

Apartment Community Development Opportunity

16813 Baseline Ave, Fontana CA 92336



OFFERING MEMORANDUM

Apartment Community Development Opportunity

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	16813 Baseline Ave Fontana CA 92336
COUNTY	Inland Empire
SUBMARKET	Airport Area
SUBMARKET CLUSTER	Inland Empire West
PRICE	\$8,000,000
PRICE PSF	\$53.54
LAND SF	149,411 SF
LAND ACRES	3.43
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	R4
# OF PARCELS	3
APN	0241-051-13, 0241-051-14, 0241-051-42

Three Parcels

- ⇒ The subject property comprises of three contiguous parcels off Baseline Ave.

Entitlements for 100 Unit Apartments

- ⇒ This property was in escrow and the Buyer previously under contract is willing to transfer all their plans and entitlements to the new Buyer for a nominal fee.

80 Townhomes

- ⇒ Alternatively, through our discussions with the City, it appears they may open to 80 townhomes as well.





02

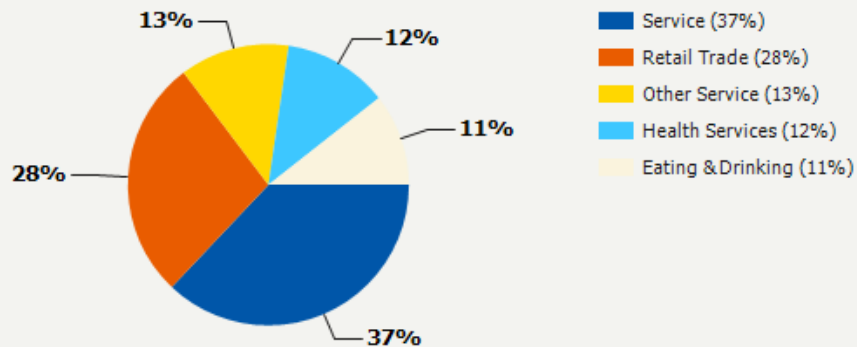
Location

- Location Summary
- Aerial View Map
- Parcels
- Major Employers Map
- Traffic Counts
- Drive Times (Heat Map)

Exceptional Connectivity & Market Drivers

- ⇒ Close to the 210, 15, and 215 freeways and major regional amenities. Near Victoria Gardens, Ontario Mills, and minutes to the future high-speed rail station (expected in ~2 years), reinforcing long-term growth and accessibility.
- ⇒ Located within ½-mile of public transit in one of Southern California's fastest-growing markets. Transit adjacency and regional employment (including Amazon logistics hubs) drive renter pool strength and occupancy stability.
- ⇒ Fontana is known for its strong industrial sector, with major distribution centers for companies like Amazon and Target.
- ⇒ Fontana offers convenient access to major highways, including Interstate 10 and Interstate 15, facilitating transportation and logistics for businesses.
- ⇒ The city is situated near the San Bernardino Mountains, offering opportunities for outdoor recreation and a scenic backdrop for the community.

