

110 S. Euclid Ave

110 S. Euclid Ave, Ontario CA 91762



OFFERING MEMORANDUM

110 S. Euclid Ave

CONTENTS

01 Executive Summary

- Investment Summary
- Location Summary

02 Property Description

- Property Features
- Aerial Map
- Property Images

03 Demographics

- Demographics
- Demographic Charts

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01

Executive Summary

Investment Summary

Location Summary

110 S. EUCLID AVE

OFFERING SUMMARY

ADDRESS	110 S. Euclid Ave Ontario CA 91762
BUILDING SF	13,431 SF
YEAR BUILT	1920
YEAR RENOVATED	2004
APN	1049-057-05-0000

FINANCIAL SUMMARY

OFFERING PRICE	\$3,599,000
PRICE PSF	\$267.96

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2020 Population	29,440	197,528	434,607
2020 Median HH Income	\$53,954	\$63,900	\$71,921
2020 Average HH Income	\$68,541	\$76,797	\$87,333

PROPERTY OVERVIEW

- Charming historic building consisting of three levels. First floor is being used as a banquet hall and pays \$6,300 per month
 - Property can be sold with the business or leave as a tenant
- -Second and third floor are vacant - currently in the final stages of construction to build 36 furnished dorms
- Property can be sold with the business or leave as a tenant

HIGHLIGHTS

- Corner of Euclid and Holt Avenue in Historic Downtown Ontario.
- The subject property is located in a convenient location for the influx of surrounding residents.
- Ontario International Airport is located just five miles east.

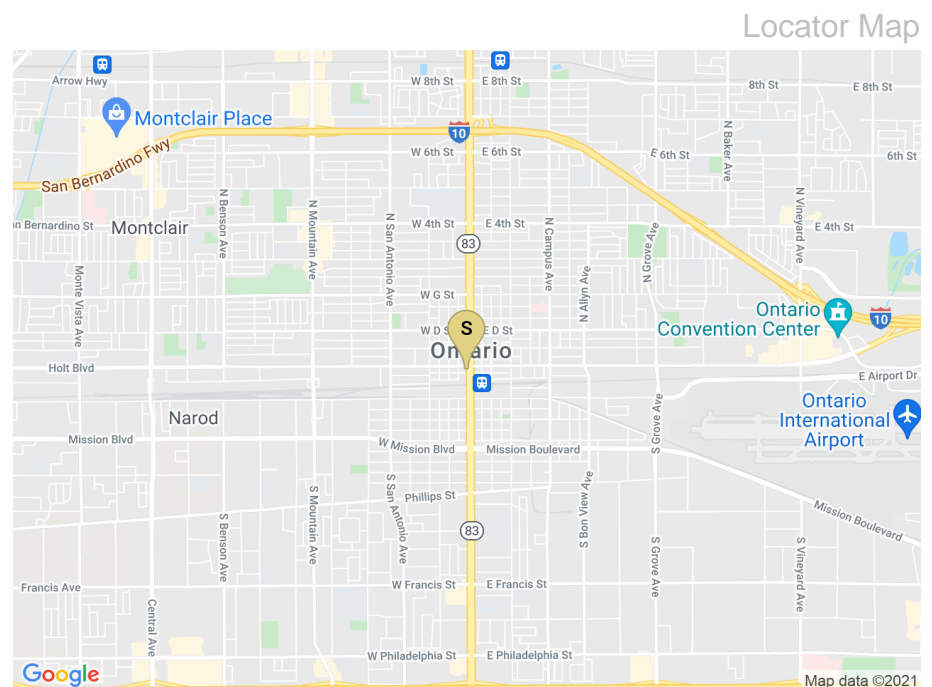
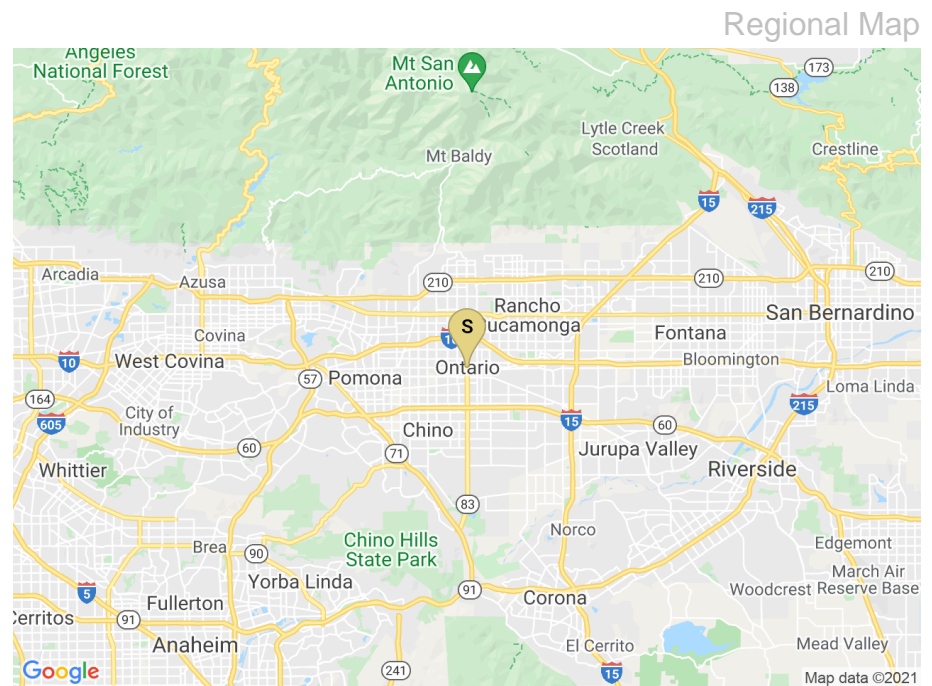


