

# O Vineyard



OFFERING MEMORANDUM

O Vinyard Avenue  
Ontario, CA 91762





# 0 Vineyard

## CONTENTS

01 Executive Summary  
Investment Summary

02 Location  
Location Summary  
Drive Times  
Drive Times (Heat Map)

03 Property Description  
Property Features  
Aerial Map  
Parcel Map  
Property Images

04 On Market Comps  
For Sale Comps - OM

05 Sale Comps  
Sold COMPS FOR OM  
OM Ontario approves \$172 million land  
deal for new sports park - Daily Bulletin

06 Demographics  
Demographics

07 Company Profile  
Company Bio  
Advisor Profile

*Exclusively Marketed by:*



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01

Executive Summary  
Investment Summary

# O VINEYARD



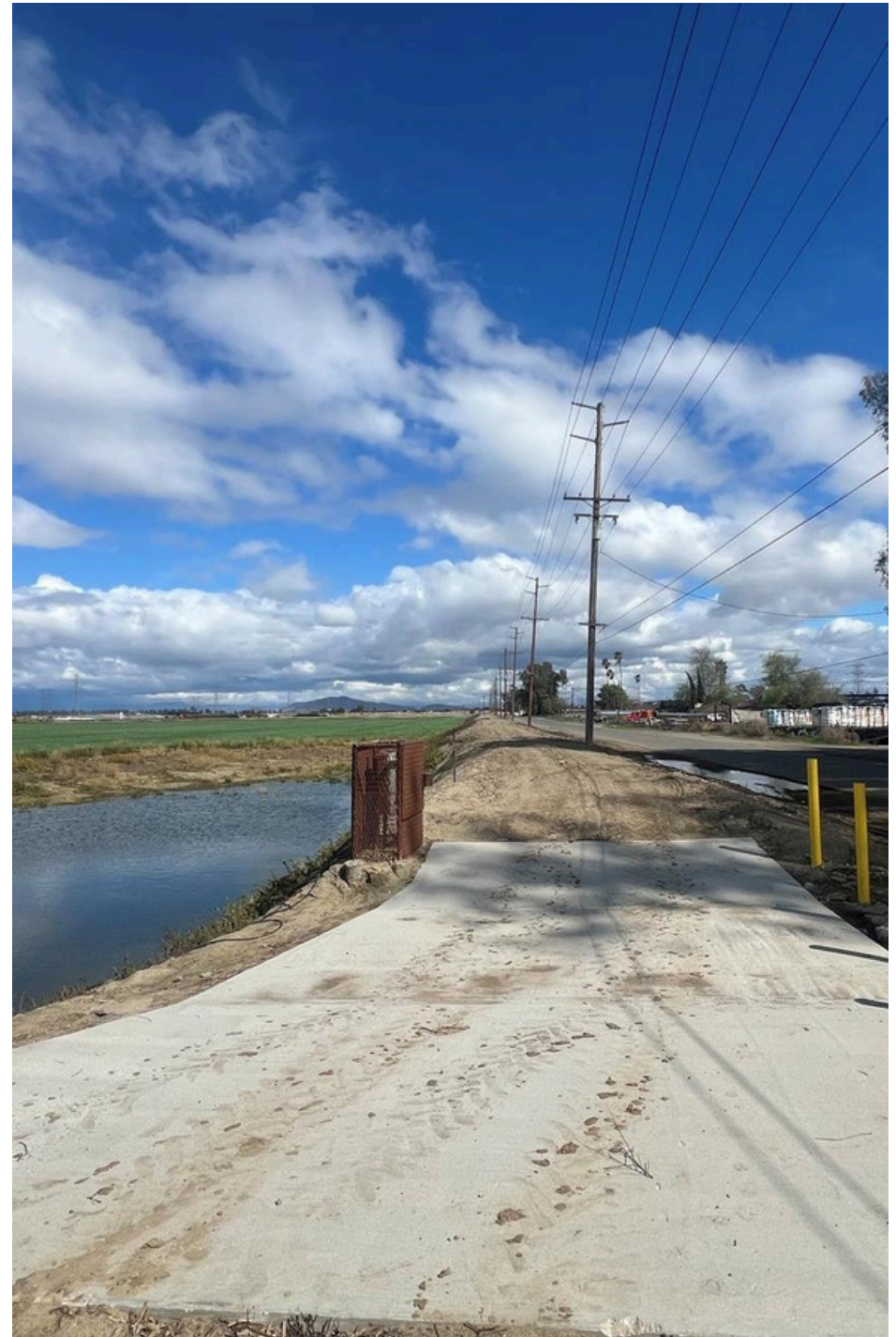
## OFFERING SUMMARY

ADDRESS	0 Vinyard Avenue Ontario CA 91762
COUNTY	San Bernardino
MARKET	Inland Empire
SUBMARKET	Ontario Airport
PRICE	\$112,620,000
PRICE PSF	\$45.77
LAND SF	2,460,780 SF
LAND ACRES	56.49
ZONING TYPE	Medium Density Residential Overlay
# OF PARCELS	6
APN	0216-214-01,02,03,06,07,08

DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
2025 Population	2,067	300,094	1,155,371
2025 Median HH Income	\$87,763	\$107,192	\$99,099
2025 Average HH Income	\$103,353	\$134,477	\$125,079

## Investment Highlights

- This exceptional property presents a rare opportunity to develop a master-planned community in Ontario, California — one of the fastest-growing cities in the Inland Empire. Strategically positioned within a Medium Density Residential (MDR-18) overlay zone, the site allows for the construction of up to 18 dwelling units per acre, offering substantial development potential for investors and developers alike.





- In addition to the property's strong fundamentals, the seller is offering a long escrow period, designed to support developers through the entitlement and planning process. This extended timeline provides buyers with the flexibility to complete zoning adjustments, secure permits, and finalize development approvals without immediate financial pressure to close. This structure significantly reduces carrying costs and provides developers with a strategic advantage to align project timelines with market conditions.

Ontario's diverse population and growing economy

- contribute to a dynamic business environment, offering potential for commercial real estate investments to thrive in the area.







02

Location

Location Summary

Drive Times

Drive Times (Heat Map)

# O VINEYARD



# Ontario Sports Empire

- The Ontario Sports Empire is a forthcoming 200-acre sports complex in Ontario, California, designed to cater to the region's increasing demand for recreational amenities. This development aims to serve the community, sports enthusiasts, and athletes of all ages and backgrounds, positioning itself as the largest sports complex of its kind west of the Rocky Mountains.

**Minor League Baseball Stadium:** A new 6,000-seat stadium is under construction, with an expected completion date in April 2026.

**Sports Facilities:** The complex will feature new soccer, baseball, football, and softball fields; basketball, tennis, and pickleball courts; an aquatics center; and a youth sports training facility.