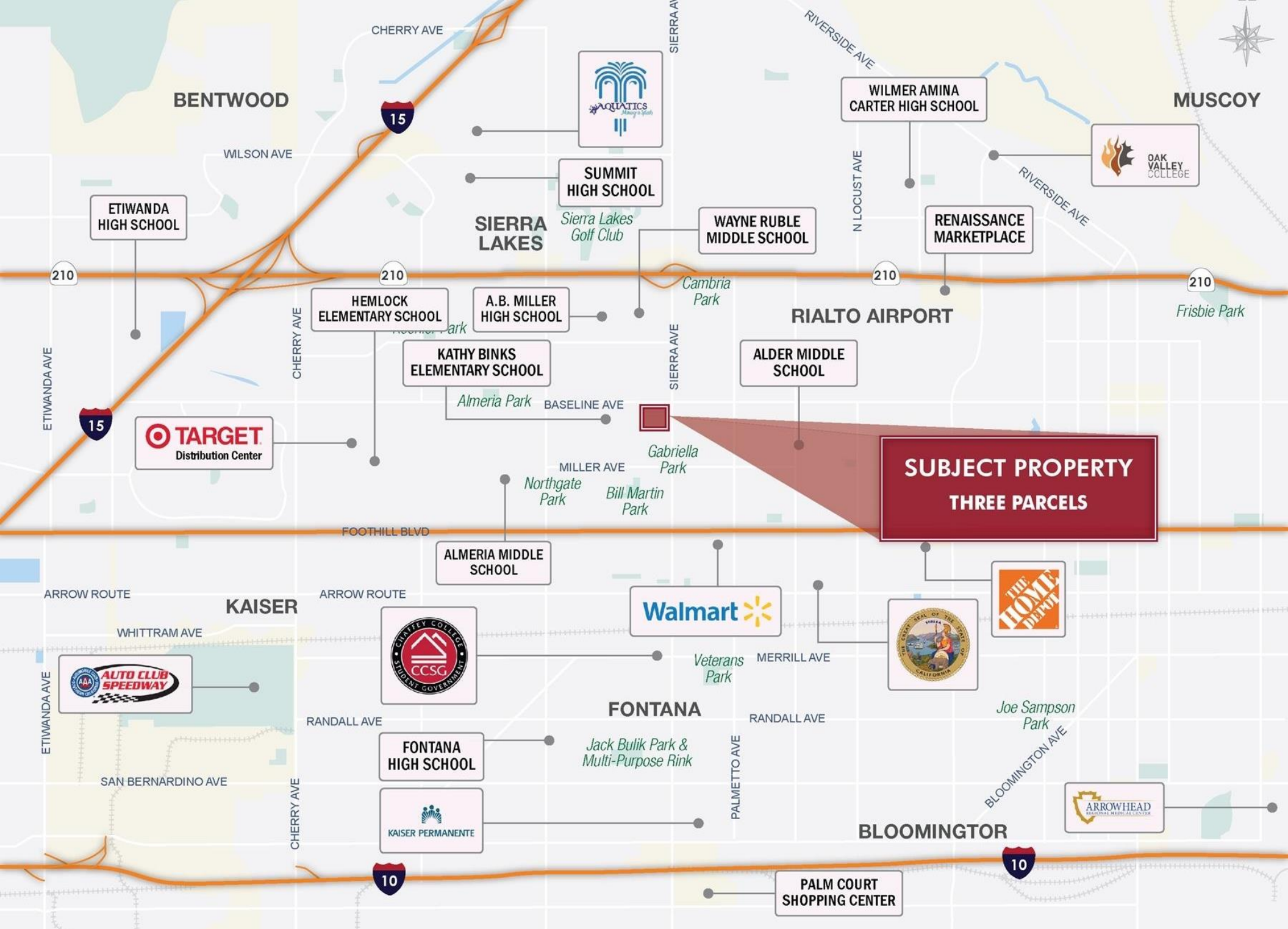
Major Industries by Employee Count

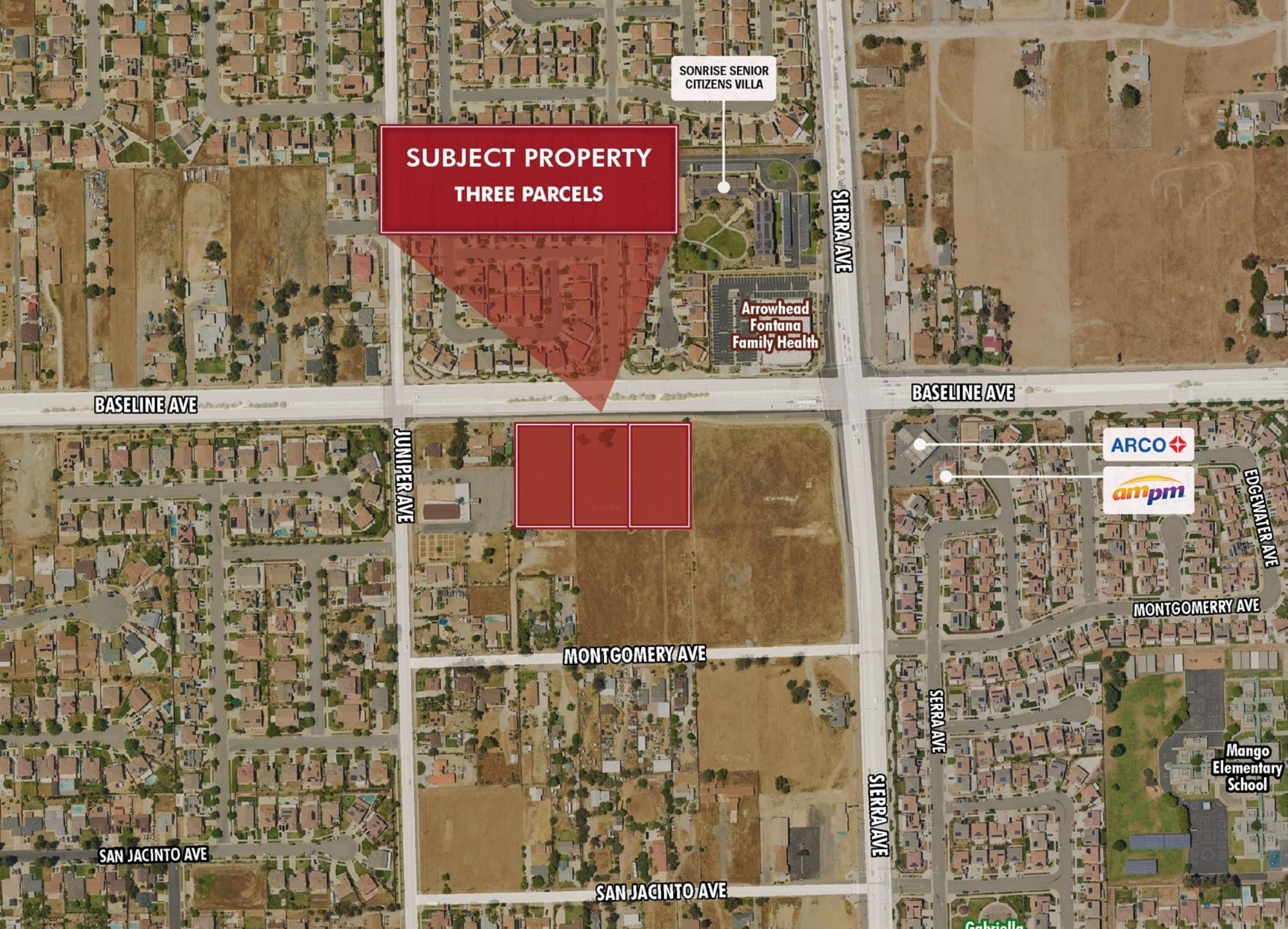


Largest Employers

Kaiser Permanente	9,677
Fontana Unified School District	5,983
Amazon	3,145
Saint Bernardine Medical Center	1,775
Target	1,297
City of Fontana	1,143
Walmart Distribution - Drop Yard	1,004
Walmart	1,004







