

ONTARIO HEALTH CENTER



LEASED INVESTMENT

150 E. HOLT BLVD. | ONTARIO | CA



10 Year County of
San Bernardino
Lease



2014
Construction



High End Medical
and Dental
Improvements

FOR MORE INFORMATION, CONTACT:

LEE SPENCE

Executive Vice President
P: 909.652.9044 x2044 | F: 909.652.9064
lee.spence@daumcommercial.com
CADRE #00954487

PAMELA NELSON

ProCo Realty Advisors LLC
P: 909.761.5152
procorealtyadvisors@outlook.com

DAUM
COMMERCIAL REAL ESTATE SERVICES

LEASED INVESTMENT

150 E. HOLT BLVD. | ONTARIO | CA

EXECUTIVE SUMMARY

We are pleased to present a rare investment opportunity: a fully leased, AA+ credit tenant, medical / office property with a secure, long-term, tenant. This 58,000 sq. ft., three-story building was developed in 2014 as a build-to-suit for the County of San Bernardino and has been continuously occupied by them since.

The property is leased to the County under four separate, co-terminus, lease agreements, all expiring in August 2035—providing over 10 years of remaining firm term. The tenant, the County Department of Public Health, operates the facility as the Ontario Health Center, housing four public health divisions:

- Public Health Laboratory (LAB)	1st floor 12,876 sq. ft.
- California Children Services (CCS)	3rd floor 19,310 sq. ft.
- Women, Infant and Children Services (WIC)	1st floor 4,828
- Medical Clinic	2nd floor 20,926

KEY PROPERTY FEATURES

- Custom tenant improvements include: a negative pressure laboratory, four, fully equipped dental stations, 20 exam rooms, three patient waiting areas, radiology with lead-lined walls, and four additional negative pressure rooms in the clinic.
- A two-ton generator (owned and included in the sale) can power critical operations during a power outage and is maintained by the County.
- Enhanced security with two full-time guards during business hours and patrols covering both the building and adjacent parking structure.
- Additional amenities include a 6-cubicle call center, multiple conference rooms, break rooms on each floor, over 20 restrooms, and two medication storage rooms.

FOR MORE INFORMATION, CONTACT:

LEE SPENCE
Executive Vice President
P: 909.652.9044 x2044 | F: 909.652.9064
lee.spence@daumcommercial.com
CADRE #00954487

PAMELA NELSON
ProCo Realty Advisors LLC
P: 909.761.5152
procorealtyadvisors@outlook.com



LEASED INVESTMENT

150 E. HOLT BLVD. | ONTARIO | CA

Ontario International Airport



LEASED INVESTMENT

150 E. HOLT BLVD. | ONTARIO | CA

PARKING STRUCTURE

The offering includes a two-story parking garage on land leased from the City of Ontario under a 99-year, rent-free ground lease. The garage is for the buildings use Monday – Friday during business hours, and for community use at times other than those

INVESTMENT CONSIDERATION

This facility was purpose-built to County specifications, in a location specifically selected to serve regional residents. Given the unique and costly tenant improvements and mission-critical use, the County is strongly incentivized to remain beyond the current lease term. This is a secure, high-credit, long-term investment opportunity—an ideal fit for the investor seeking stable, low-risk cash flow.