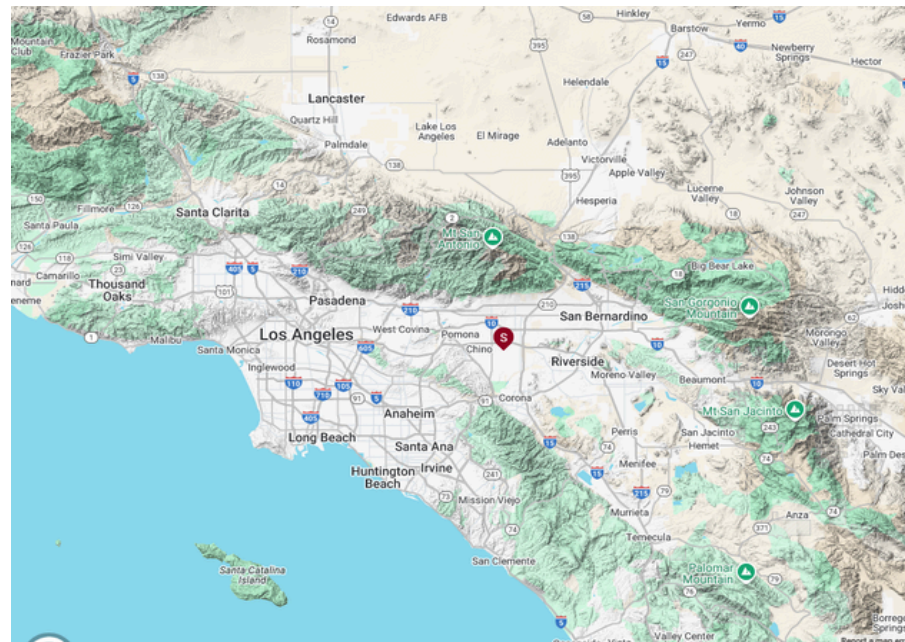
**Commercial Development:** Plans include pedestrian-oriented commercial spaces for restaurants, bars, and retail establishments, enhancing the area's appeal to visitors and residents alike.

- The property is located in Ontario, California, a city known for its strategic location in the Inland Empire region, providing easy access to major transportation routes such as Interstate 10, Ontario International Airport, and the Chino Airport

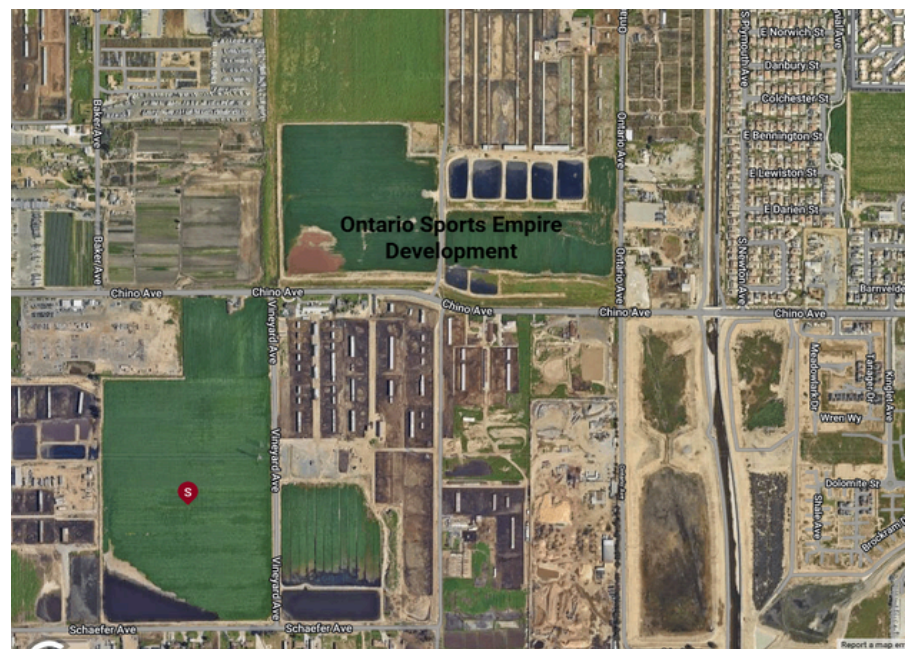
The surrounding area features a mix of commercial and industrial developments, including warehouses, distribution centers, and corporate offices, making it a hub for business activity and economic growth.

Nearby amenities include hotels, restaurants, and retail establishments, catering to the needs of both residents and visitors in the area.