**SUBJECT PROPERTY
THREE PARCELS**

SONRISE SENIOR
CITIZENS VILLA

Arrowhead
Fontana
Family Health

BASELINE AVE

JUNIPER AVE

MONTGOMERY AVE

SAN JACINTO AVE

SAN JACINTO AVE

SIERRA AVE

SIERRA AVE

BASELINE AVE

ARCO

ampm

EDGEWATER AVE

MONTGOMERY AVE

Mango
Elementary School

Kaiser Permanente

Approx. 9,677 Employees
Approx. 3 miles

Fontana Unified School District

Approx. 5,983 Employees
Approx. 3 miles

Amazon

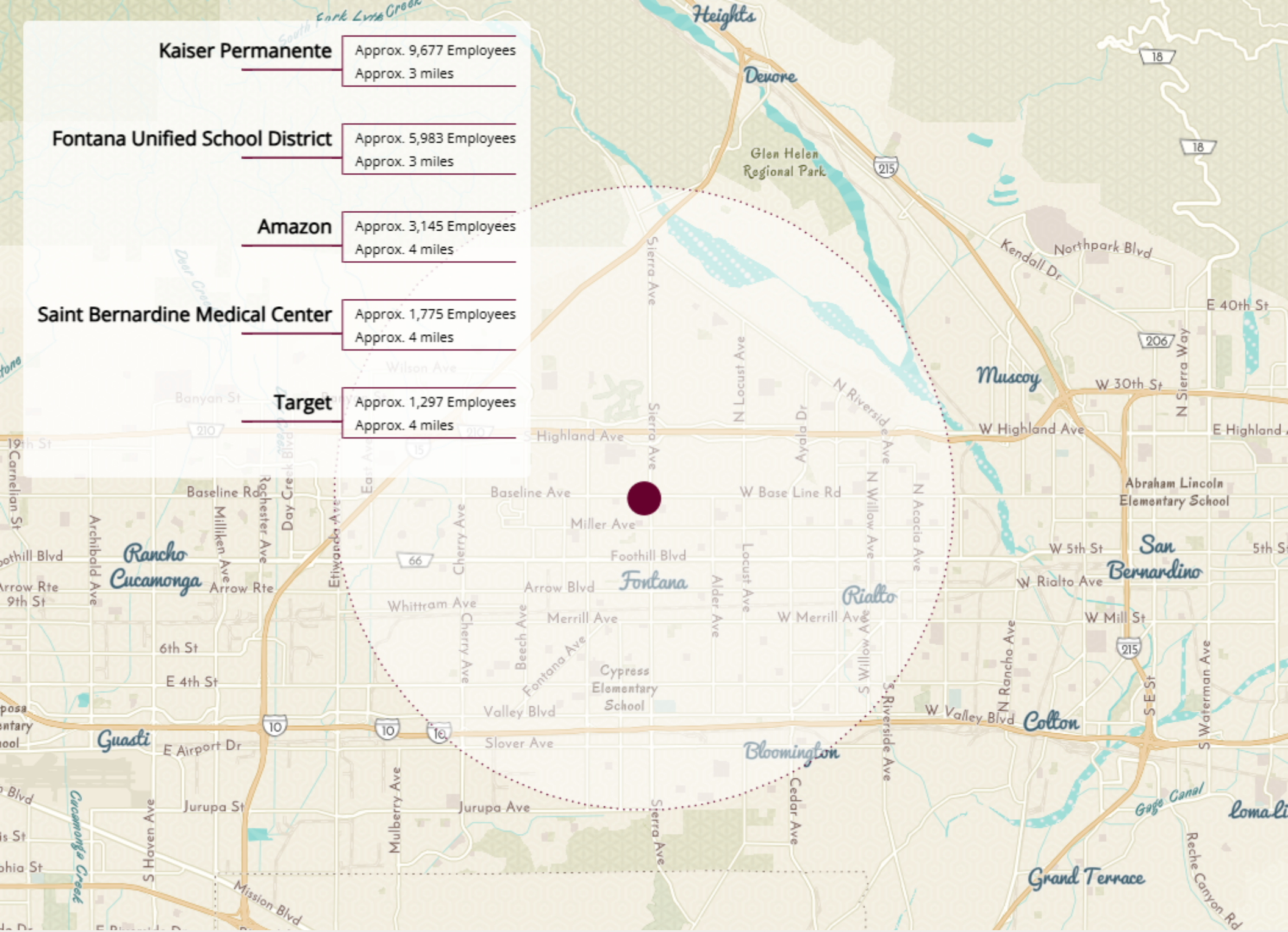