- Bus Line

MORE INFORMATION ABOUT THIS PROPERTY:

- Charming historic building consisting of three levels on the corner of Euclid and Holt Avenue in Historic Downtown Ontario. The first floor is being used as a banquet hall (approx. 5,000 sf) and pays \$6,300 per month.
- Second and third floor are currently vacant and ready to rent out 38 unfurnished private offices! Each suite can be rented out with an option to include internet services and phone services. Each room comes with a switch service that allows the services to be turned on or off with a click of a button! There is a small kitchen and two common area restrooms on the second floor and a larger kitchen with three common area restrooms on the third floor.
- There is a public parking lot that offers approximately 200 open spaces free of charge within walking distance of the building.
- Top floors can be converted to college dorm rooms with proper retrofitting on second and third floor. Seller has architect plans in hand and with proper approval this project can be generously producing income. This project was previously a hotel and was completely remodeled and renovated including plumbing and electrical when it was last purchased. Sprinkler system throughout with annual testing required.
- This historical building currently houses an elevator which is currently shut down (and not required to be operational). It also boasts of a spacious 4,300 sf permitted basement that is being used for dry storage at the time. Plans to make a basement PUB have been discussed and will be left for the new owner to explore !
- This project can be sold with the banquet business (\$650k) or leave as a tenant.
The subject property is located in a convenient location for the influx of surrounding residents and has the Ontario International Airport located just five miles east.

Call for a private tour!





