

1450, 1452, 1460, 1472 W 9TH ST & 1462 W 9TH ST

UPLAND, CA

HOMEPLACE BUSINESS PARK
Portfolio Sale

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Home Place Business Park is being offered for sale in an "as-is, where-is" condition and Seller and Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Broker as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Broker prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on the information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Broker or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Broker nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to Home Place Business Park. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller and Broker reserve the right, at its sole and absolute discretion, to withdraw Home Place Business Park from being marketed for sale at any time and for any reason. Seller expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding Home Place Business Park and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, with respect to sale or withdrawal from the market without notice. Broker is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase Home Place Business Park unless and until a binding written agreement for the purchase of Home Place Business Park has been fully executed, delivered, and approved by the owner and any conditions to Seller and Purchaser's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of Home Place Business Park directly or indirectly regarding any aspect of the enclosed materials of Home Place Business Park without the prior written approval of the Seller or Broker; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Broker or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Broker.

Seller will be responsible for any commission due to Broker in connection with a sale of Home Place Business Park. Any buyer's agent must provide a registration signed by the buyer acknowledging said agent's authority to act on its behalf.



ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR AGENT FOR MORE DETAILS.



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- OFFERED AT \$6,500,000
- 10 COMMERCIAL CONDO UNITS + SEPARATE PARCEL 2 (1462 W 9TH)

PROPERTY DETAILS

Home Place Business Park presents an investment or owner-user opportunity in the heart of Upland. This well-maintained complex includes 10 commercial condominium units plus a stand-alone property at 1462 W 9th Street, situated on its own .58-acre parcel - offering exceptional flexibility for future development or continued leasing.

Key Highlights:

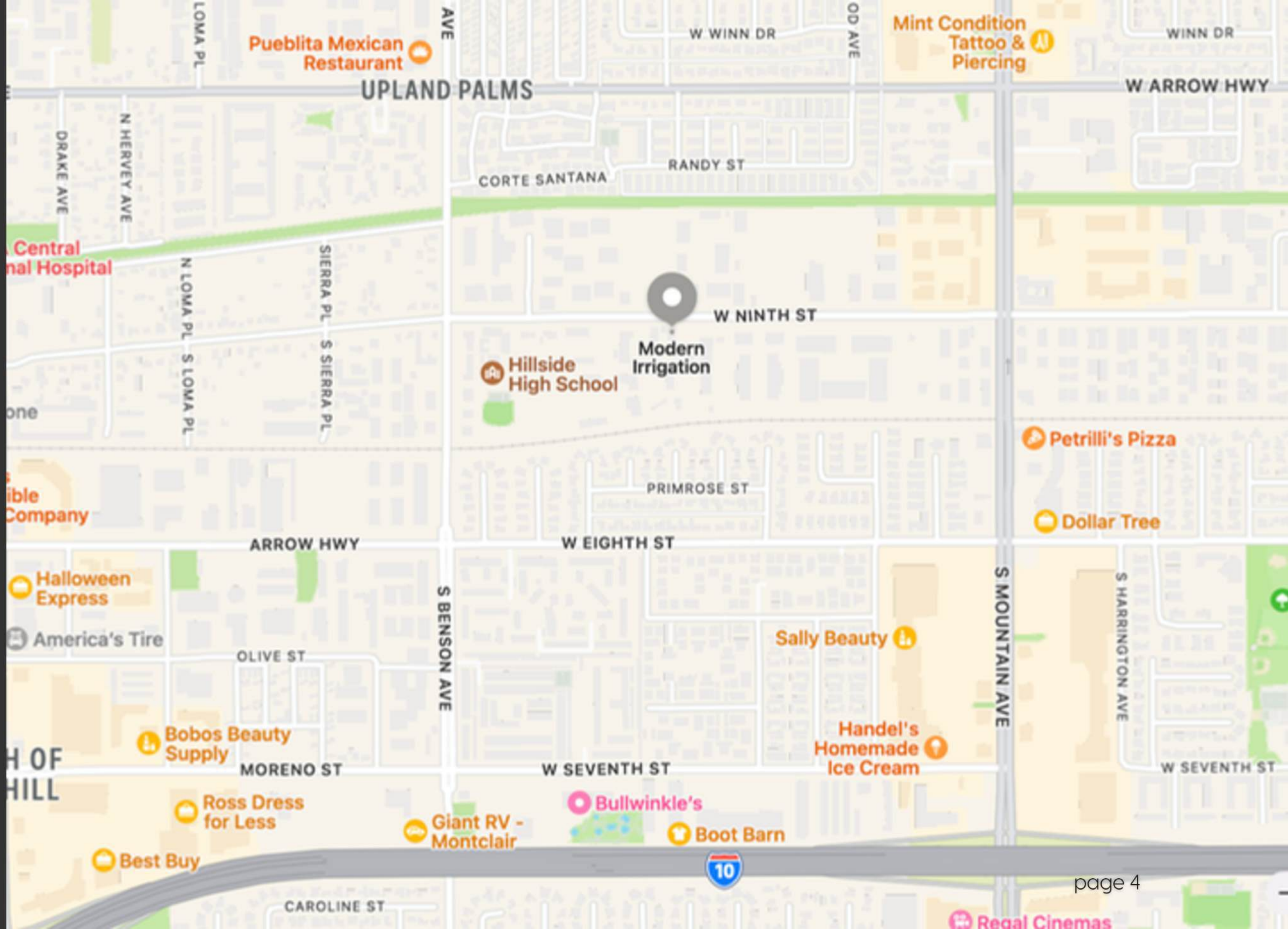
- 10 Commercial Condominium Units + 1 Freestanding Building On A Separate Parcel
- Business/Residential Mixed-Use Zoning (B/R-MU) allows for a variety of uses.
- Flexible Ownership Options—Occupy select units and lease others to generate income.
- Unit Sizes Range from 865 SF to 4,052 SF, accommodating businesses of all sizes.
- 1462 W 9th Street is not subject to the HOA, either redevelop the parcel or retain it as an income-producing asset.
- Strong Tenant Mix & Retention, providing stable cash flow.
- Convenient Location just minutes from Historic Downtown Upland, with nearby shops, restaurants, and services.
- Parking Lot Recently Resurfaced & Restriped. Over 4:1 Parking Ratio