Approx. 3,145 Employees
Approx. 4 miles

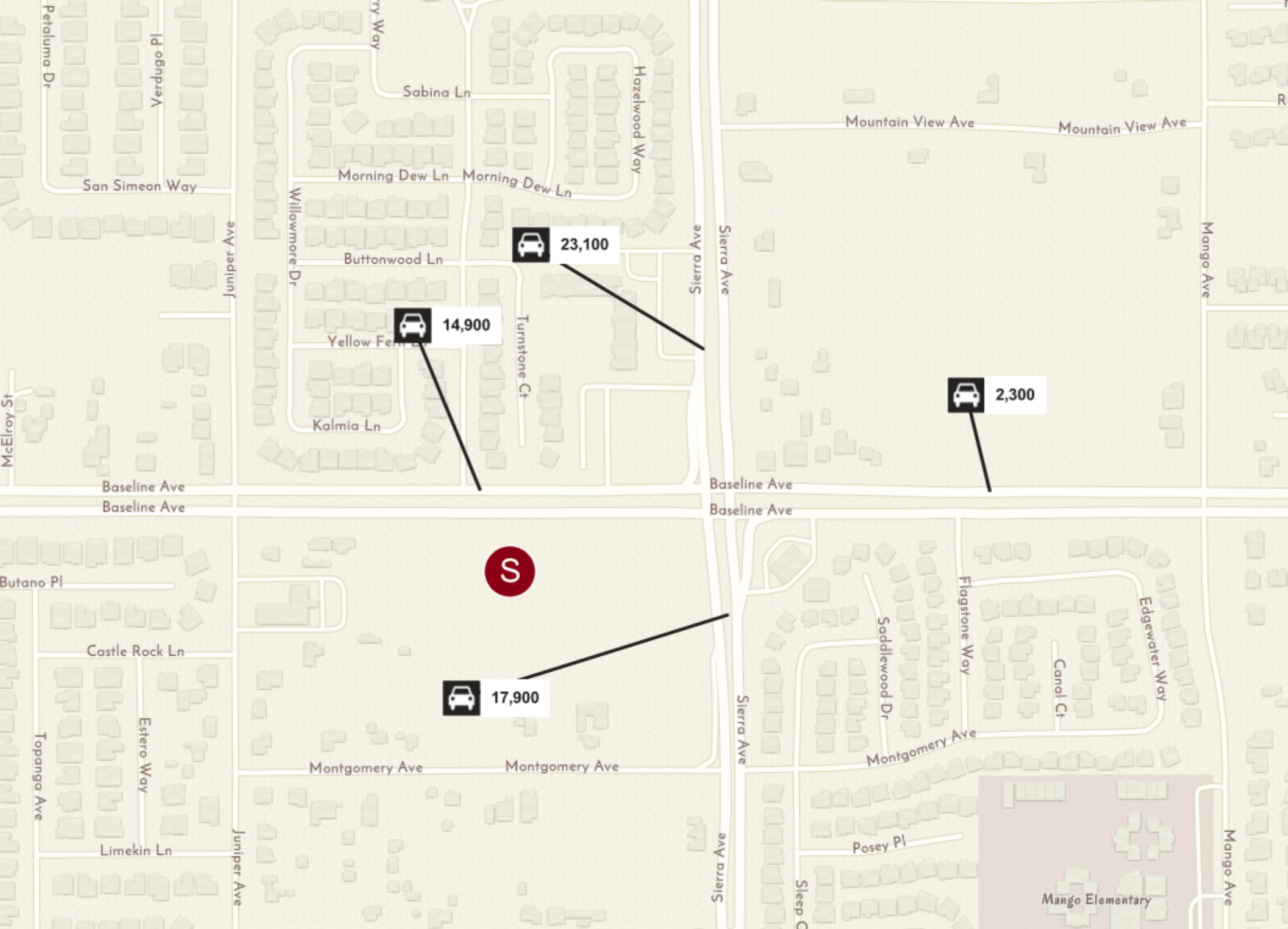
Saint Bernardine Medical Center

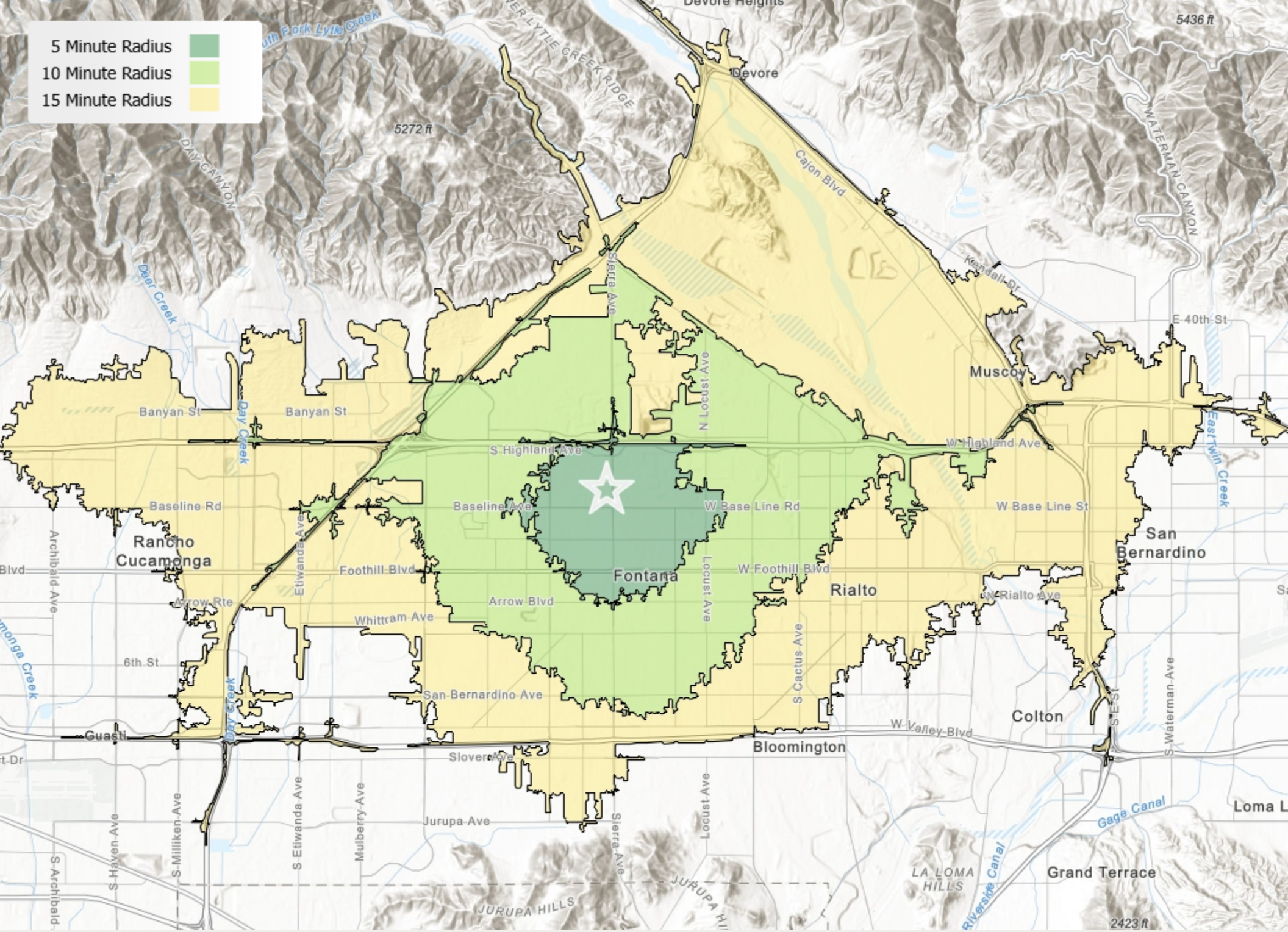
Approx. 1,775 Employees
Approx. 4 miles

Target

Approx. 1,297 Employees
Approx. 4 miles









03

Property Description

Property Images







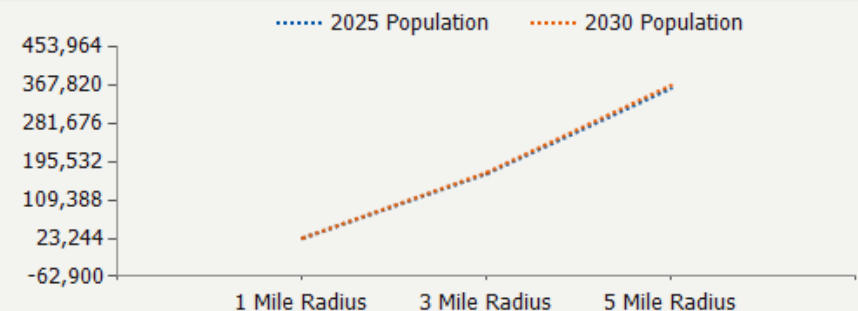
04

Demographics

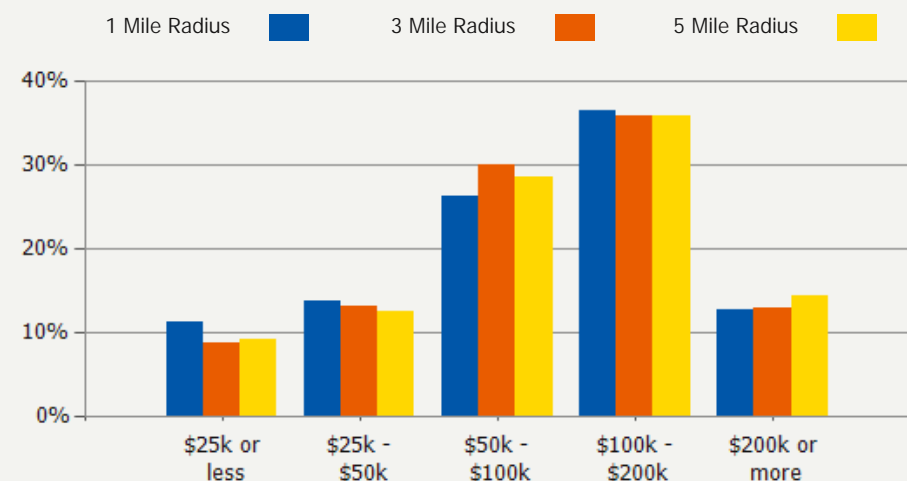
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,792	114,941	255,324