Regional Map



Local Map





1

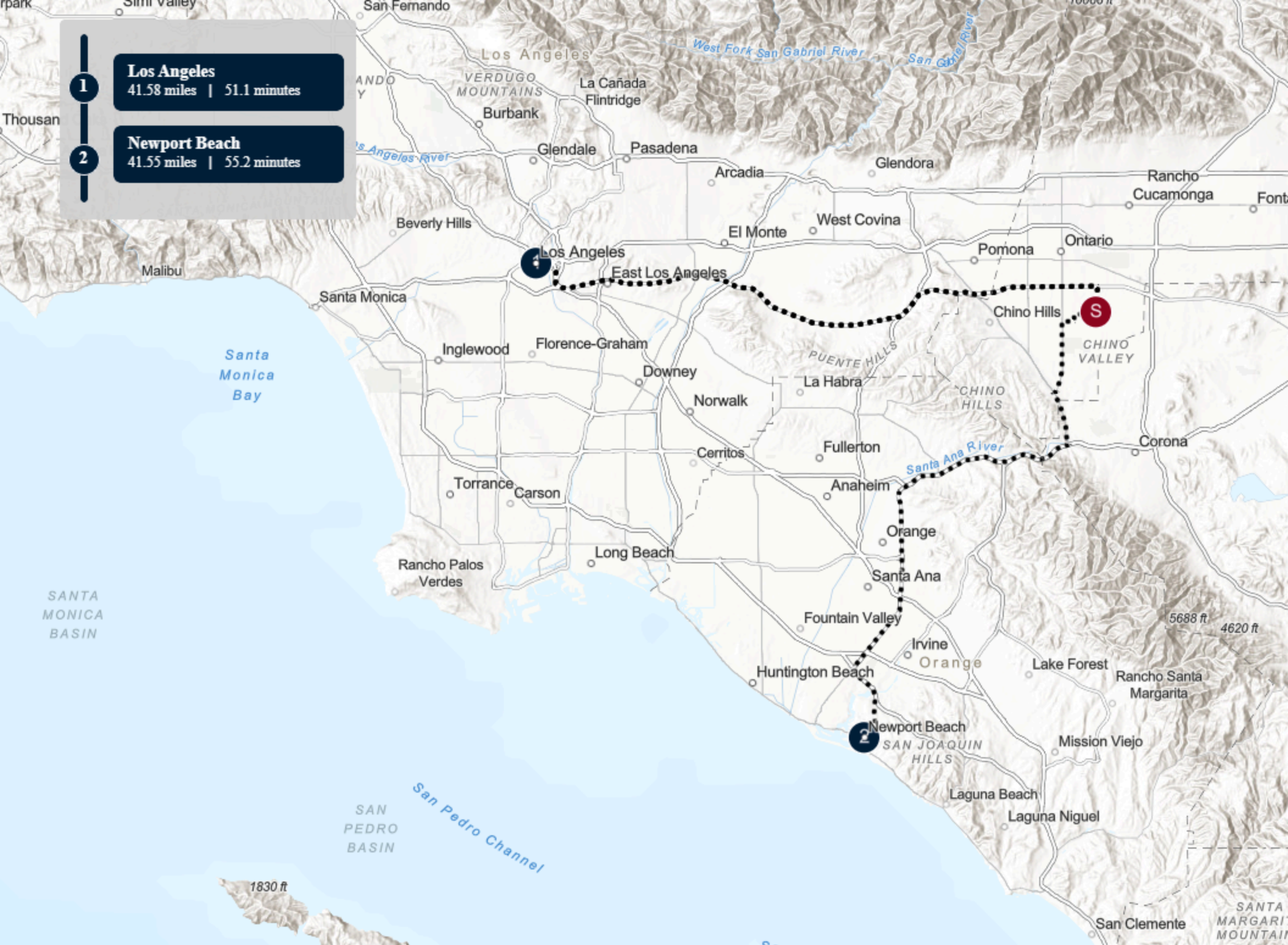
**Los Angeles**

41.58 miles | 51.1 minutes

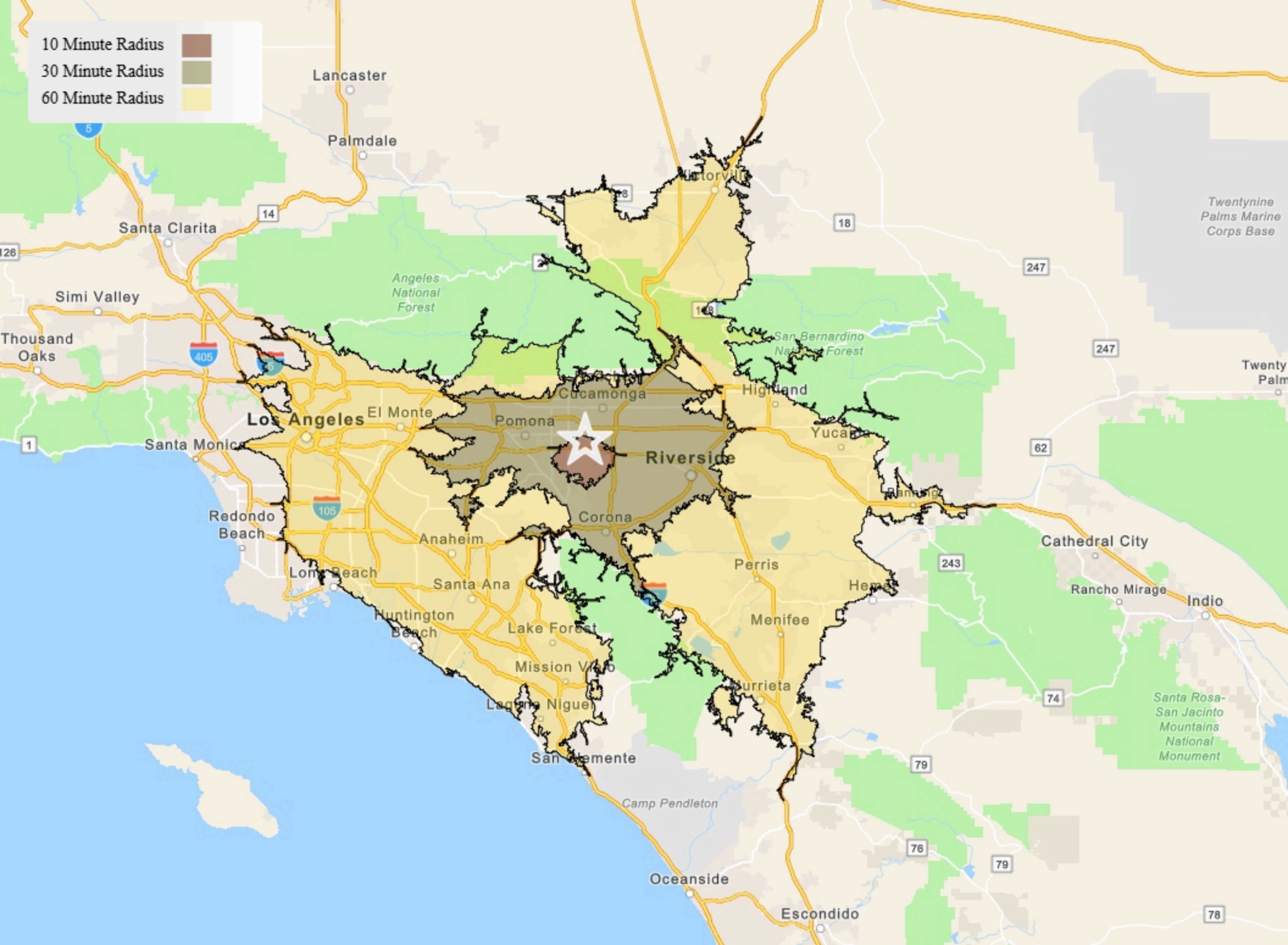
2

**Newport Beach**

41.55 miles | 55.2 minutes







10 Minute Radius

30 Minute Radius

60 Minute Radius





03

Property Description

Property Features

Aerial Map

Parcel Map

Property Images

O VINEYARD



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## PROPERTY FEATURES

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LAND SF	2,460,780
LAND ACRES	56.49
# OF PARCELS	6
ZONING TYPE	Medium Density Residential Overlay
TOPOGRAPHY	Flat
LOT DIMENSION	1260 x 1953
CORNER LOCATION	Vineyard & Schaefer

---

## UTILITIES

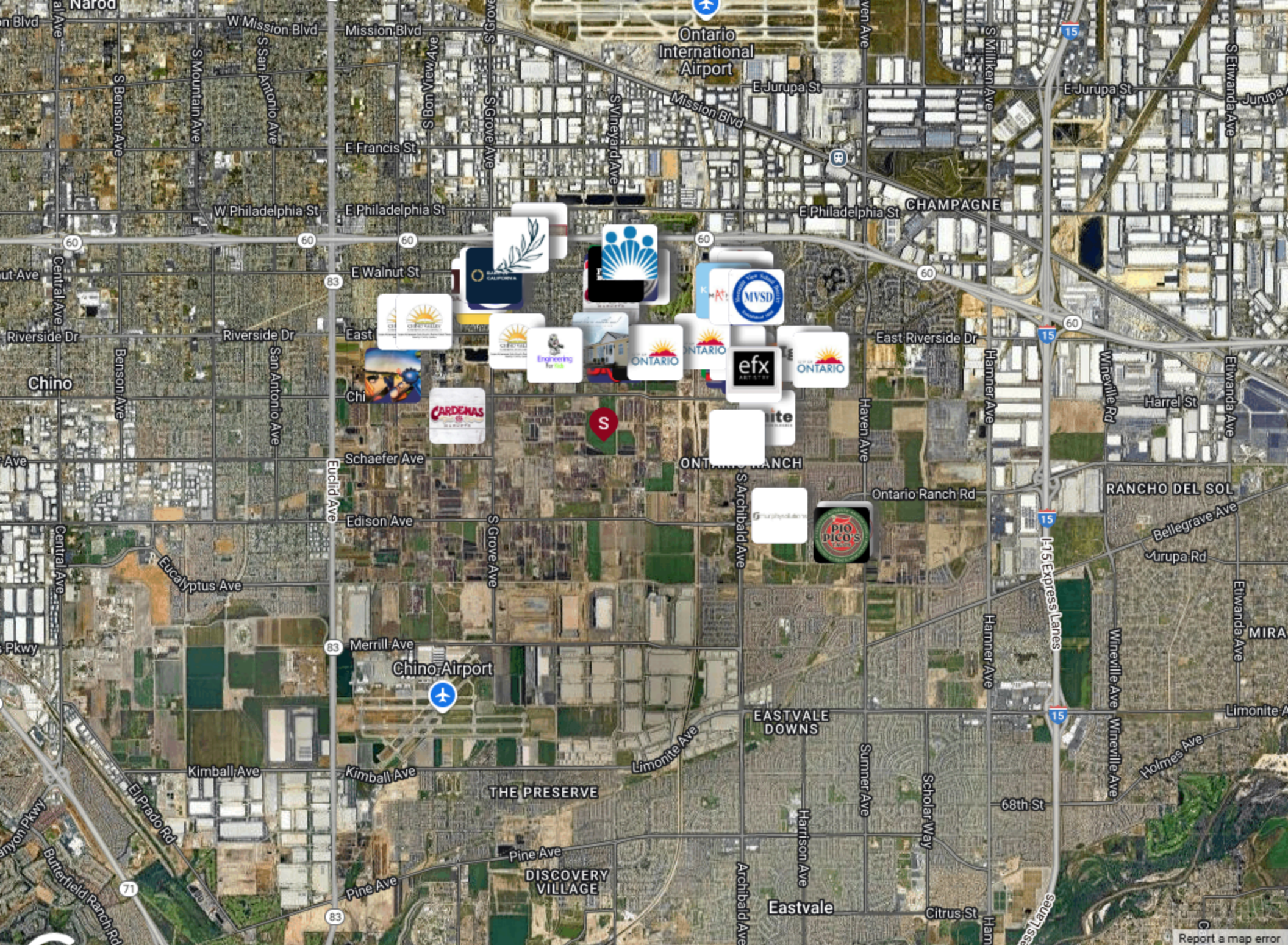
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WATER	Well
IRRIGATION	Available
ELECTRICITY / POWER	Available