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

LEASED INVESTMENT

150 E. HOLT BLVD. | ONTARIO | CA



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

LEASED INVESTMENT

150 E. HOLT BLVD. | ONTARIO | CA

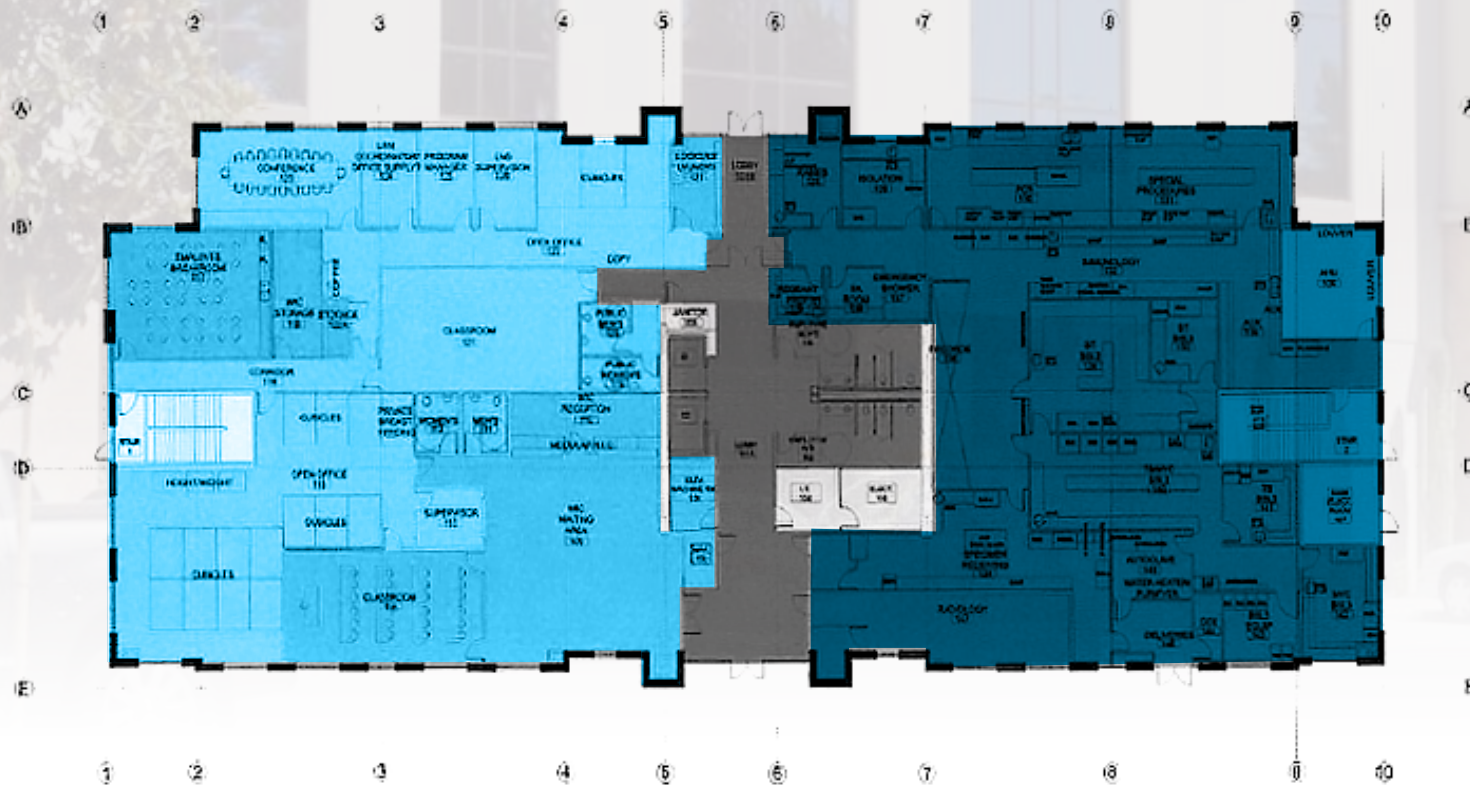


LEASED INVESTMENT

OFFICE/ MEDICAL BUILDING

150 E. HOLT BLVD.
ONTARIO | CA

FIRST FLOOR

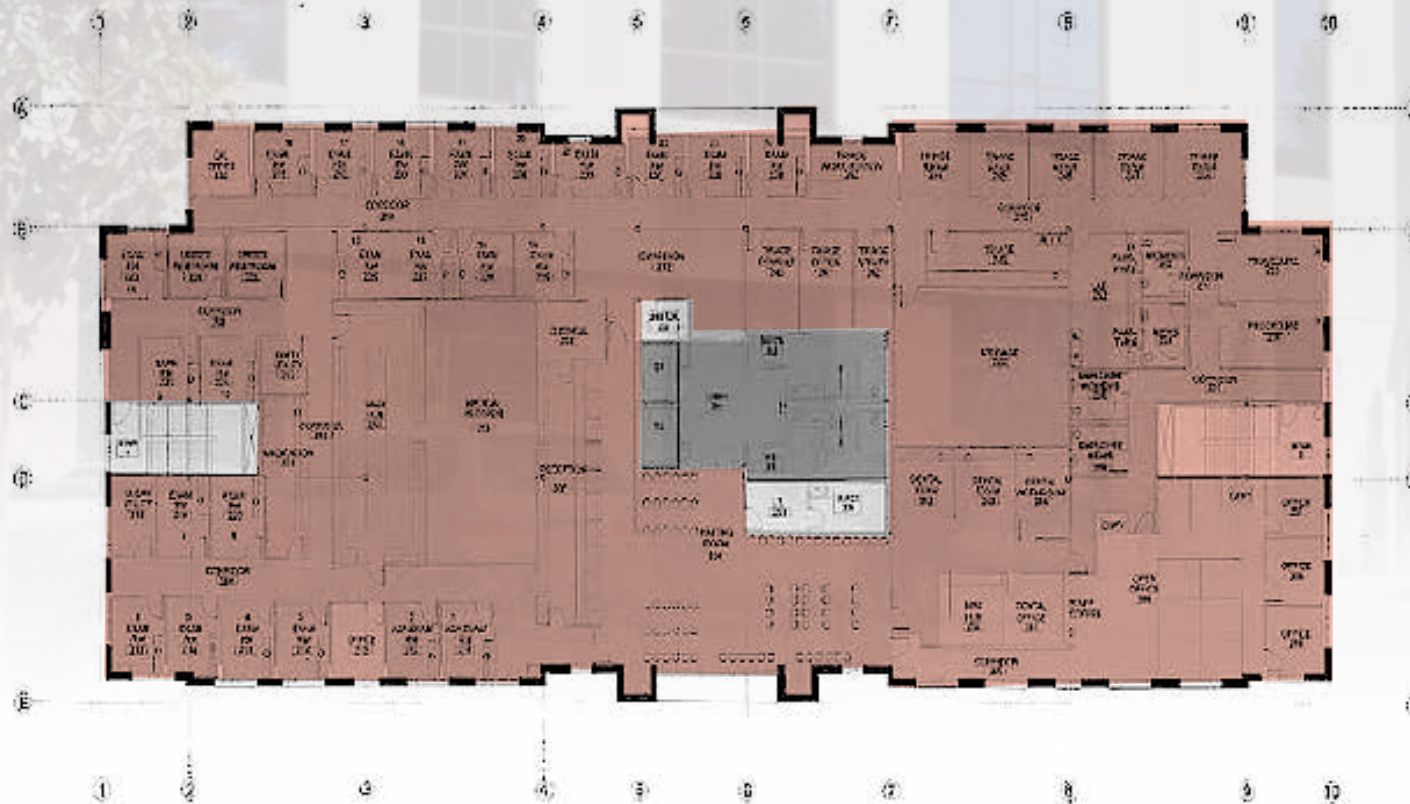


WIC AND LAB