02

Property Description

Property Features

Aerial Map

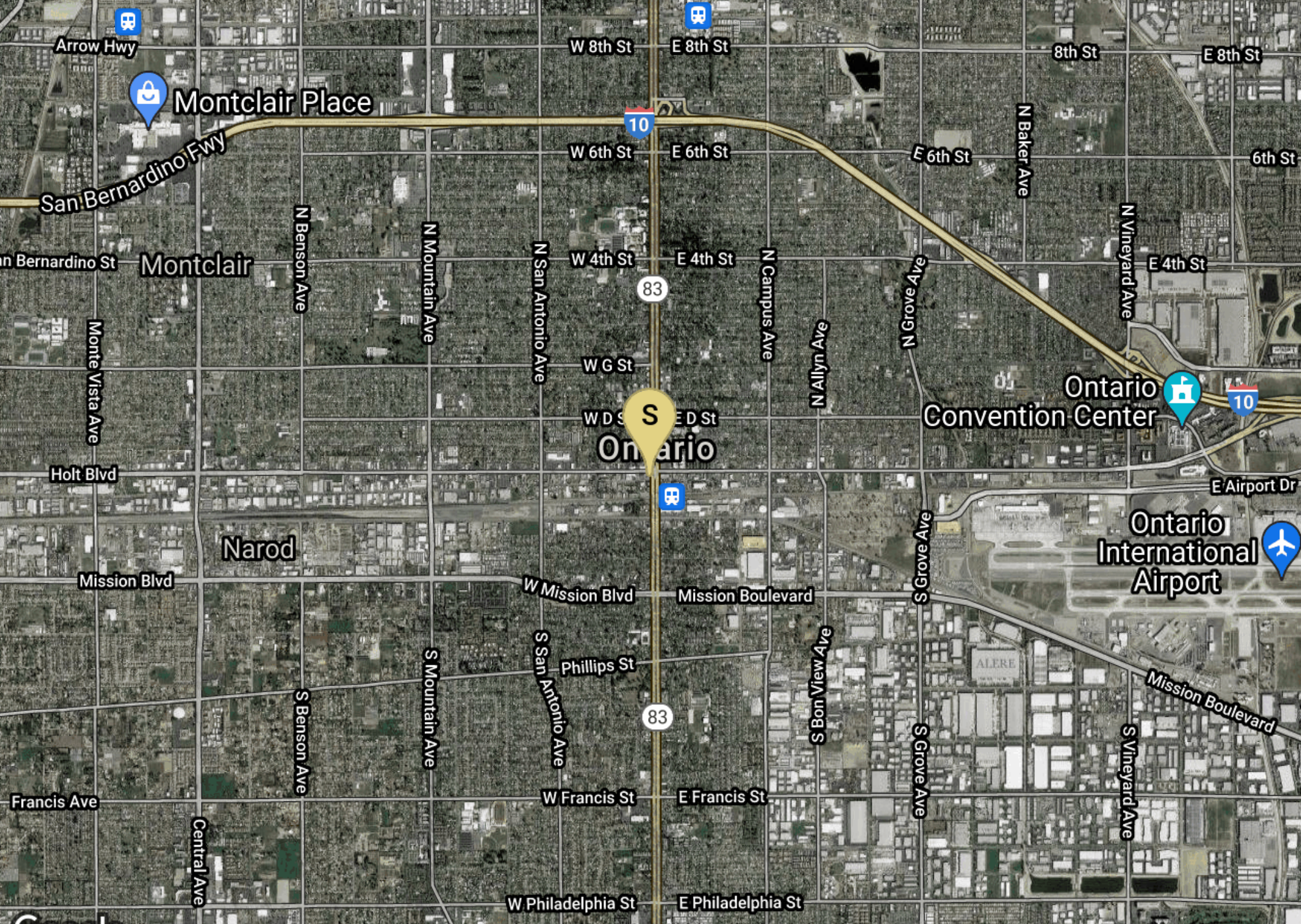
Property Images

110 S. EUCLID AVE

PROPERTY FEATURES

BUILDING SF	13,431
YEAR BUILT	1920
YEAR RENOVATED	2004
BUILDING CLASS	B
NUMBER OF STORIES	3
NUMBER OF PARKING SPACES	24 Surface Parking Spaces