Whether you're an investor seeking stable income with upside potential or an owner-user looking for space to grow, Home Place Business Park offers versatility, location, and long-term value.

LOCATION

[HTTPS://GOO.GL/MAPS/IM26HAWTV8ZNWYMV9](https://goo.gl/maps/IM26HAWTV8ZNWYMV9)

- 10, 210, 15, 60 FWYs
- Upland Metrolink 1.8 mi
- Downtown Upland 1.7 mi
- Ontario Airport 6.2 mi
- Montclair Place/Costco 1.5 mi
- San Antonio Hospital 2.7 mi
- Claremont Colleges 2 mi
- Downtown Claremont 3.2 mi



BUILDING INFORMATION & SITE PLAN

PARCEL 1 - COMMERCIAL CONDOS

1450 W. 9th Street

- 3,013 sf (occupied)
- Month-to-Month Lease (available upon request)
- \$450/Month HOA

1460 W. 9th Street

- 1,550 sf (vacant)
- \$1.60 psf rent
- \$184/Month HOA

1470 W. 9th Street (Suites A, B, C)

- 1470 A (vacant) - 1,135 sf / \$1.50 psf rent
- 1470 B (vacant) - 865 sf / \$1.50 psf rent
- 1470 C (vacant) - 2,025 sf / \$1.25 psf rent
- 1,251/Month HOA - A, B, C

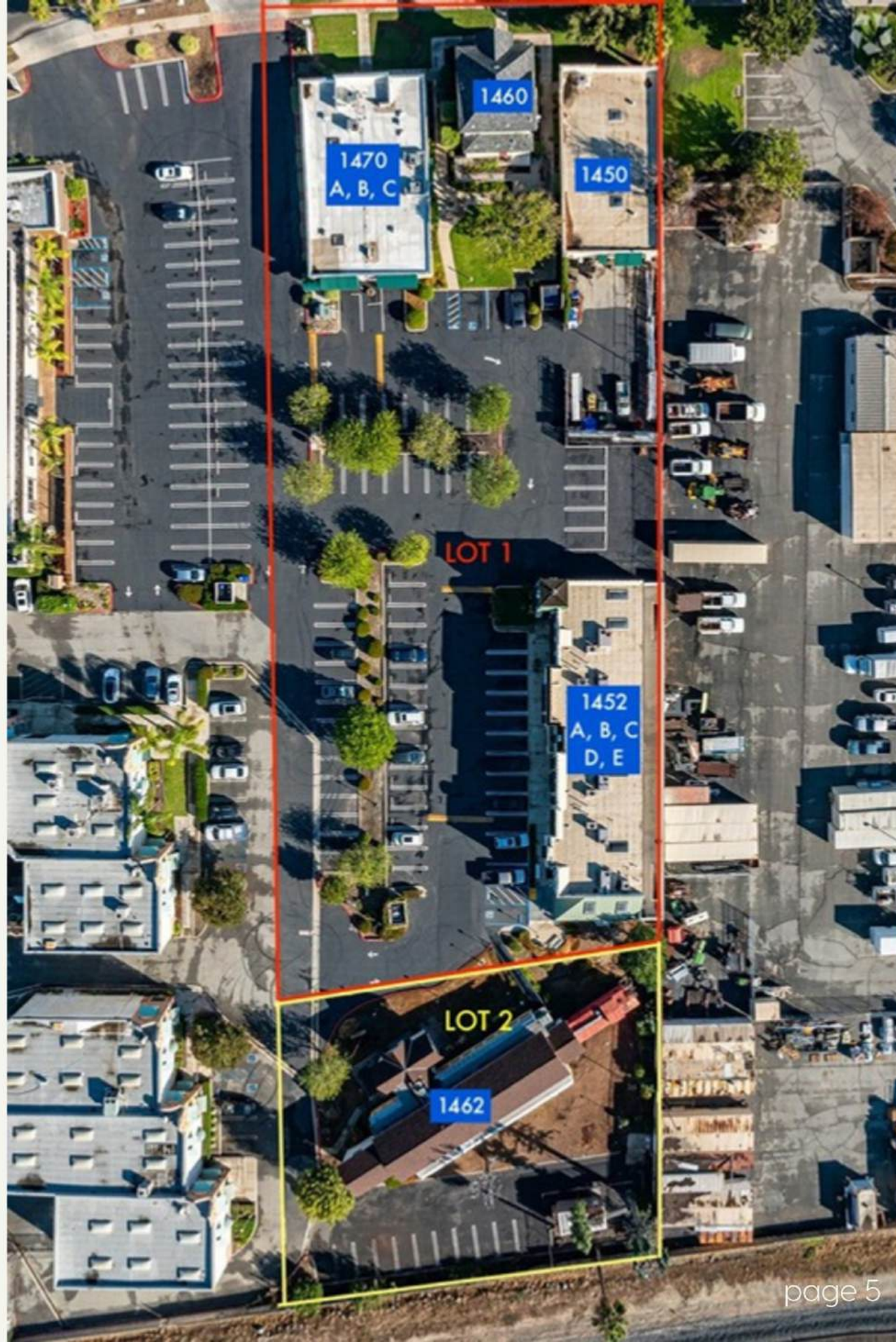
1452 W. 9th Street (A, B, C, D, E)

