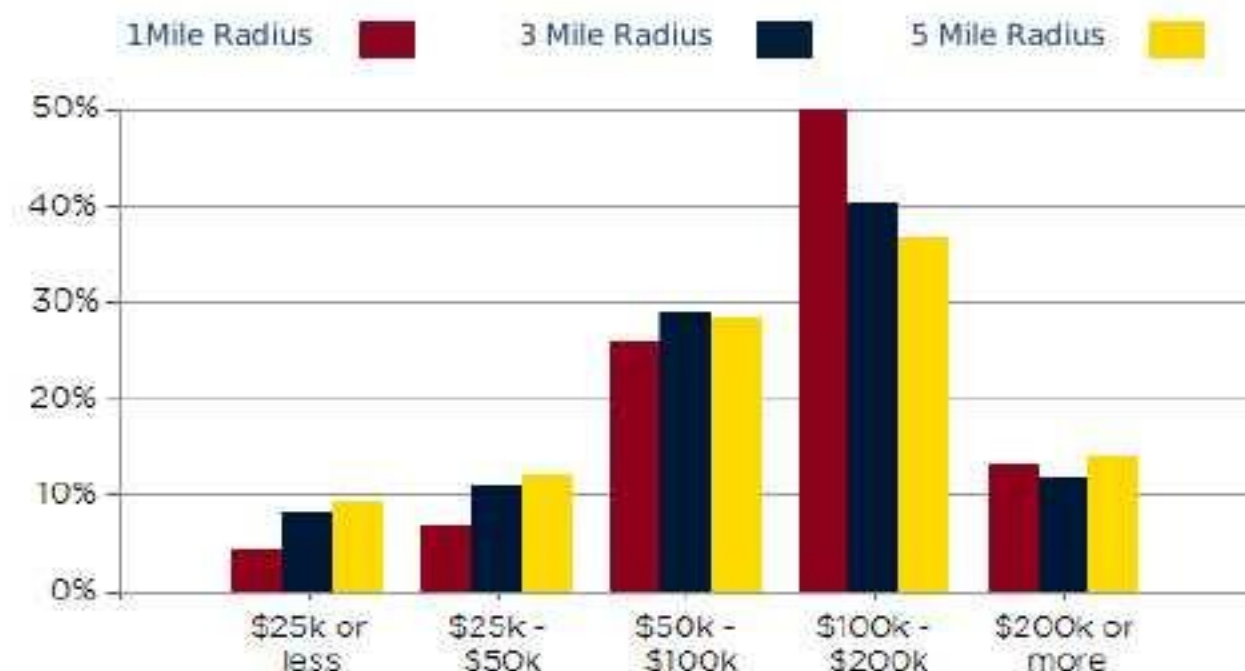
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,001	91,490	225,248
2010 Population	6,127	96,201	269,076
2025 Population	6,247	105,662	323,725
2030 Population	6,330	105,692	329,464
2025-2030: Population: Growth Rate	130%	0.05%	175%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	39	1,313	4,659
\$15,000-\$24,999	36	1,168	3,968
\$25,000-\$34,999	56	1,223	4,371
\$35,000-\$49,999	66	2,051	6,970
\$50,000-\$74,999	258	4,475	13,528
\$75,000-\$99,999	209	4,276	13,012
\$100,000-\$149,999	550	7,029	20,143
\$150,000-\$199,999	344	5,020	14,252
\$200,000 or greater	233	3,521	12,922
Median HH Income	\$114,942	\$102,375	\$100,630
Average HH Income	\$134,366	\$122,391	\$124,928

