



**COMMERCIAL  
REAL ESTATE**  
the sign of a profitable property

# HIGH-VISIBILITY VALUE-ADD RETAIL CENTER

800-870 S Mountain Ave, Ontario, CA 91762



CoStar  
**POWERBROKER**

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# PROPERTY OVERVIEW

This exceptional ±41,926 square feet retail center situated on an expansive 4-acre parcel represents a compelling value-add investment in one of Southern California's most dynamic growth markets. The property's elegant Spanish-style architecture, existing tenant mix, and prominent location within the community provide an excellent foundation for strategic repositioning and income enhancement.

The center presents multiple value-add strategies for sophisticated investors. The diverse, synergistic tenant mix creates strong crossshopping opportunities while providing stable cash flow during the enhancement period. Strategic re-leasing initiatives and tenant improvements can drive substantial rent growth, while the property's prominent monument signage and abundant parking support premium rental rates. The CN zoning designation offers additional flexibility for optimizing the tenant mix and maximizing long-term returns.



**\$9,895,000**  
PRICE



**\$236**  
PRICE/RENTABLE SF



**±41,926 SF**  
RENTABLE AREA



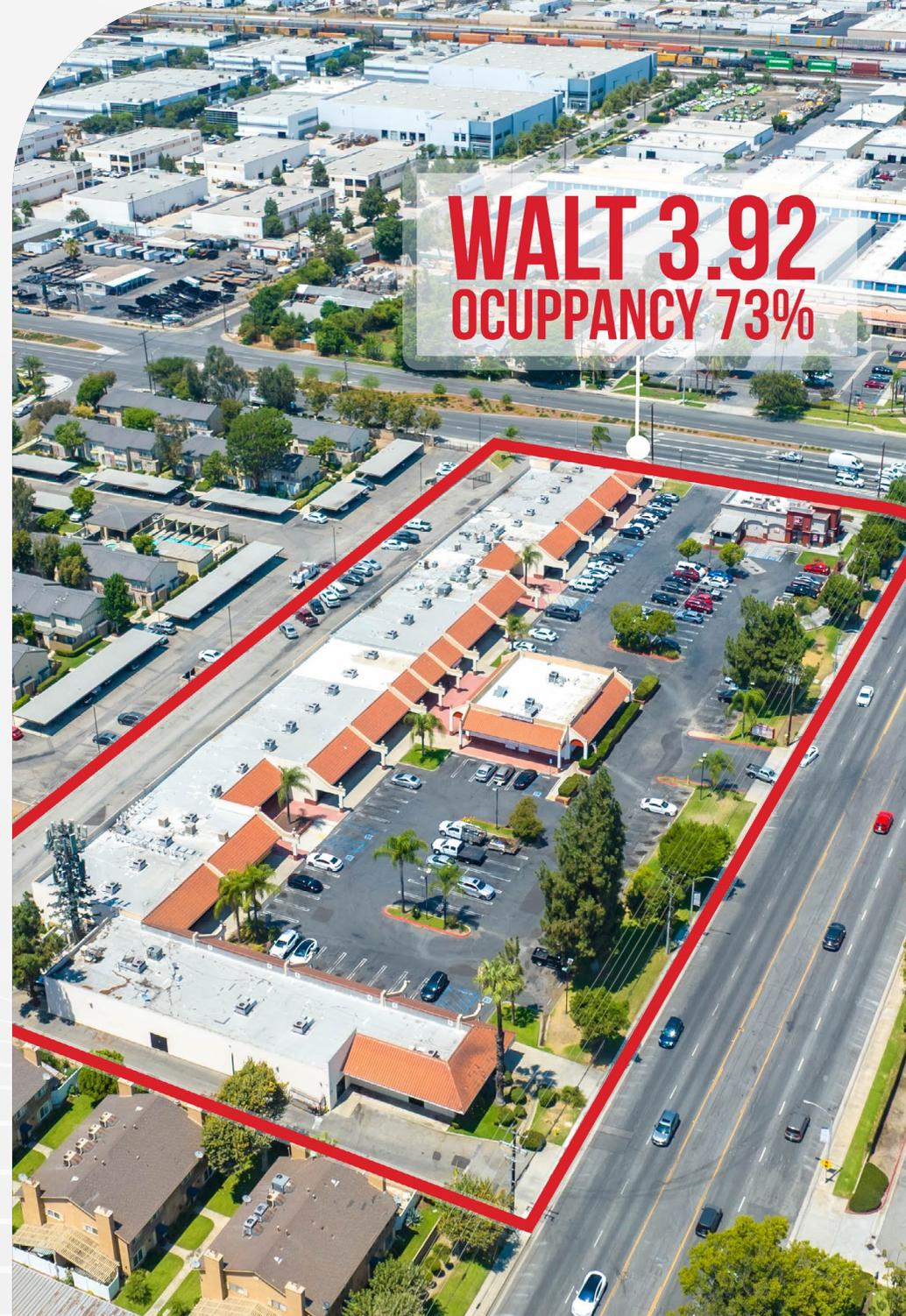
**±171,191 SF**  
LOT SIZE



**73%**  
CURRENT OCCUPANCY



**4.29**  
PARKING RATIO



# PROPERTY OVERVIEW

## MARKET DYNAMICS

The property is strategically located in the rapidly expanding Inland Empire, which has experienced remarkable economic growth with 7% average job growth and 144,000 new workers. This robust expansion, driven by major distribution and logistics operations, continues to fuel demand for retail and service amenities. The city has expressed general support for quality development projects that enhance the commercial landscape, creating a favorable environment for value-enhancement initiatives.

Ontario's ongoing commercial development pipeline and its role as a major logistics hub position this asset to capitalize on sustained population and income growth, ensuring strong long-term fundamentals for tenant attraction and retention.

## STRATEGIC LOCATION ADVANTAGES

Positioned on one of Ontario's thriving commercial corridors, the property benefits from exceptional visibility and accessibility via major transportation arteries including Interstates 10 and 15 and State Route 60.

The proximity to Ontario International Airport enhances the trade area's appeal to both national retailers and service-oriented tenants.

The robust residential community and surrounding retail environment, featuring both established local businesses and recognized national brands, create a destination that supports strong leasing fundamentals.