2010 Population	19,953	153,273	322,510
2025 Population	23,244	168,930	361,504
2030 Population	23,759	171,336	367,820
2025 African American	1,993	15,162	32,668
2025 American Indian	495	3,930	7,991
2025 Asian	2,142	12,945	26,367
2025 Hispanic	16,878	120,277	255,637
2025 Other Race	9,946	69,778	147,185
2025 White	4,283	36,147	79,889
2025 Multiracial	4,322	30,462	66,296
2025-2030: Population: Growth Rate	2.20%	1.40%	1.75%

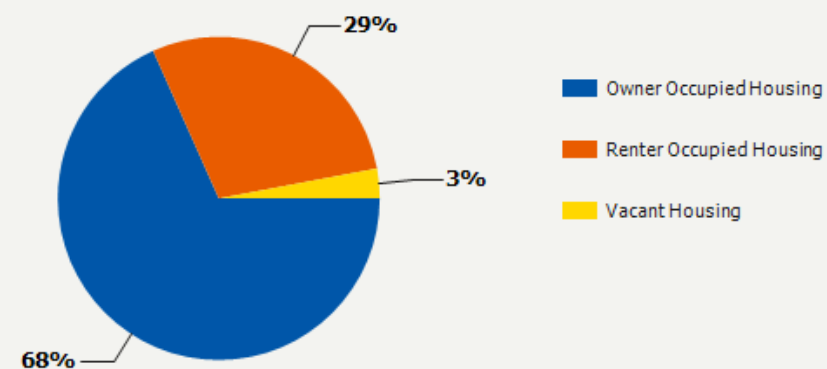
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	287	2,046	4,763
\$15,000-\$24,999	405	1,861	4,035
\$25,000-\$34,999	364	2,611	5,285
\$35,000-\$49,999	488	3,251	6,758
\$50,000-\$74,999	708	6,572	13,174
\$75,000-\$99,999	925	6,874	14,360
\$100,000-\$149,999	1,392	9,695	21,296
\$150,000-\$199,999	879	6,392	13,402
\$200,000 or greater	794	5,785	13,799
Median HH Income	\$97,993	\$96,867	\$100,100
Average HH Income	\$116,809	\$118,418	\$122,666