03

Demographics

Demographics

Demographic Charts

110 S. EUCLID AVE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,556	183,418	387,469
2010 Population	28,217	190,094	412,406
2020 Population	29,440	197,528	434,607
2025 Population	30,079	201,812	445,073
2020 African American	849	10,531	25,223
2020 American Indian	279	1,985	4,078
2020 Asian	664	11,876	35,471
2020 Hispanic	25,024	145,254	283,902
2020 Other Race	12,132	62,917	120,811
2020 White	13,962	100,070	225,615
2020 Multiracial	1,469	9,531	22,306
2020-2025: Population: Growth Rate	2.15 %	2.15 %	2.40 %
2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	723	4,153	8,480
\$15,000-\$24,999	838	4,072	8,088
\$25,000-\$34,999	857	4,702	9,882
\$35,000-\$49,999	1,217	7,446	14,870
\$50,000-\$74,999	1,507	11,478	24,361
\$75,000-\$99,999	1,174	9,316	20,703
\$100,000-\$149,999	1,051	9,785	24,159
\$150,000-\$199,999	364	3,072	9,865
\$200,000 or greater	208	1,670	6,638
Median HH Income	\$53,954	\$63,900	\$71,921
Average HH Income	\$68,541	\$76,797	\$87,333

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,859	54,717	117,847
2010 Total Households	7,582	53,369	119,899
2020 Total Households	7,940	55,694	127,046
2025 Total Households	8,115	56,947	130,198
