

■ FOR SALE OR LEASE ■

1153 & 1201 W. HOLT BLVD

ONTARIO, CA

4,898 SQFT | 1.29 ACRES | 2 PARCELS



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EXECUTIVE SUMMARY

LOUIS ESTATE GROUP IS PLEASED TO PRESENT THE OPPORTUNITY TO ACQUIRE A HIGH-VISIBILITY INFILL RETAIL / AUTO ASSET LOCATED ALONG HOLT BLVD IN ONTARIO, CA.

THE PROPERTY CONSISTS OF TWO FREESTANDING BUILDINGS TOTALING 4,898 SF SITUATED ON 1.29 ACRES, OFFERING A RARE COMBINATION OF FUNCTIONAL IMPROVEMENTS AND EXCESS LAND IDEAL FOR OWNER-USERS, INVESTORS, OR REDEVELOPMENT STRATEGIES.

THE ASSET IS SPLIT BETWEEN 1153 W HOLT BLVD (2,384 SF ON 0.63 ACRES, RENOVATED IN 2018) AND 1201 W HOLT BLVD (2,514 SF ON 0.66 ACRES, BUILT IN 2013). THIS CONFIGURATION ALLOWS FOR FLEXIBLE USE, INCLUDING INDEPENDENT OR COMBINED OCCUPANCY, MULTI-TENANT SETUPS, OR AN OWNER-USER WITH ADDITIONAL INCOME POTENTIAL.

DELIVERED VACANT, THE PROPERTY PROVIDES IMMEDIATE CONTROL AND MULTIPLE PATHS TO CREATE VALUE THROUGH LEASE-UP, OWNER OCCUPANCY, OR FUTURE REPOSITIONING.



PROPERTY PICS

1.29 AC INFILL REDEVELOPMENT SITE | FREESTANDING AUTO FACILITY







FINANCIAL OVERVIEW



ASKING PRICE
\$3,800,000

PRICE/ SF
\$776/SF

ASKING RENT
\$24,000
(\$12,000+\$10,000)

RENT/ SF
\$/SF/MONTH
(NNN)

**ANNUAL
RENT \$**

IMPLIED CAP RATE
7.6%

LOCATION OVERVIEW



Dense Population Base

±350K+ residents within 5 miles



Strong Income Profile

~\$90K average household income (3-5 mile radius)



Established Retail Corridor

**Prime frontage along W Holt Blvd
Strong demand for auto and service retail**



Strategic Freeway Access

Immediate access to I-10, I-15, and SR-60