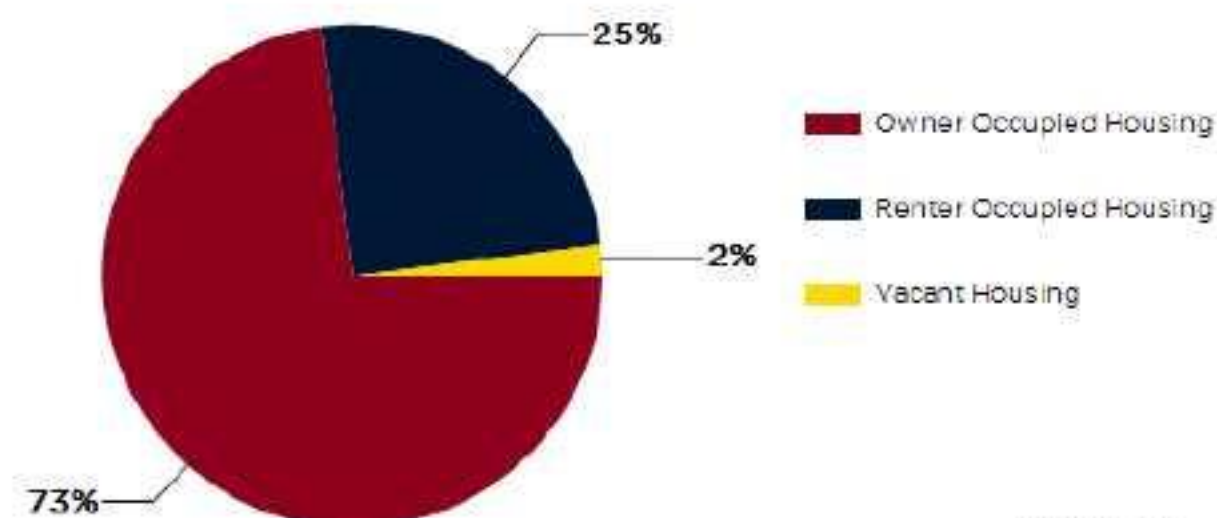
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,688	23,448	62,382
2010 Total Households	1,676	25,026	71,980
2025 Total Households	1,791	30,077	93,825
2030 Total Households	1,842	30,535	97,029
2025 Average Household Size	3.48	3.41	3.39
2025-2030: Households: Growth Rate	2.80%	150%	3.35%