# PROPERTY PHOTOS



RENTABLE AREA  
±41,926 SF

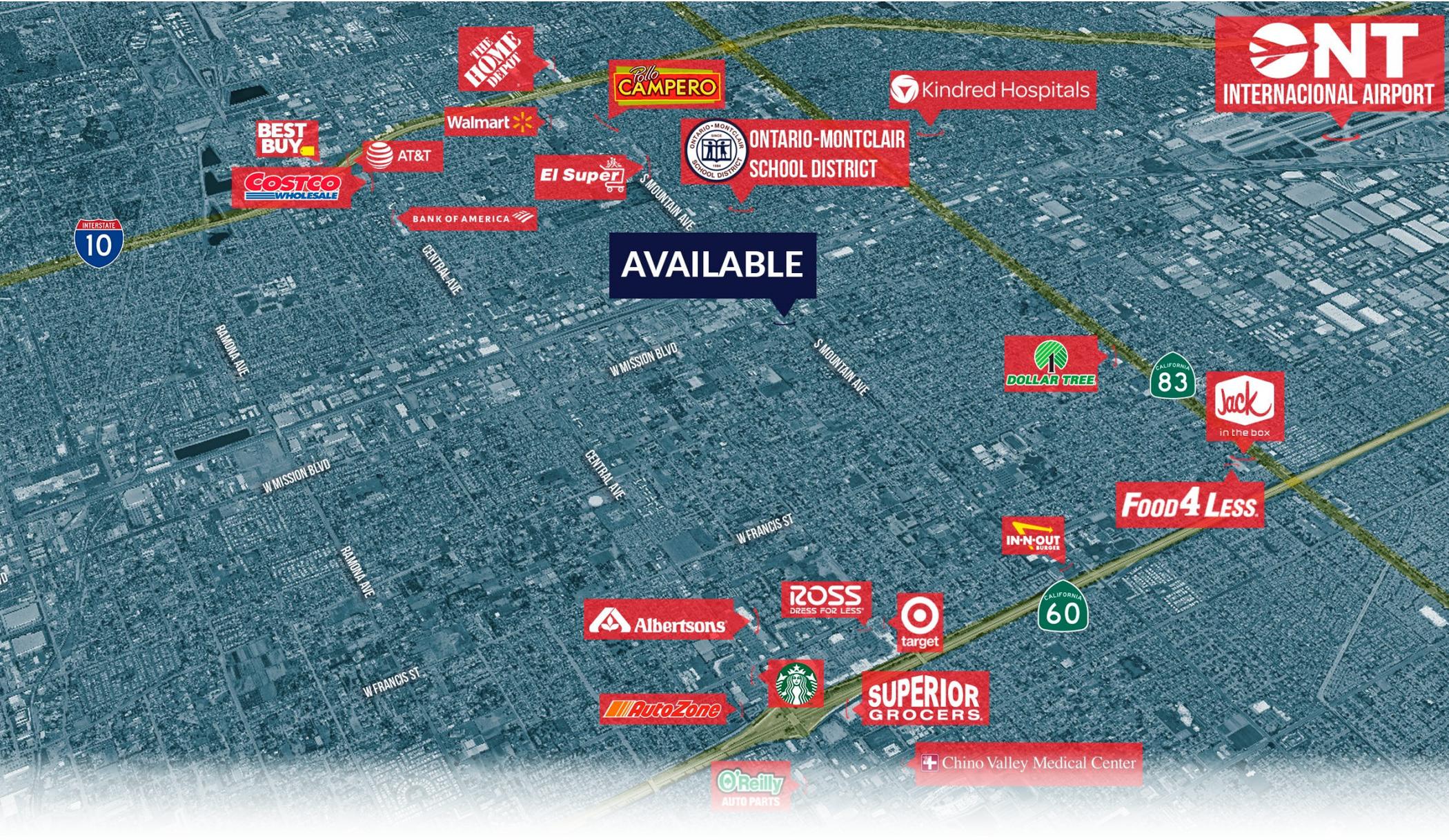


SITE AREA  
±171,191 SF



# AERIAL VIEW





**AVAILABLE**

**ONT**  
INTERNACIONAL AIRPORT

**ONTARIO-MONTCLAIR  
SCHOOL DISTRICT**

**AERIAL MAP**





# LOCATION OVERVIEW

## City of Ontario

Ontario, California is centrally located in the Inland Empire, one of Southern California's fastest-growing economic regions. Covering 51 square miles and home to more than 185,000 residents, the city serves as a major hub for commerce, logistics, retail, and aviation. Its strategic position along Interstates 10 and 15, Class I rail lines, and key freight corridors makes Ontario one of the region's most important distribution and business centers.

Ontario International Airport (ONT) strengthens the city's connectivity with over 70 daily nonstop flights to major destinations, supporting both passenger travel and cargo operations. The city's diversified economy is further enhanced by major destinations such as Ontario Mills, the Ontario Convention Center, and Toyota Arena, which collectively attract millions of visitors each year.

With a skilled workforce, competitive business environment, and ongoing commercial and residential development, Ontario continues to play a leading role in the Inland Empire's economic growth. Its strong infrastructure, accessibility, and quality of life make it an attractive location for investment and long-term opportunity.