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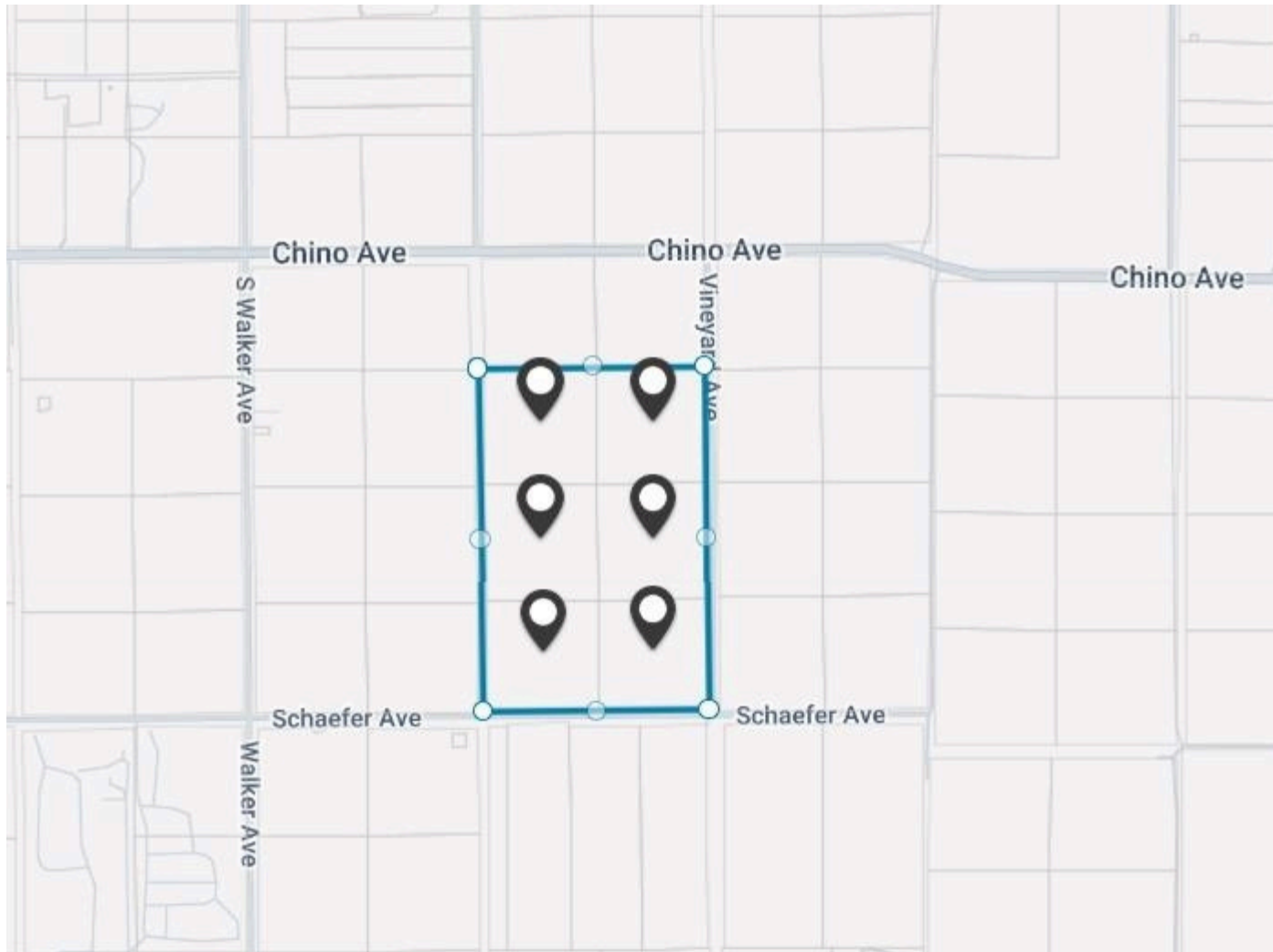