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

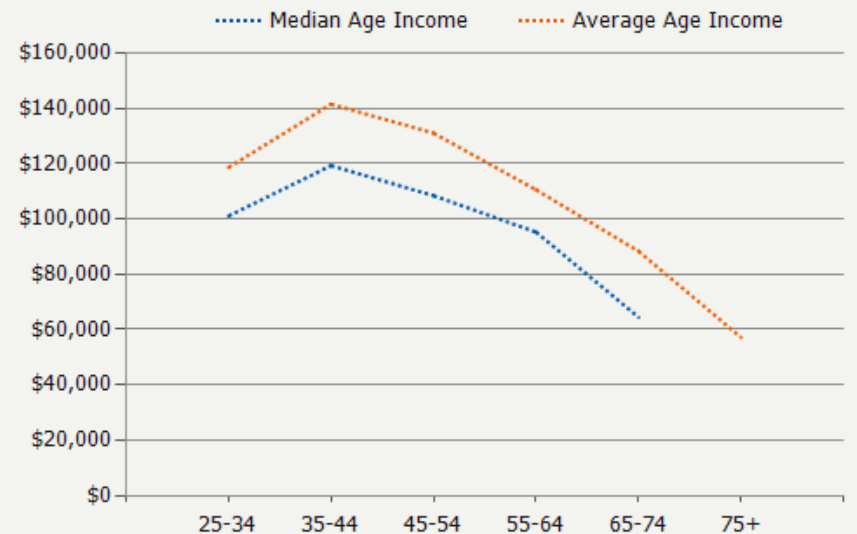
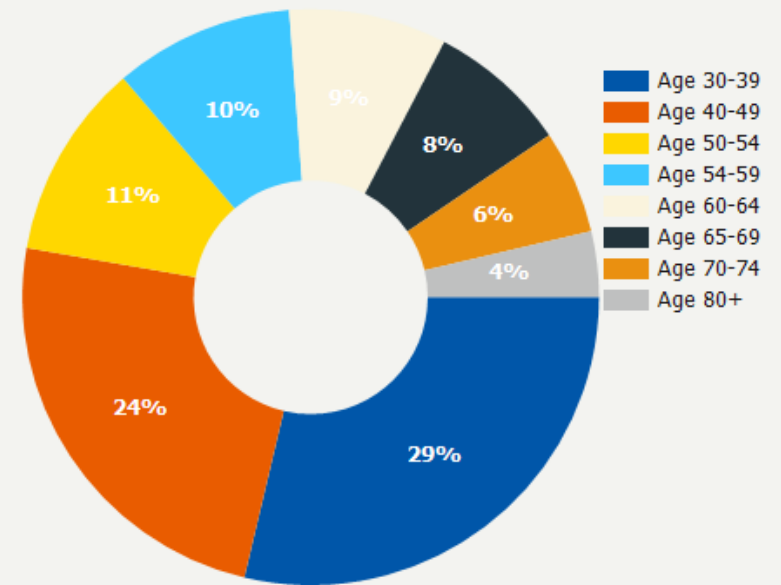


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,958	13,989	29,333
2025 Population Age 35-39	1,693	12,113	25,621
2025 Population Age 40-44	1,582	11,331	24,210
2025 Population Age 45-49	1,477	10,414	22,036
2025 Population Age 50-54	1,399	10,285	22,176
2025 Population Age 55-59	1,280	9,281	20,298
2025 Population Age 60-64	1,128	8,304	18,255
2025 Population Age 65-69	996	6,902	15,566
2025 Population Age 70-74	740	5,027	11,303
2025 Population Age 75-79	469	3,178	7,311
2025 Population Age 80-84	271	1,823	4,156
2025 Population Age 85+	178	1,368	3,106
2025 Population Age 18+	17,428	125,809	270,771
2025 Median Age	34	33	34
2030 Median Age	36	35	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,136	\$96,775	\$100,512
Average Household Income 25-34	\$118,687	\$117,713	\$121,596
Median Household Income 35-44	\$119,349	\$109,442	\$112,660
Average Household Income 35-44	\$141,592	\$133,677	\$139,436
Median Household Income 45-54	\$108,487	\$110,383	\$113,509
Average Household Income 45-54	\$131,128	\$134,288	\$140,980
Median Household Income 55-64	\$95,299	\$100,396	\$103,250
Average Household Income 55-64	\$110,615	\$120,631	\$126,421
Median Household Income 65-74	\$64,476	\$75,133	\$76,807
Average Household Income 65-74	\$88,377	\$95,137	\$98,068
Average Household Income 75+	\$57,174	\$68,727	\$69,668

Population By Age



Apartment Community Development Opportunity

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