2020 Average Household Size	3.70	3.52	3.36
2000 Owner Occupied Housing	3,069	28,132	66,059
2000 Renter Occupied Housing	4,407	24,511	47,588
2020 Owner Occupied Housing	2,796	27,954	69,182
2020 Renter Occupied Housing	5,144	27,740	57,865
2020 Vacant Housing	437	2,746	5,893
2020 Total Housing	8,377	58,440	132,939
2025 Owner Occupied Housing	2,897	28,751	71,023
2025 Renter Occupied Housing	5,217	28,196	59,175
2025 Vacant Housing	467	2,965	6,336
2025 Total Housing	8,582	59,912	136,534
2020-2025: Households: Growth Rate	2.20 %	2.25 %	2.45 %



Source: esri

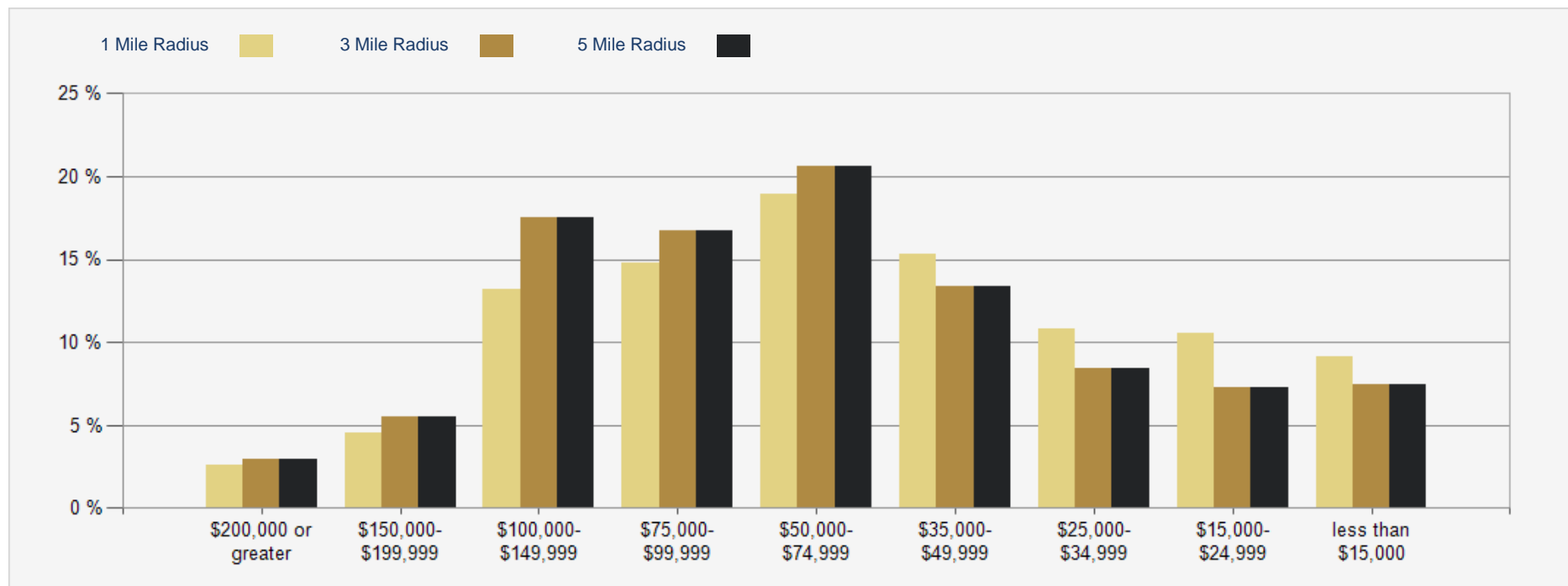
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	2,308	16,446	35,892
2020 Population Age 35-39	2,189	14,453	31,390
2020 Population Age 40-44	1,750	12,516	27,576
2020 Population Age 45-49	1,756	11,552	25,397
2020 Population Age 50-54	1,570	11,107	24,537
2020 Population Age 55-59	1,343	10,197	23,417
2020 Population Age 60-64	1,203	9,267	21,578
2020 Population Age 65-69	874	7,455	17,618
2020 Population Age 70-74	619	5,603	13,551
2020 Population Age 75-79	409	3,641	8,677
2020 Population Age 80-84	254	2,319	5,451
2020 Population Age 85+	252	2,274	5,343
2020 Population Age 18+	20,658	144,970	325,981
2020 Median Age	30	33	33