Report a map error









South East Corner - Vineyard and Schaefer





North East Corner - Vineyard Avenue





Vineyard Facing North





Schaefer Facing West





South West Corner - Schaefer





South West Corner Facing North



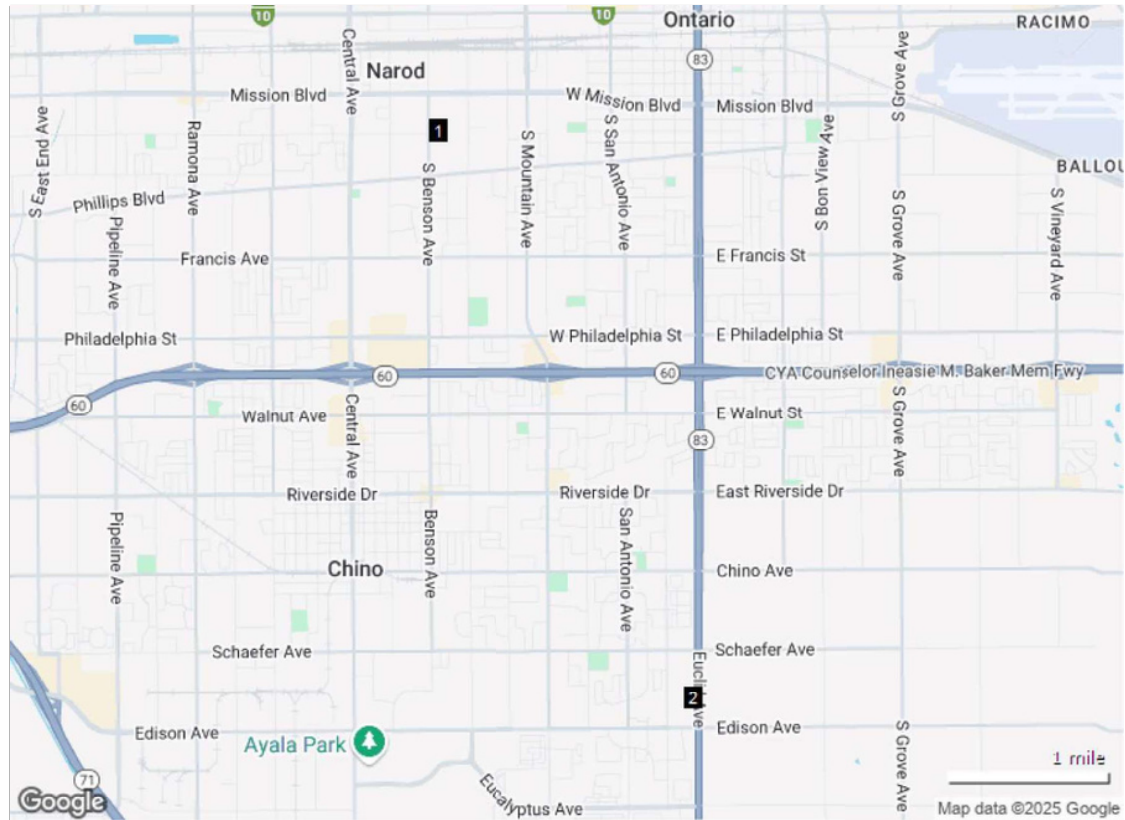


04

On Market Comps  
For Sale Comps - OM

# O VINEYARD





	Address	City	Property Info	Sale Info
1	991 S Benson Ave	Ontario	15 AC Land	For Sale: \$18,000,000 (\$1,200,000/AC)
2	13916-13916 Euclid Ave	Chino	2.88 AC Land	For Sale: -



1

991 S Benson Ave - 5 to 15 Acres of land in Ontario

ACTIVE

Ontario, CA 91762

Listing Broker

RE/MAX GALAXY

1411 S Diamond Bar Blvd, Suite A


Diamond Bar, CA 91765

(909) 861-9985 (p)

San Bernardino

Kevin Kan

(213) 618-1838 (p)



Price

\$18,000,000

Sale Type

Investment or Owner User

On Market

214 Days

Type Land

Status

Active

Land Acres

15.00 AC

Land SF

653,400 SF

Parcels

1011-431-01, 1011-431-06, 1011-521-06

Zoning

AR2/R2

Conditions

Build to Suit, Lease Option

2

13916-13916 Euclid Ave

ACTIVE

Chino, CA 91710

Listing Broker

DAUM Commercial Real Estate Services

3595 Inland Empire Blvd, Suite Bldg. 5

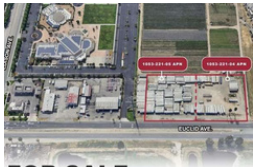
Ontario, CA 91764

(909) 980-1234 (p)

San Bernardino

Eric Fikse

(909) 980-1234 (p)



Price

Not Disclosed

Sale Type

Investment

On Market

331 Days

Type 2 Star Land

Status

Active

Land Acres

2.88 AC

Land SF

125,453 SF

Parcels

1053-221-04, 1053-221-05

Zoning

RD14



<div>991 S Benson Ave</div> <div>5 to 15 Acres of land in Ontario</div> <div>Ontario, CA 91762</div> <div>Land of 15 AC is for sale at \$18,000,000 (\$1,200,000/AC)</div>			
buyer			
For Sale			
seller			
-			
vital data			
<div>Days on Market: 214 days</div> <div>Conditions: Build to Suit, Lease Option</div> <div>Lot Dimensions: -</div> <div>Frontage: 327 feet on Benson Ave</div>		<div>Asking Price: \$18,000,000</div> <div>Status: For Sale</div> <div>Corner: No</div> <div>Topography: Level</div> <div>Improvements: -</div> <div>Off-Site Improv: -</div> <div>Zoning: AR2/R2</div> <div>Submarket: Airport Area</div> <div>Map Page: -</div> <div>Parcel No: 1011-431-01 [Partial List]</div> <div>Property Type: Land</div> <div>Proposed Use: Horse Stables, Police/Fire Station, Religious Facility, Schools, Shelter, Agricultural, Agribusiness, Single Family Residence</div>	
income expense data			
<div>Gross Acres: 15 AC</div> <div>Price/Acre: -</div> <div>SF: 653,400 SF</div> <div>Price/SF: -</div>		<div>Listing Broker</div> <div>RE/MAX GALAXY</div> <div>1411 S Diamond Bar Blvd</div> <div>Diamond Bar, CA 91765</div> <div>(909) 861-9985</div> <div>Kevin Kan</div> <div>Buyer Broker</div>	
<div>Net</div> <div>-</div> <div>-</div>			



13916-13916 Euclid Ave Chino, CA 91710 Land of 2.88 AC is for sale					
buyer					
For Sale					
seller					
-					
vital data					
Days on Market: 331 days Conditions: - Lot Dimensions: - Frontage: -			Asking Price: - Status: For Sale Corner: No Topography: Level Improvements: - Off-Site Improv: - Zoning: RD14 Submarket: Chino/Chino Hills Map Page: - Parcel No: 1053-221-04 [Partial List] Property Type: Land Proposed Use: Industrial, Contractor Storage Yard, Parking Lot		
income expense data			Listing Broker		
Gross Acres: 2.88 AC Price/Acre: - SF: 125,453 SF Price/SF: -			Net 2.88 AC - 125,453 SF -		
			DAUM Commercial Real Estate Services 3595 Inland Empire Blvd Ontario, CA 91764 (909) 980-1234 Eric Fikse		
			Buyer Broker		





