

1345

W. HOLT BLVD
ONTARIO, CA 91762

SEC OF HOLT BLVD.
& OAKS AVE.



AVAILABLE FOR LEASE:

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+/- 12,000 SF Bldg / .9 AC Lot

RE/MAX
COMMERCIAL

1345

W. HOLT BLVD
ONTARIO, CA 91762

+/- 12,000 SF Bldg

+/- .9 AC Land



RE/MAX
COMMERCIAL



PROPERTY DESCRIPTION

ADDRESS	1345 W. Holt Blvd. Ontario, CA 91762
COUNTY	San Bernardino
BUILDING AREA ±	± 12,000 SF
LAND AREA ±	± 39,024 SF (.9 AC)
YEAR BUILT	1982
CONSTRUCTION TYPE	Tilt-up Concrete
PROPERTY USE	Retail Store
ZONING	IP (Industrial Park)
APN	1011-121-24
PARKING SPACES	30
PARKING RATIO	2.79 / 1,000 SF
STREET FRONTAGE	206' on Holt Blvd.

IP (Industrial Park) Zoning District. The IP zoning district is established to accommodate a combination of commercial activity and light industrial uses, which may be developed at a maximum intensity of 0.6 FAR, and which support services to nearby industrial uses, technology centers, research and development, "clean" industry, and limited manufacturing activities. The IP zoning district is consistent with, and implements, the Business Park land use designation of the Policy Plan component of The Ontario Plan.

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DEMOGRAPHICS (2024)	1 MILE	3 MILE
POPULATION	23,291	205,395
HOUSEHOLDS	6,686	60,545
MEDIAN AGE	33	35
AVERAGE HH INCOME	\$80,432	\$89,933
DAYTIME EMPLOYEES	9,423	69,594



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HOLT BOULEVARD, ONTARIO, CA

Retail Environment & Demand Drivers

The Holt Corridor is a key retail / mixed-use zone: It's undergoing revitalization, including transit infrastructure upgrades (dedicated bus lanes via the West Valley Connector) which should boost accessibility and foot / transit traffic. ontariothinksbusiness.com

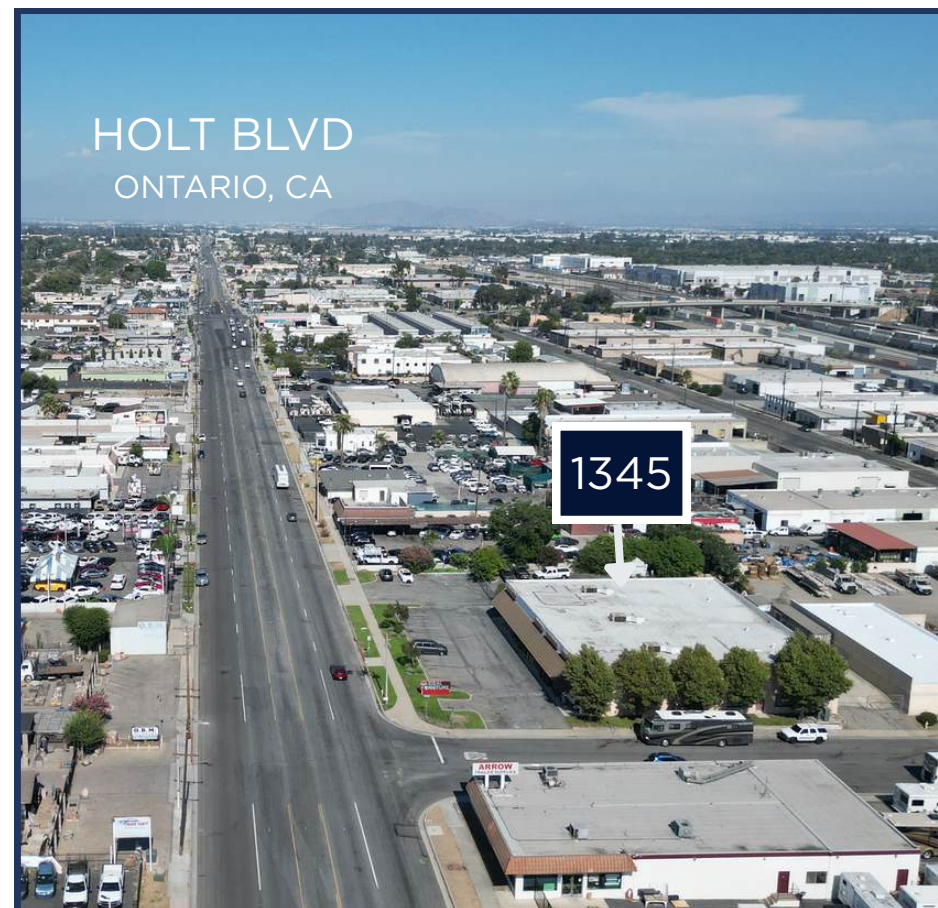
Vehicle Traffic Volumes: Holt and signalized intersections are high in many segments with traffic counts of over 24,000 vehicles per day.

Retail Sales in Ontario are Strong: The city leads the Inland Empire in taxable retail sales. It's #4 in Southern California behind only major metro areas (LA, San Diego, Anaheim). ontariothinksbusiness.com

Ontario Mills is a Major Regional Draw: Attracting large numbers of visitors and contributing significantly to retail spending in the area. ontariothinksbusiness.com+1

Proximity & Market Access: Within the Inland Empire, Ontario serves not only its residents but draws from a large surrounding population. The city's 10-mile radius population is over 800,000.

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CONTACT:

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