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,532	\$62,868	\$68,402
Average Household Income 25-34	\$66,954	\$73,700	\$80,076
Median Household Income 35-44	\$60,543	\$75,101	\$81,777
Average Household Income 35-44	\$75,944	\$84,549	\$96,031
Median Household Income 45-54	\$64,663	\$78,261	\$84,963
Average Household Income 45-54	\$78,826	\$89,130	\$101,417
Median Household Income 55-64	\$58,355	\$70,618	\$80,441
Average Household Income 55-64	\$73,734	\$81,188	\$96,238
Median Household Income 65-74	\$39,993	\$55,443	\$62,694
Average Household Income 65-74	\$55,665	\$68,665	\$80,308
Average Household Income 75+	\$39,298	\$47,947	\$56,114

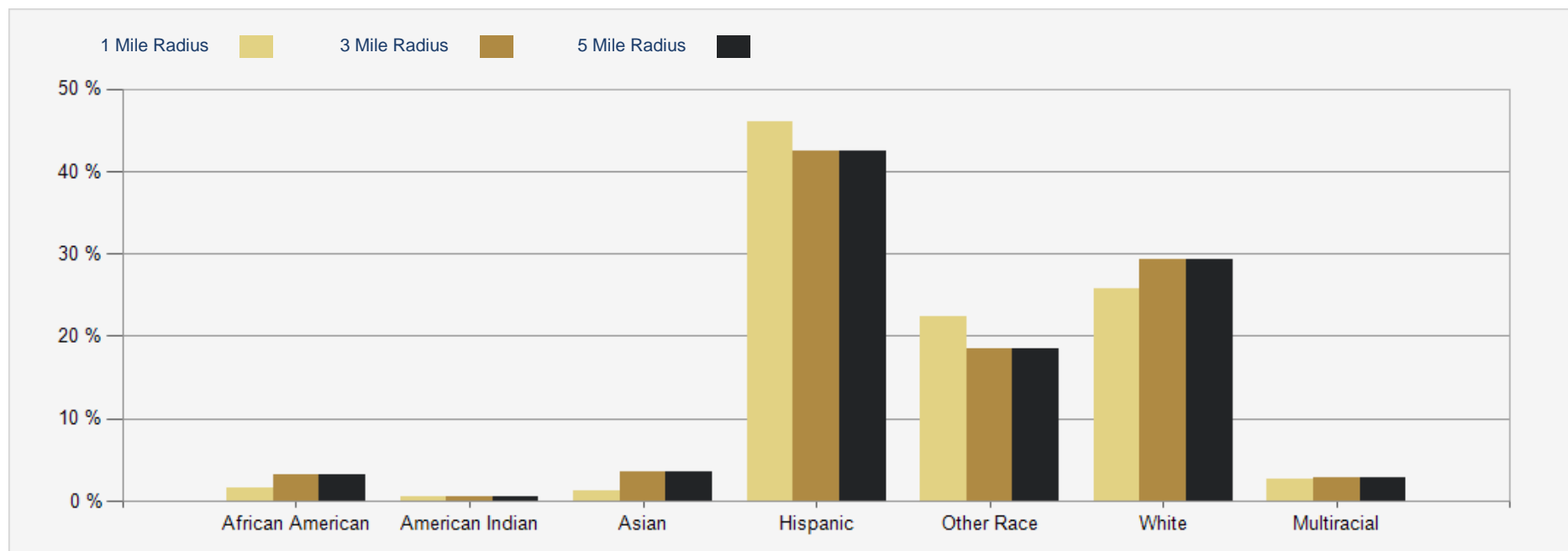
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,400	16,429	36,403
2025 Population Age 35-39	2,194	16,242	36,226
2025 Population Age 40-44	2,074	14,127	30,890
2025 Population Age 45-49	1,710	12,268	26,845
2025 Population Age 50-54	1,658	10,993	24,181
2025 Population Age 55-59	1,478	10,563	23,435
2025 Population Age 60-64	1,242	9,327	21,392
2025 Population Age 65-69	1,052	8,176	19,205
2025 Population Age 70-74	760	6,393	15,268
2025 Population Age 75-79	529	4,657	11,421
2025 Population Age 80-84	332	2,826	6,676
2025 Population Age 85+	283	2,463	5,915
2025 Population Age 18+	21,408	149,543	336,828
2025 Median Age	31	34	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,319	\$69,539	\$76,123
Average Household Income 25-34	\$75,266	\$82,128	\$89,396
Median Household Income 35-44	\$71,159	\$83,048	\$92,058
Average Household Income 35-44	\$86,447	\$96,015	\$110,036
Median Household Income 45-54	\$73,216	\$84,217	\$93,073
Average Household Income 45-54	\$89,245	\$100,606	\$114,584
Median Household Income 55-64	\$64,936	\$77,564	\$86,771
Average Household Income 55-64	\$83,411	\$91,215	\$107,647
Median Household Income 65-74	\$45,874	\$60,679	\$70,339
Average Household Income 65-74	\$64,385	\$77,679	\$91,691
Average Household Income 75+	\$45,677	\$56,198	\$65,978