- 1452 A (occupied) - 2,380 sf / \$539/Month HOA
- 1452 B (occupied) - 2,250 sf / \$510/Month HOA
- 1452 C (occupied) - 1,516 sf / \$343/Month HOA
- 1452 D (occupied) - 1,516 sf / \$343/Month HOA
- 1452 E (occupied) - 1,619 sf / \$386/Month HOA

PARCEL 2

1462 W. 9th Street

- Not Subject to HOA
- 4,025 sf (vacant)
- \$1.25 psf rent
- 25,264 sf lot (est.)





Interior





Interior



SOLD SALES COMPARABLES



50 N Central
\$1,540,000

2,639 sqft | .06 ac lot
\$584 psf
Sold on April 28, 2025



199 N 2nd Ave
\$1,900,000

11,200 sqft | .257 ac lot
\$312.24 psf
Sold on August 23, 2024



2095 W Arrow Rte
\$3,325,000

10,113 sqft | .629 ac lot
\$329 psf
Sold on May 30, 2024



1844 W 11TH ST STE A
\$590,000

1,830 sqft | 1,831 sqft lot
\$322 psf
Sold on March 08, 2024



360 N Central Ave
\$1,050,000

1,188 sqft | .27 ac lot
\$885 psf
Sold on March 13, 2024

SOLD SALES COMPARABLES



378 S Euclid Ave

\$750,000

1,100 sqft | .218 ac lot

\$675.68 psf

Sold on August 30, 2023



1154 Airport Dr

\$860,000

1,500 sqft | .459 ac lot

\$573.33 psf

Sold on February 14, 2024



1253 E 9th St

\$995,000

3,000 sqft | .574 ac lot

\$331.67 psf

Sold on April 12, 2024



1298 W 7th St

\$1,850,000

22,800 sqft | .523. ac lot

\$405.29 psf

Sold on March 8, 2024

ACTIVE SALES COMPARABLES



1953 W 11th St

\$4,100,000

12,000 sqft | .79 ac lot

1 Freestanding Industrial Building

\$342 psf



940-948 W 9TH St

\$3,750,000

15,000 sqft | 1.04 ac lot

3 Industrial Buildings

\$250 psf



4950 San Bernardino St

\$598,800

1,469 saft | 2.31 ac lot

1 Medical Condo Unit

\$407 psf

CITY OF UPLAND OVERVIEW

Upland, CA - estimated population of 78k people with a median age of 37.7 and a average household income of \$93,994. Between 2020 and 2021 the population of Upland, CA grew from 77,348 to 78,624, a 1.65% increase and its median household income grew from \$76,259 to \$82,259, a 7.87% increase. The 5 largest ethnic groups in Upland, CA are White (Non-Hispanic) (35.4%), White (Hispanic) (18.5%), Other (Hispanic) (15.5%), Asian (Non-Hispanic) (9.45%), and Two+ (Hispanic) (8.94%).

None of the households in Upland, CA reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household. 92.5% of the residents in Upland, CA are U.S. citizens.

Upland is bordered on the east by Rancho Cucamonga, to the south by Ontario and Montclair, to the west by Claremont, and to the north by the unincorporated community of San Antonio Heights.



Population
78,841

Avg Household Income
\$93,994

Area Total
15.26 sq mi

County
San Bernardino

Incorporated
May 15, 1906

upland.ca.gov

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