05

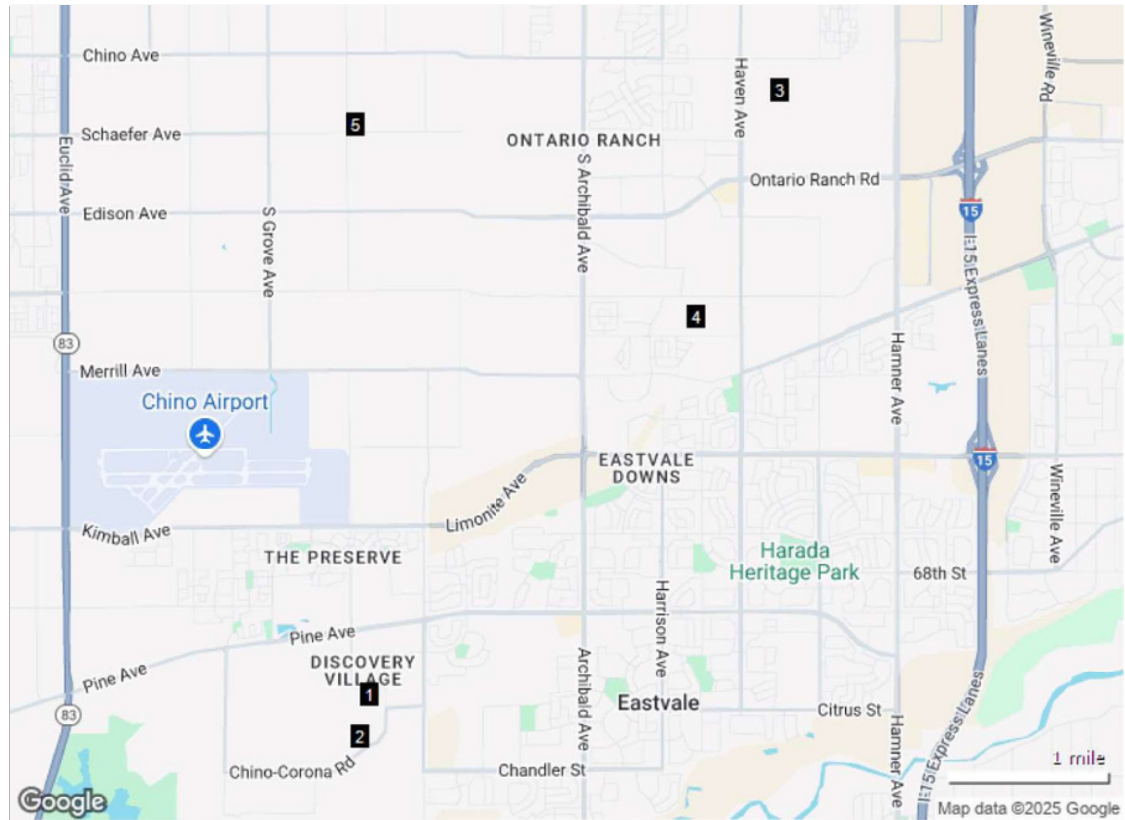
Sale Comps

Sold COMPS FOR OM

OM Ontario approves \$172 million land deal for new sports park - Daily Bulletin

O VINEYARD





	Address	City	Property Info	Sale Info
1	Academy St	Chino	4.83 AC Land	Sold: \$6,052,000 (\$1,253,002.07/AC)
2	0 Chino Corona	Chino	26.15 AC Land	Sold: \$28,480,500
3	3681 E Eames St	Ontario	14 AC Land	(\$1,089,120.46/AC) Sold:
4	Eucalyptus Ave	Ontario	46.50 AC Land	\$21,500,000 (\$1,535,714.29/AC)
5	13575 S Walker Ave	Ontario	37.65 AC Land	Sold: \$75,999,500
				(\$1,634,397.85/AC) Sold:
				\$34,545,000 (\$917,529.88/AC)



1	Academy St	SOLD
Chino, CA 91708	San Bernardino	
Recorded BuyerLennar - Irvine Division 15131 Alton Pky Irvine, CA 92618 (949) 349-8000 (p)	Recorded SellerR-hearthstone Lot Option...	
True BuyerLennar - Inland Empire D... 980 Montecito Dr Corona, CA 92879 (800) 509-4979 (p)	True SellerHearthstone, Inc. 23975 Park Sorrento Calabasas, CA 91302 (818) 385-0005 (p)	
Sale DateApr 28, 2023 Sale Price\$6,052,000 Price/AC Land\$1,252,733	Type 2 Star Land Land Acres4.83 AC Land SF210,440 SF	
Parcels 1057-391-32 Comp ID6399825 Comp StatusResearch Complete		
2	3681 E Eames St	SOLD
Ontario, CA 91761	San Bernardino	
Recorded BuyerKL LB BUY 1, LLC	Recorded SellerBrookcal Ontario LLC 3090 Bristol St Costa Mesa, CA 92626	
True BuyerKennedy Lewis Investment... 255 Liberty St New York, NY 10281 (212) 782-3480 (p)	True SellerBrookfield Residential 4906 Richard Rd SW Calgary, AB T3E 6L1 1 (403) 231-8900 (p)	
Sale DateDec 4, 2023 Sale Price\$21,500,000 Price/AC Land\$1,535,714	Type Land Land Acres14.00 AC Land SF609,840 SF Zoning SP	
Parcels 0218-161-20 Comp ID6593544 Comp StatusResearch Complete		
3	Eucalyptus Ave	SOLD
Ontario, CA 91762	San Bernardino	
Recorded BuyerKB Home - Inland Empire ... 36310 Inland Valley Dr Wildomar, CA 92595 (951) 691-5300 (p)	Recorded SellerLHC Ontario Holdings, LLC	
True BuyerKB Home 10990 Wilshire Blvd Los Angeles, CA 90024 (310) 231-4000 (p)	True SellerRichland Communities, Inc. 3161 Michelson Dr Irvine, CA 92612 (949) 261-7010 (p)	
Sale DateJun 4, 2024 Sale Price\$75,999,500 Price/AC Land\$1,634,398	Type Land Land Acres46.50 AC Land SF2,025,540 SF Zoning SP	
Parcels1073-171-01, 1073-171-02 Comp ID6762814 Comp StatusResearch Complete		



4	13575 S Walker Ave	SOLD
<div> <div> Ontario, CA 91761 <div> Recorded BuyerRonald C. Pietersma and ... <div> True BuyerRonald C. &amp; Kristine B. ... <div> 5370 Jefferson Ave <div> Chino, CA 91710 <div> (909) 627-2100 (p) </div> </div> </div> </div> </div> <div> San Bernardino <div> Recorded SellerBrookcal Ontario LLC <div> 3090 Bristol St <div> Costa Mesa, CA 92626 </div> </div> </div> <div> True SellerBrookfield Residential <div> 4906 Richard Rd SW <div> Calgary, AB T3E 6L1 <div> 1 (403) 231-8900 (p) </div> </div> </div> </div> </div> </div> </div>		
<div> <div> <div>Sale DateDec 5, 2023</div> <div>Sale Price\$34,545,000</div> <div>Price/AC Land\$917,652</div> </div> <div> <div>Type Land</div> <div>Land Acres37.65 AC</div> <div>Land SF1,640,034 SF</div> </div> <div> <div>Parcels0216-213-01, 0216-213-02, 0216-213-07</div> <div>Comp ID6595313</div> <div>Comp StatusResearch Complete</div> </div> </div>		
		
5	0 Chino Corona	SOLD
<div> <div> Chino, CA 91708 <div> Recorded BuyerTh The Preserve Chino Llc <div> True BuyerTrumark Homes <div> 450 Newport Center Dr <div> Newport Beach, CA 92660 <div> (949) 999-9800 (p) </div> </div> </div> </div> </div> <div> San Bernardino <div> Recorded SellerChino Preserve Developme... <div> True SellerLewis Group of Companies <div> 1156 N Mountain Ave <div> Upland, CA 91786 <div> (909) 982-6341 (p) </div> </div> </div> </div> </div> </div> </div></div>		
<div> <div> <div>Sale DateOct 15, 2024</div> <div>Sale Price\$28,480,500</div> <div>Price/AC Land\$1,089,120</div> </div> <div> <div>Type Land</div> <div>Land Acres26.15 AC</div> <div>Land SF1,139,094 SF</div> </div> <div> <div>Parcels1057-181-29, 1057-181-30, 1057-181-36</div> <div>Comp ID6925759</div> <div>Comp StatusResearch Complete</div> </div> </div>		
		



LOCAL NEWS • News

## Ontario approves \$172 million land deal for new sports park

The sports complex will be located in Ontario Ranch near the planned Grand Park



Ontario City Hall (Photo by Will Lester, Inland Valley Daily Bulletin/SCNG)



By **JORDAN B. DARLING** | [jdarling@scng.com](mailto:jdarling@scng.com)

UPDATED: March 10, 2023 at 4:31 p.m.



The Ontario City Council is taking advantage of the new Measure Q dollars set to start coming in April to fund a new sport complex in Ontario Ranch.

“You will see that some of the funding for this project is Measure Q dollars, so that is where a bulk of the purchase price is coming from,” said Economic Development Director Jennifer Hiramoto. “So Measure Q unlocked the opportunity to move forward with this project.”

