

±28,150 Square Feet | High-Density Residential Zoning



1528-1538 W. Holt Blvd.,
Ontario, CA 91762



Holt Blvd.

Benson Ave

1528-1538 W. Holt
Blvd., Ontario, CA

INVESTMENT SUMMARY

Two contiguous lots totaling approx. 28,150 S.F. in one of the Inland Empire's most dynamic and fast-growing cities. Situated along Holt Boulevard, this offering presents an exceptional opportunity for developers and investors looking to capitalize on a high-density residential zone designed to accommodate a greater number of units, maximizing your ROI & development potential. Ideal site for a multi-family, affordable housing development, or mixed-use residential project.

1528: Bldg size 2,124 ± SF Lot size 14,075± SF / 1538: Bldg size 1,853 ± SF Lot size 14,075± SF

There is one month-to-month tenant to provide a continued income stream during the permitting process.

Two Lots | ±28,150 Square Feet | High-Density Residential Zoning



PROPERTY SUMMARY

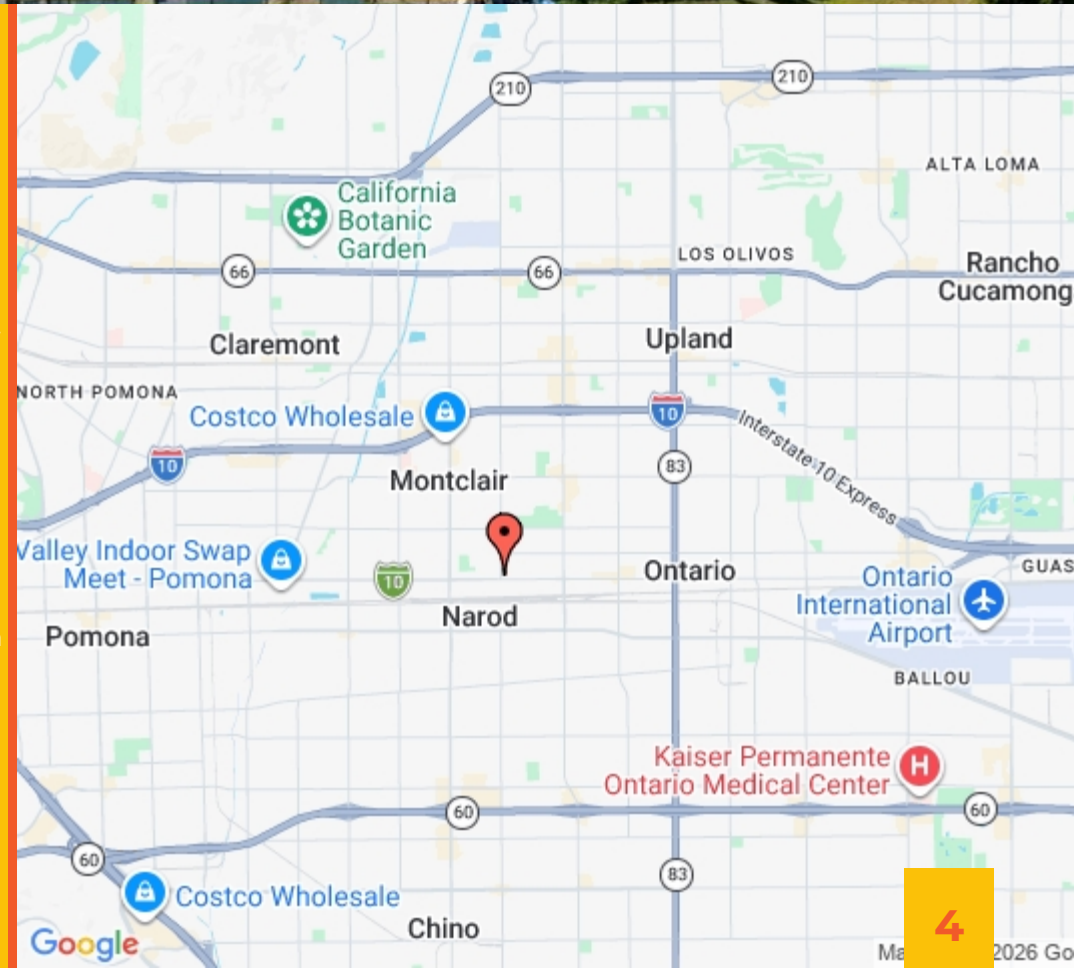
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|-------------------|------------------|
| Offering Price | \$1,800,000.00 |
| Lot Size (2 lots) | 28,150 S.F. |
| Building Size | 3,977 S.F. |
| Year Built | 1954 |
| Parcel ID (1528) | 1010-552-12-0000 |
| Parcel ID (1538) | 1010-552-13-0000 |
| Zoning Type | Commercial |
| County | San Bernardino |
| Frontage | 154 Ft. |





INVESTMENT HIGHLIGHTS

- Prime Development Site – Two contiguous lots totaling ±28,150 SF, offering a ready-to-develop infill opportunity in a high-demand market
- High-Density Residential Zoning – Allowing for a greater number of units to be built, ideal for multi-family, apartment, or affordable housing.
- Strong Market Demand – Located in the Inland Empire, where demand for quality housing continues to outpace supply.
- Unmatched Regional Connectivity – Minutes from major freeways, Metrolink rail, and Ontario International Airport.
- City of Ontario Advantage – A pro-development city actively investing in infrastructure, downtown revitalization, and long-term growth.
- One month-to-month tenant to provide a continued income stream during the permitting process.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ACREAGE REAL ESTATE ADVISOR FOR MORE
DETAILS.**

EXCLUSIVELY PRESENTED BY:

KAVITA KAUR BHATIA

CEO & Broker

Mobile: 909-210-1570

kavita@theacreage.net

License #: 02034779



ACREAGE REAL ESTATE

15210 Central Avenue
Chino, CA 91710

Office: 909-606-1505
theAcreage.net