OFFICE/ MEDICAL BUILDING

**150 E. HOLT BLVD.
ONTARIO | CA**

SECOND FLOOR



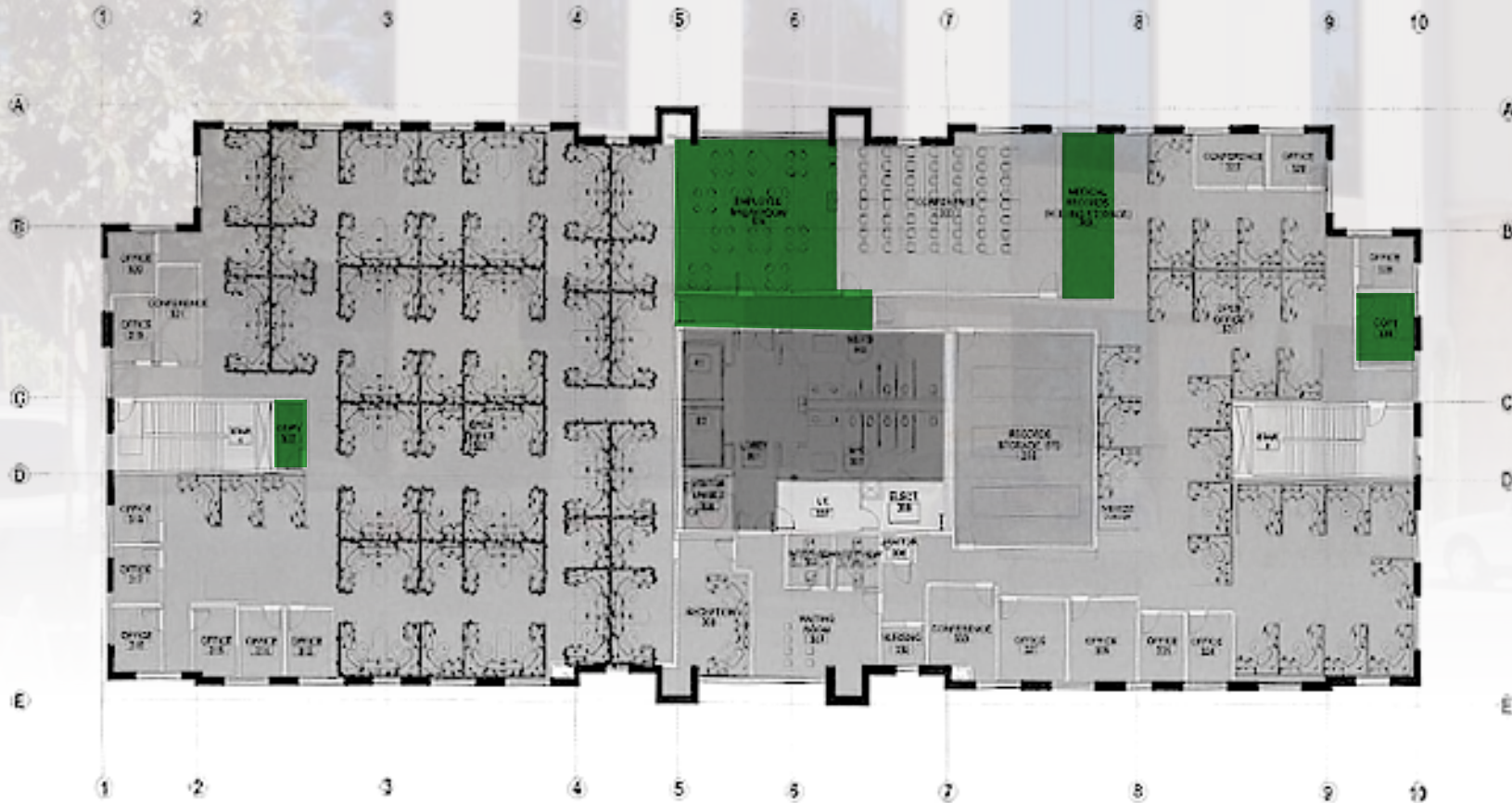
CLINICAL & DENTAL

LEASED INVESTMENT

OFFICE/ MEDICAL BUILDING

150 E. HOLT BLVD.
ONTARIO | CA

THIRD FLOOR



CSS | PUBLIC HEALTH

LEASED INVESTMENT

OFFICE/ MEDICAL BUILDING

150 E. HOLT BLVD.
ONTARIO | CA

PROPERTY DETAILS

CREDIT TENANT



COUNTY OF SAN BERNARDINO

AA+ CREDIT RATING

25,000 EMPLOYEES

369 BILLION IN TAXABLE REAL ESTATE



CLASS A OFFICE/MEDICAL BUILDING

BUILT IN 2012



BUILD-TO-SUIT FOR THE COUNTY OF
SAN BERNARDINO IN 2012



FOR MORE INFORMATION, CONTACT:

LEE SPENCE
Executive Vice President
P: 909.652.9044 x2044 | F: 909.652.9064
lee.spence@daumcommercial.com
CADRE #00954487

PAMELA NELSON
ProCo Realty Advisors LLC
P: 909.761.5152
procorealtyadvisors@outlook.com