2025 Household Income



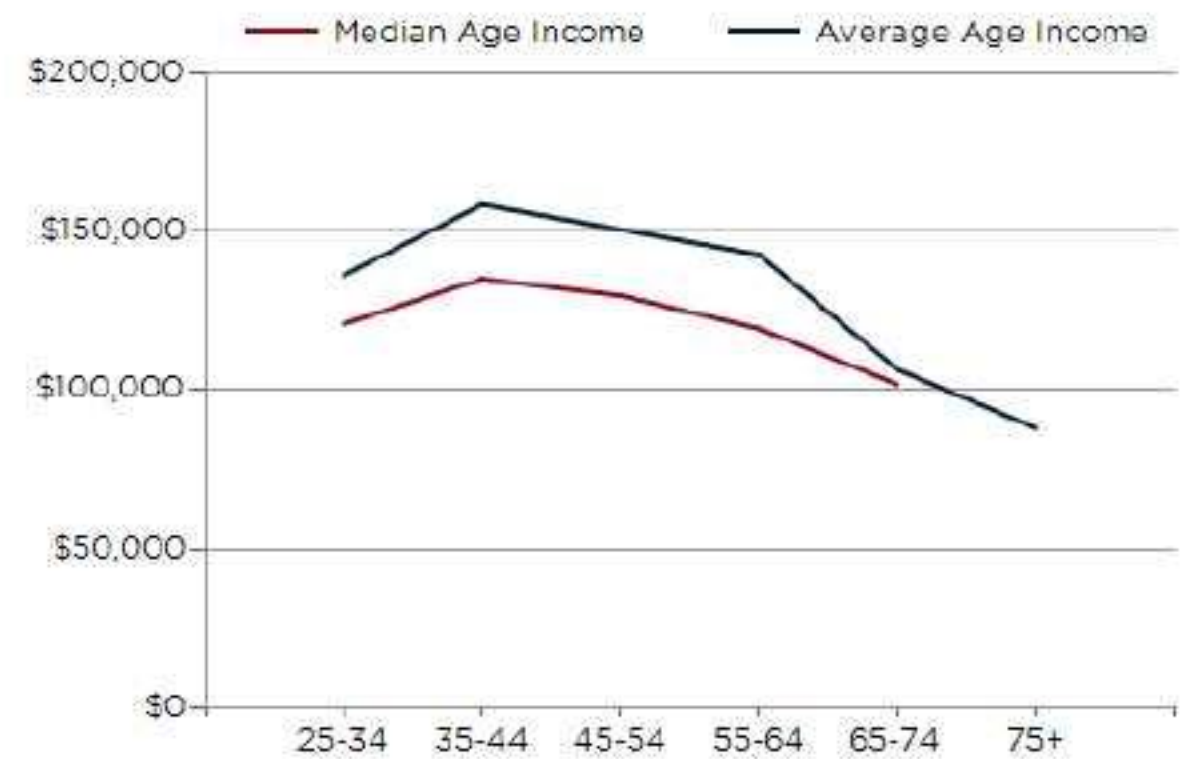
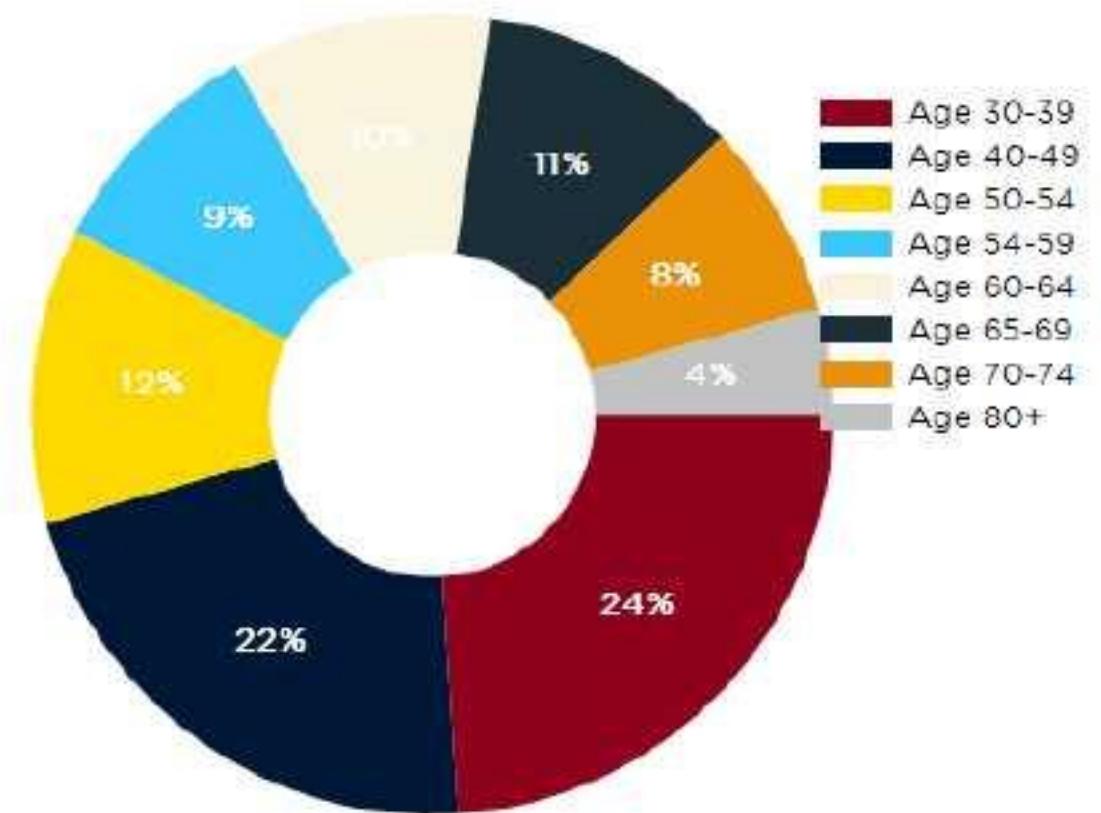
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	452	7,877	25,455
2025 Population Age 35-39	447	7,809	25,290
2025 Population Age 40-44	423	7,671	24,722
2025 Population Age 45-49	388	6,981	21,841
2025 Population Age 50-54	446	7,065	21,271
2025 Population Age 55-59	350	6,522	18,599
2025 Population Age 60-64	392	6,337	17,110
2025 Population Age 65-69	395	5,331	14,091
2025 Population Age 70-74	296	4,085	10,549
2025 Population Age 75-79	159	2,640	6,955
2025 Population Age 80-84	77	1,396	3,889
2025 Population Age 85+	56	1,243	3,560
2025 Population Age 18+	4,984	82,504	247,301
2025 Median Age	38	38	36
2030 Median Age	39	39	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$120,976	\$102,874	\$95,254
Average Household Income 25-34	\$136,323	\$121,388	\$117,021
Median Household Income 35-44	\$135,227	\$117,860	\$117,417
Average Household Income 35-44	\$158,685	\$142,179	\$145,450
Median Household Income 45-54	\$129,991	\$117,897	\$117,655
Average Household Income 45-54	\$150,868	\$141,703	\$145,558
Median Household Income 55-64	\$119,573	\$105,499	\$104,350
Average Household Income 55-64	\$142,960	\$125,208	\$129,218
Median Household Income 65-74	\$101,892	\$81,958	\$76,544
Average Household Income 65-74	\$106,604	\$98,993	\$97,241
Average Household Income 75+	\$88,139	\$72,644	\$69,512