**1891**  
INCORPORATED ON  
DECEMBER 10, 1891



**50**  
SQUARE MILES



**181,224**  
POPULATION



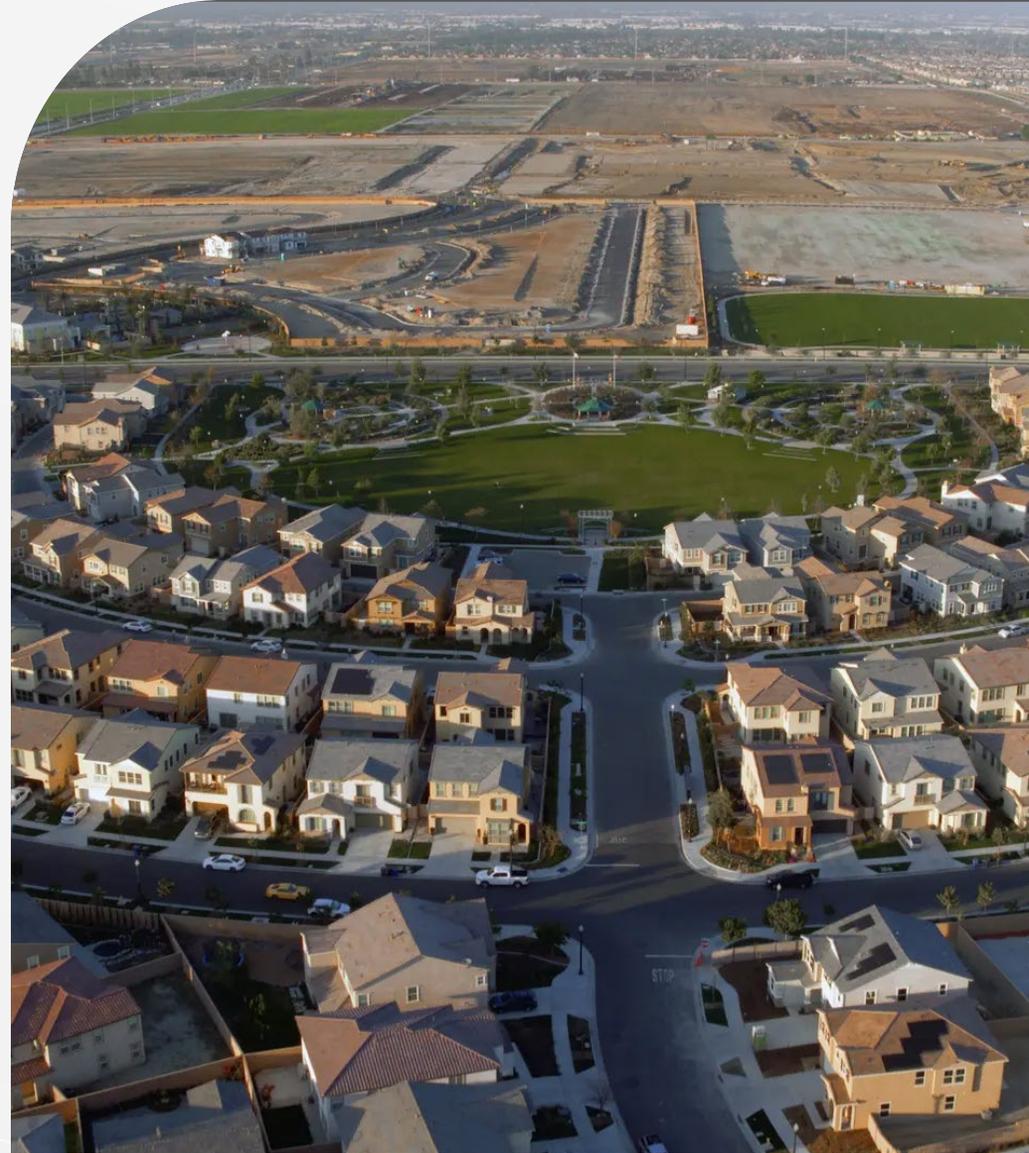
**925 FEET**  
ELEVATION

# LOCATION OVERVIEW

Ontario offers a highly advantageous environment for investment due to its transportation infrastructure, consistent activity drivers, and established regional visitation patterns. Ontario International Airport (ONT) serves as one of Southern California's primary air hubs, delivering 70+ daily nonstop flights that enhance business mobility, tourism, and time-sensitive logistics.

the city also hosts several high-impact destinations that generate sustained foot traffic and diversified user activity. Ontario Mills, with over 200 retail establishments, functions as one of the region's most visited commercial centers. the Ontario Convention & Visitors Bureau accommodates a broad range of conventions, trade shows, and corporate events, reinforcing Ontario's role as a regional meeting destination. toyota Arena adds a continuous schedule of concerts, sports, and entertainment programming, contributing to reliable year-round visitation.