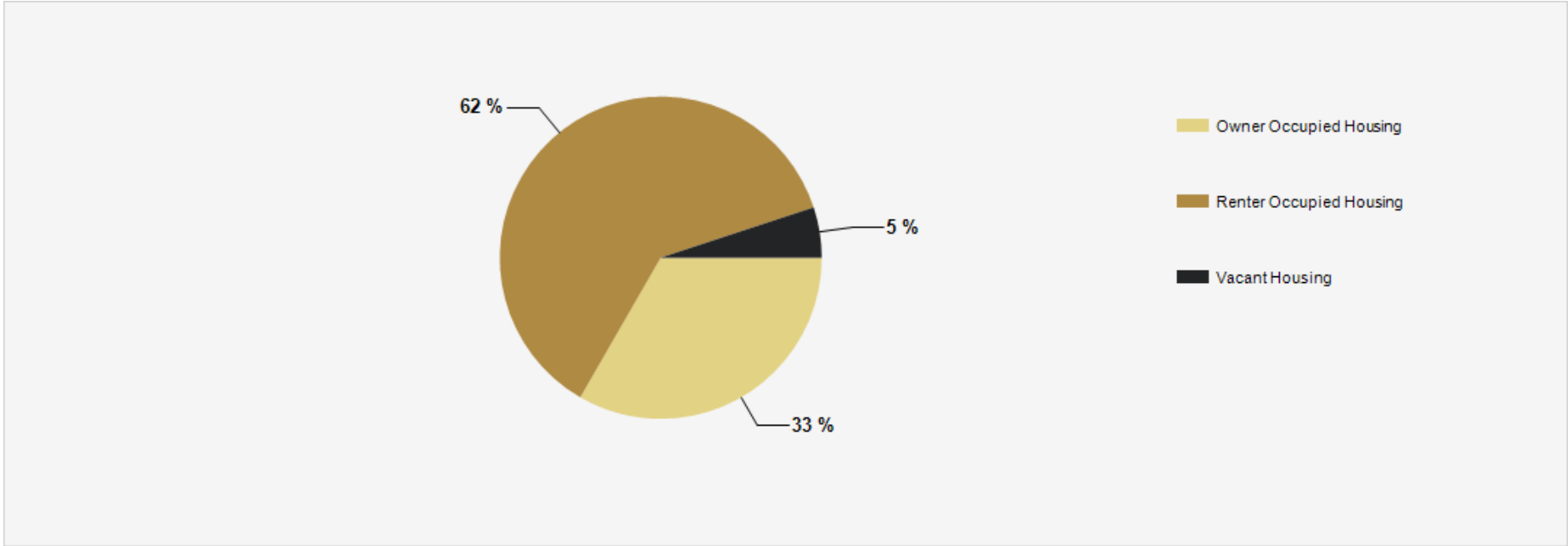
2020 Household Income



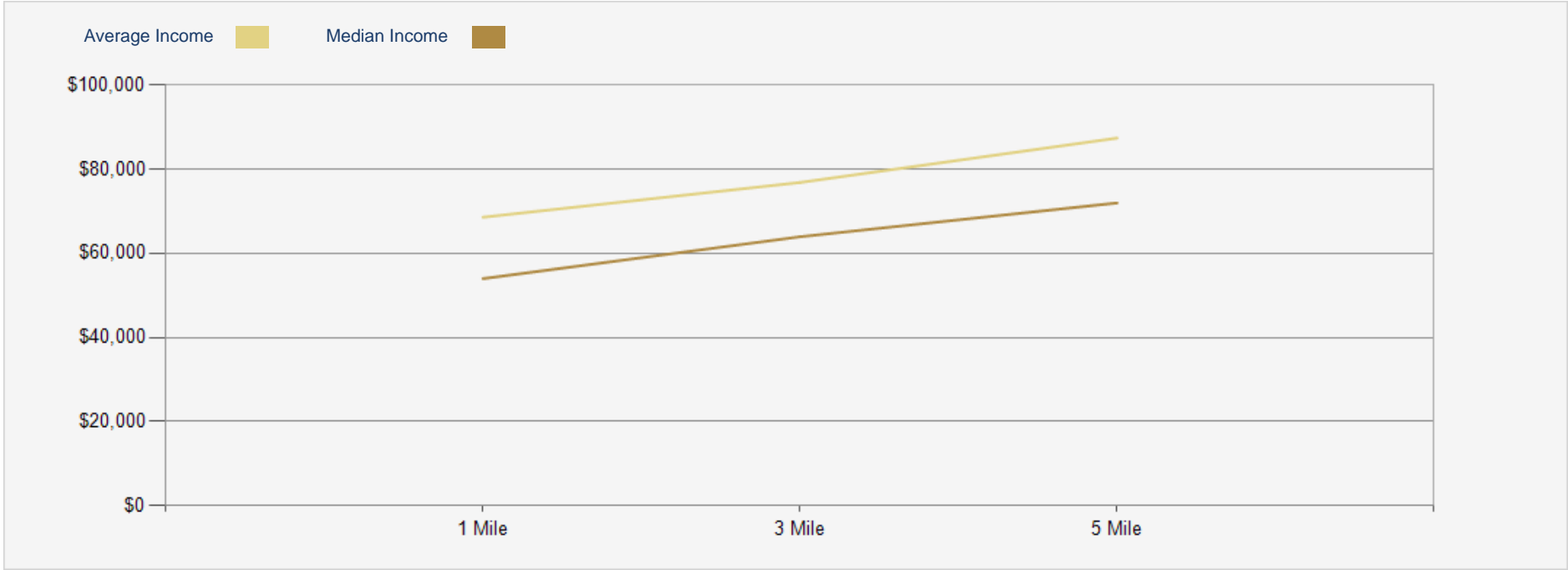
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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