AERIAL

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

LEASED INVESTMENT

OFFICE/ MEDICAL BUILDING



LEASED INVESTMENT

OFFICE/ MEDICAL BUILDING



LEASED INVESTMENT

150 E. HOLT BLVD. | ONTARIO | CA



LEASED INVESTMENT

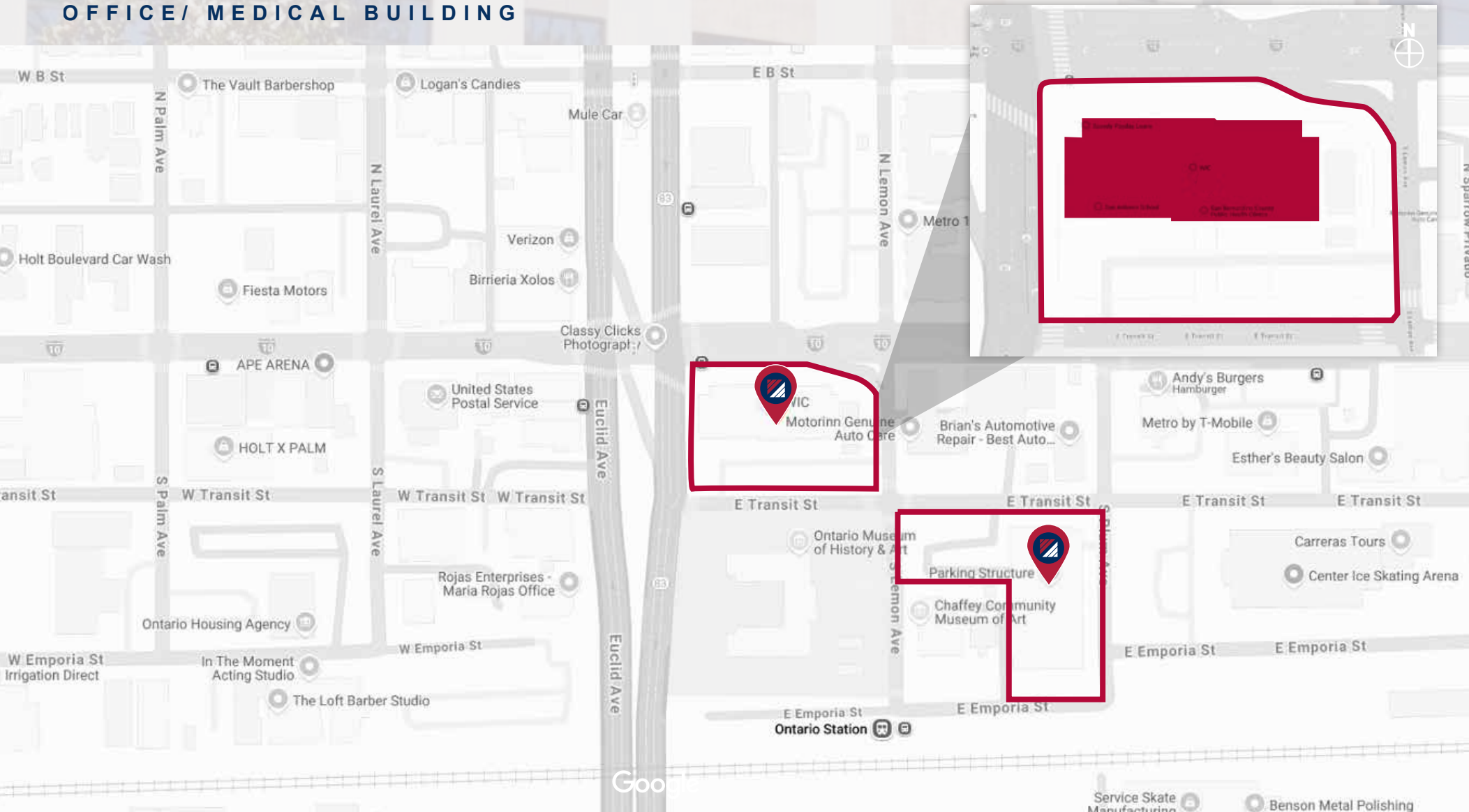
OFFICE/ MEDICAL BUILDING



LEASED INVESTMENT

OFFICE/ MEDICAL BUILDING

150 E. HOLT BLVD.
ONTARIO | CA



BUILDING AERIAL

Holt Blvd

Euclid Ave



PARKING AERIAL



LEASED INVESTMENT

OFFICE/ MEDICAL BUILDING

150 E. HOLT BLVD.
ONTARIO | CA



AIRPORTS

Ontario
International Airport
6 min | 3.3 mi

John Wayne
OC Airport
48 min | 39.5 mi



FREEWAYS

CA-10
4 min | 0.8 mi

CA-60
10 min | 5 mi

CA- 83
1 min | 0.2 mi

FOR MORE INFORMATION, CONTACT:

LEE SPENCE

Executive Vice President
P: 909.652.9044 x2044 | F: 909.652.9064
lee.spence@daumcommercial.com
CADRE #00954487

PAMELA NELSON

ProCo Realty Advisors LLC
P: 909.761.5152
procorealtyadvisors@outlook.com

Demographics	3 Miles	5 Miles	10 Miles
2020 Population	189,138	425,462	1,056,813
2024 Population	188,504	423,242	1,049,383
2029 Population Projection	191,352	427,840	1,058,199
Avg Household Income	\$88,537	\$98,050	\$115,243
Total Specified Consumer Spending (\$)	\$1.9B	\$4.7B	\$12.8B