these consolidated demand drivers create a stable environment for investment with strong visibility, predictable consumer flows, and long-term performance potential.



**TOYOTA ARENA**  
125+ ANNUAL EVENTS



**ONTARIO CONVENTION  
& VISITORS BUREAU**  
125+ ANNUAL EVENTS



**ONTARIO MILLS**  
200+ OUTLET AND  
RETAIL STORES



**ONTARIO  
INTERNATIONAL AIRPORT**  
70+ DAILY NONSTOP  
FLIGHTS

# LOCATION OVERVIEW | TOP 10 EMPLOYERS



**ONTARIO INTERNATIONAL AIRPORT**  
6,000 EMPLOYEES



**ONTARIO-MONTCLAIR SCHOOL DISTRICT**  
2,500 EMPLOYEES



2,442 EMPLOYEES



**SAN ANTONIO REGIONAL HOSPITAL**  
1,594 EMPLOYEES



1,000 EMPLOYEES



600 EMPLOYEES



600 EMPLOYEES



600 EMPLOYEES



578 EMPLOYEES



500 EMPLOYEES





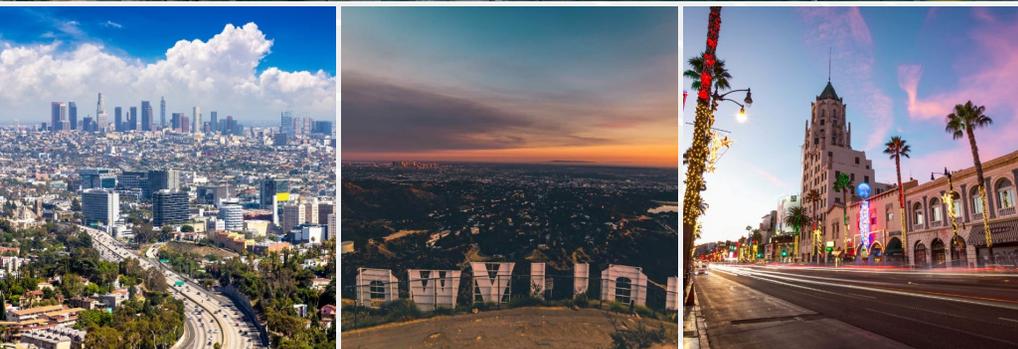
# LOCATION OVERVIEW

## Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.



# DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
Total Population	49,710	226,018	493,214
Daytime Population	42,461	200,204	491,114
Avg HH Income	\$82,373	\$87,637	\$89,068
Avg HH Size	3.27	3.31	3.22
Median Home Price	\$597,625	\$615,026	\$628,406

TRAFFIC COUNTS	S MOUNTAIN AVE	W MISSION BLVD
Cars per Day	±34,870	±21,960



**COMMERCIAL**  
REAL ESTATE



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