The city approved a \$172 million purchase for 112 acres in Ontario Rancho off East Riverside Drive and Vineyard Avenue to build a new sports complex to replace the 54-acre soccer complex off the 60 Freeway.

The new sports complex is the second park land project in Ontario Ranch. The city plans to build a 370-acre green space, [Grand Park](#), there as well. That park will span from Haven Avenue to Campus Avenue, between Ontario Ranch Road and Eucalyptus Avenue. The project was initially called Great Park but the city is in the process of rebranding, according to Dan Bell, the city’s communications and community relations director.

The old sports complex will become the home of the new “Future Corporation Yard” to centralize Ontario Municipal Utilities Company and Public Works operations which are currently located off Mission Boulevard in the north part of the city.

“So it (Corporation Yard) will be more centrally located,” said Hiramoto. “Right now it is kind of quite a hike as we start developing Ontario Ranch.”

[Read More](#)

00:00

02:00

The city is expected to close escrow on the acreage in Ontario Ranch on April 28 and construction on the complex is expected to begin September 2024, with an open date for the complex set for September 2026. Construction on the corporate yard will be staggered from the sports complex, with construction set to begin October 2026 on the yard with an expected open date December 2028.



"There are a few things that are going to happen at the same time," said Hiramoto. "We are going to start designing this sports complex, we will have to start designing the corporate yard, and then we will need to have the sports complex completed before the corporate yard ... so all those pieces can move at once."

For the land deal, the city will pay \$52 million in bond revenues. The remainder will be paid in \$1 million monthly installments funded through Measure Q revenues, the city said.

Total cost for design and construction of the park and new corporate yard is not yet set.

"Some of this conversation too is why do this now, why not wait," said Hiramoto. "But the concern is if you just wait that value in property is only going to continue to increase."

With this in mind, Hiramoto said, the city decided that since the owner of the 112 acres was willing to sell, it was time to move forward.

The sports complex is anticipated to reach 200 acres and the city is planning to reach out to the private property owners in the area for the additional acreage.

Hiramoto said that even if the city is unable to purchase the remaining acres, the 112 acres in escrow will double the size of the existing sports complex.

The new complex will include baseball fields, soccer fields, football fields, tennis and pickle ball courts, a swim center, and a community center.

"This is a good project," said Bell. "It will provide a lot of public use."

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*Originally Published: March 10, 2023 at 4:29 p.m.*

 **The Trust Project** ▼

**Around the Web**

**REVCONTENT**





06

Demographics  
Demographics

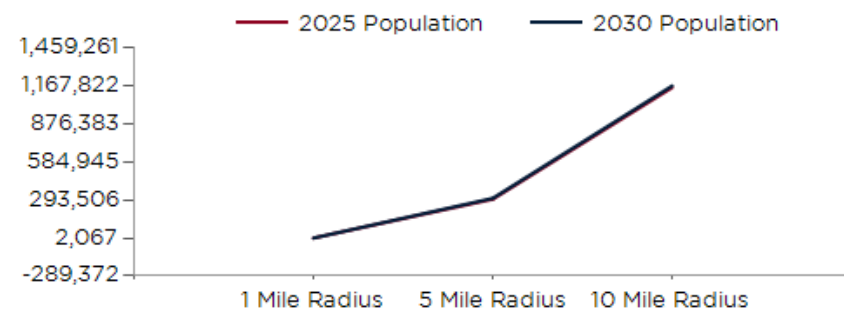
O VINEYARD



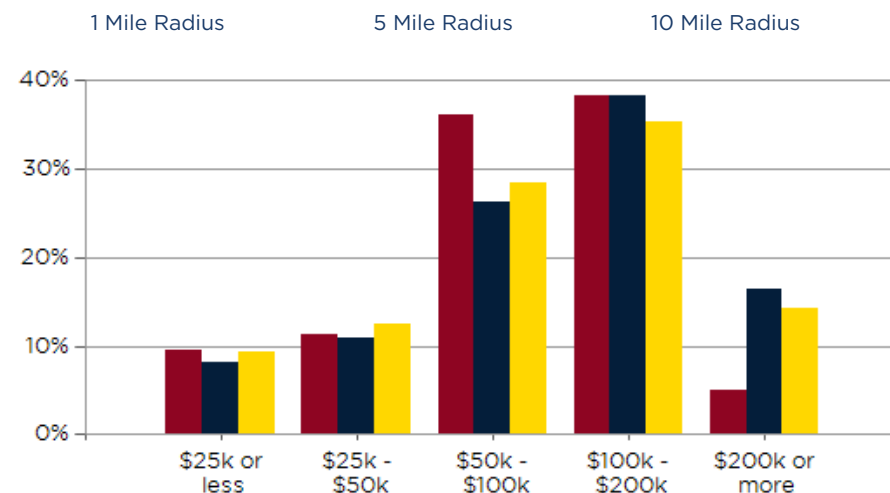
POPULATION	1 MILE	5 MILE	10 MILE
2000 Population	1,937	173,203	923,346
2010 Population	1,932	234,815	1,065,381
2025 Population	2,067	300,094	1,155,371
2030 Population	2,073	306,784	1,167,822
2025-2030: Population: Growth Rate	0.30%	2.20%	1.05%

2025 HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
less than \$15,000	11	3,793	18,299
\$15,000-\$24,999	39	3,176	14,235
\$25,000-\$34,999	30	3,529	17,229
\$35,000-\$49,999	29	5,704	26,309
\$50,000-\$74,999	103	11,423	49,853
\$75,000-\$99,999	87	11,045	49,039
\$100,000-\$149,999	112	18,817	74,561
\$150,000-\$199,999	89	13,789	48,046
\$200,000 or greater	26	13,966	49,631
Median HH Income	\$87,763	\$107,192	\$99,099
Average HH Income	\$103,353	\$134,477	\$125,079

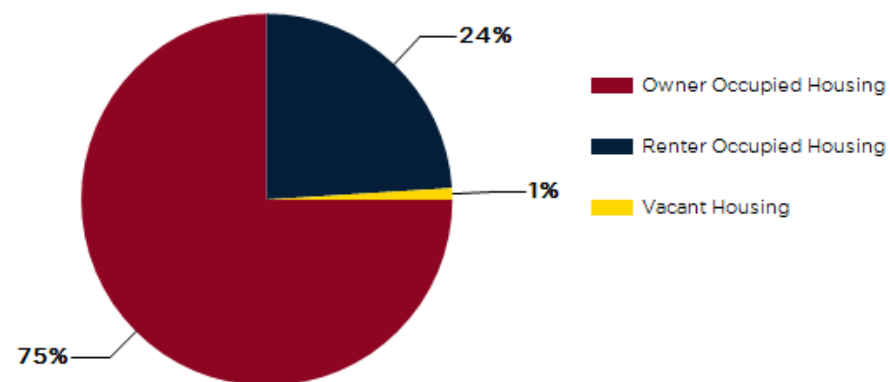
HOUSEHOLDS	1 MILE	5 MILE	10 MILE
2000 Total Housing	503	47,046	272,409
2010 Total Households	465	61,985	302,885
2025 Total Households	527	85,241	347,205
2030 Total Households	536	88,414	356,724
2025 Average Household Size	3.92	3.45	3.26
2025-2030: Households: Growth Rate	1.70%	3.65%	2.70%