7812 CHINO AVENUE

07	Company Profile
	Company Bio
	Advisor Profile

MGR Real Estate was founded in 1983 by Michael G. Rademaker, Broker and CEO. Beginning as a small company with less than 20 agents, MGR today is one of the largest real estate firms in San Bernardino County!

The Company originated with one office in Upland, which now serves as its corporate headquarters. During the peak of California's real estate market, MGR opened additional locations in Colton and Victorville. With the vision of becoming one of Southern California's preeminent real estate companies, CEO, Michael G. Rademaker strategically placed the offices to effectively service regions of San Bernardino, Los Angeles and Orange Counties. Throughout the years, growth led to the expansion of staff. Currently, MGR has over 100 salespersons and broker associates combined. The Company regularly conducts training courses in both residential and commercial, which keeps the staff in the forefront of real estate knowledge, and highly seasoned, experienced professionals have come to MGR from major national companies to round out a team that delivers professional service and results. With an established market base in the Inland Empire and High Desert, MGR continues its growth with projected openings of new offices in San Gabriel Valley and Orange County.

As you drive throughout San Bernardino County, our recognizable blue and white signs within the communities are a testament to our excellent service.

MGR Real Estate is today, what it has been throughout its proud history...a strong, reliable and results-oriented company in the Southern California real estate marketplace.

Recent Transactions

MGR Real Estate buys office assets from Prudential RE Fund for \$26.6M – 09/18/2013

New York Life Sells Via Verde in San Dimas to MGR Real Estate for \$19M - 08/22/2016

MGR Services Buys Empire Towers Office Campus in Ontario for \$78.5M - 02/22/2017



Michael G. Rademaker
CEO

Founder and CEO of MGR Property Management, MGR Real Estate and MGR Services, Michael G. Rademaker first entered the real estate market at the young age of 19. He had an insatiable desire to learn and a commitment to provide a unique yet superior product for his clients. Michael now owns and operates one of the leading residential and commercial real estate sales, leasing, and management companies in Southern California.

Licensed since 1983, Michael has helped his clients successfully grow their real estate investment portfolios while providing an unparalleled perspective on the local real estate market. When asked about his success, he replied "It's quite simple- treat client investments like it's our own." Michael is passionate about his work, articulate when explaining market trends, and always courteous to clients, colleagues and employees. Michael provides the one thing in which there is no substitute ... experience.

Under Michael's leadership, MGR employees and hundreds of sales professionals service the counties of Los Angeles, Orange, Riverside, and San Bernardino with offices in Upland, Colton, Victorville, and Canyon Lake. Michael and his team provide expert advice on a multitude of residential and commercial investments. These include multi-family apartments, office, retail, industrial, land, condominiums, hotels and restaurants, as well as other business opportunities.

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MGR Real Estate, Inc. and it should not be made available to any other person or entity without the written consent of MGR Real Estate, Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MGR Real Estate, Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. MGR Real Estate, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MGR Real Estate, Inc. has not verified, and will not verify, any of the information contained herein, nor has MGR Real Estate, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Michael G. Rademaker

MGR Real Estate, Inc.

CEO

909-981-4466

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