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius

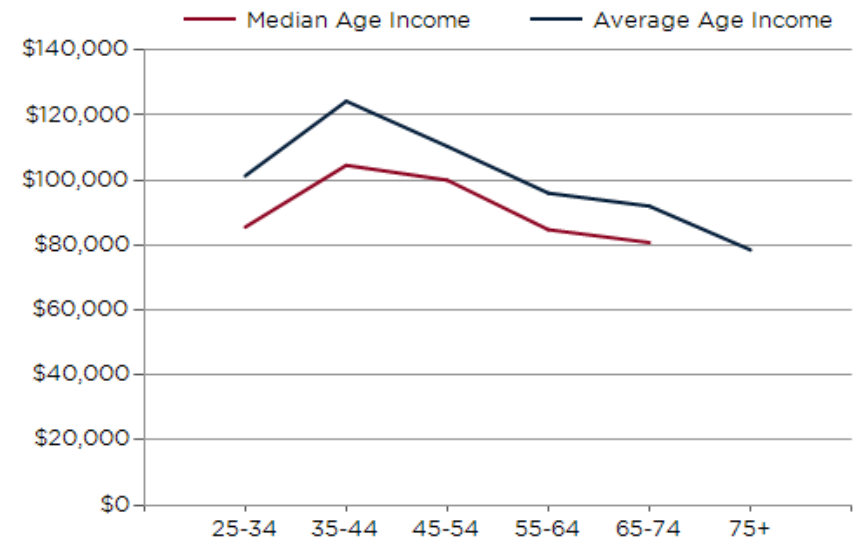
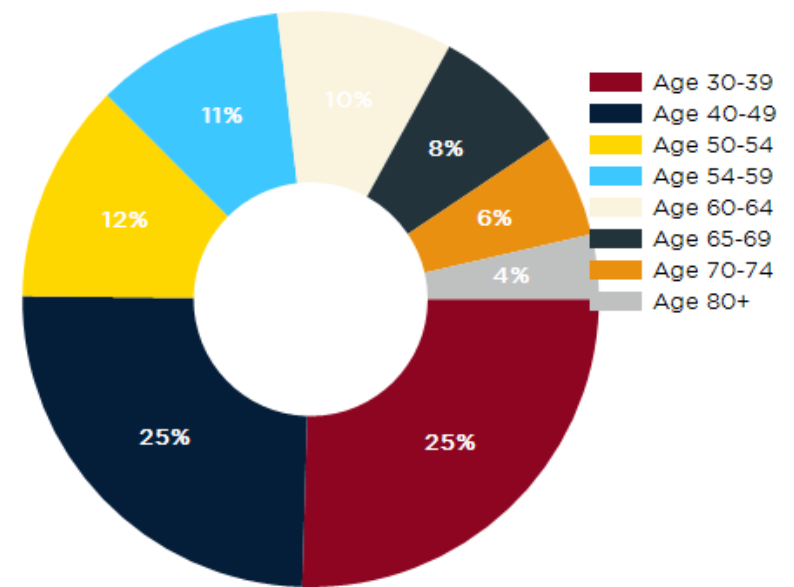


Source: esri



2025 POPULATION BY AGE	1 MILE	5 MILE	10 MILE
2025 Population Age 30-34	147	23,357	86,510
2025 Population Age 35-39	148	23,884	83,494
2025 Population Age 40-44	148	23,931	83,633
2025 Population Age 45-49	138	20,943	74,858
2025 Population Age 50-54	143	19,866	76,268
2025 Population Age 55-59	123	16,716	68,645
2025 Population Age 60-64	114	15,142	65,747
2025 Population Age 65-69	88	12,517	54,548
2025 Population Age 70-74	67	9,370	40,494
2025 Population Age 75-79	42	6,069	28,162
2025 Population Age 80-84	21	3,308	16,538
2025 Population Age 85+	17	2,921	15,406
2025 Population Age 18+	1,590	226,546	897,437
2025 Median Age	36	36	37
2030 Median Age	37	37	38

2025 INCOME BY AGE	1 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$85,550	\$101,403	\$93,603
Average Household Income 25-34	\$101,353	\$123,408	\$116,546
Median Household Income 35-44	\$104,576	\$125,410	\$113,430
Average Household Income 35-44	\$124,318	\$154,591	\$142,860
Median Household Income 45-54	\$100,000	\$128,309	\$116,479
Average Household Income 45-54	\$110,415	\$158,056	\$146,538
Median Household Income 55-64	\$84,761	\$110,581	\$106,109
Average Household Income 55-64	\$96,010	\$138,206	\$134,709
Median Household Income 65-74	\$80,792	\$79,975	\$80,618
Average Household Income 65-74	\$91,999	\$101,631	\$103,916
Average Household Income 75+	\$78,543	\$73,457	\$72,316





# O VINEYARD

07

Company Profile  
Company Bio  
Advisor Profile



*MGR Real Estate was founded in 1983 by Michael G. Rademaker, Broker and CEO. Beginning as a small company with less than 20 agents, MGR today is one of the largest real estate firms in San Bernardino County!*

The Company originated with one office in Upland, which now serves as its corporate headquarters. During the peak of California's real estate market, MGR opened additional locations in Colton and Victorville. With the vision of becoming one of Southern California's preeminent real estate companies, CEO, Michael G. Rademaker strategically placed the offices to effectively service regions of San Bernardino, Los Angeles and Orange Counties. Throughout the years, growth led to the expansion of staff. Currently, MGR has over 100 salespersons and broker associates combined. The Company regularly conducts training courses in both residential and commercial, which keeps the staff in the forefront of real estate knowledge, and highly seasoned, experienced professionals have come to MGR from major national companies to round out a team that delivers professional service and results. With an established market base in the Inland Empire and High Desert, MGR continues its growth with projected openings of new offices in San Gabriel Valley and Orange County. As you drive throughout San Bernardino County, our recognizable blue and white signs within the communities are a testament to our excellent service. MGR Real Estate is today, what it has been throughout its proud history...a strong, reliable and results-oriented company in the Southern California real estate marketplace.

## Recent Transactions

MGR Real Estate buys office assets from Blackstone for \$91.5 M – 07/11/2023

PGIM, Inc. sells 2020 Main to MGR Real Estate for \$53.72 M - 05/28/2024

MGR Services Buys Empire Towers Office Campus in Ontario for \$78.5M - 02/22/2017



Michael G. Rademaker  
CEO

Founder and CEO of MGR Property Management, MGR Real Estate and MGR Services, Michael G. Rademaker first entered the real estate market at the young age of 19. He had an insatiable desire to learn and a commitment to provide a unique yet superior product for his clients. Michael now owns and operates one of the leading residential and commercial real estate sales, leasing, and management companies in Southern California.

Licensed since 1983, Michael has helped his clients successfully grow their real estate investment portfolios while providing an unparalleled perspective on the local real estate market. When asked about his success, he replied “It’s quite simple- treat client investments like it’s our own.” Michael is passionate about his work, articulate when explaining market trends, and always courteous to clients, colleagues and employees. Michael provides the one thing in which there is no substitute ... experience.

Under Michael’s leadership, MGR employees and hundreds of sales professionals service the counties of Los Angeles, Orange, Riverside, and San Bernardino with offices in Upland, Colton, Victorville, and Canyon Lake. Michael and his team provide expert advice on a multitude of residential and commercial investments. These include multi-family apartments, office, retail, industrial, land, condominiums, hotels and restaurants, as well as other business opportunities.



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