



11255 Central Ave
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 Ontario, CA 91762



PROPERTY DATA - Specialty

Building Size	52,000 SF	# Floors	1	Construction Type	
Specific Use	Church	Elevators	No	Sprinklered	
Building Status	Existing	Condo	No	Parking	270 / 5.2:1,000
Occupancy Type	Single-Tenant	Lot Size	8.27 Ac / 360,241 SF	Owner	Central 55 Investment LLC
Year Built / Renovated	1993 /	Zoning	CG	Market Area	Inland Empire
# of Units		APN	101405108,101161101,1	# of Buildings	1

Property Comments: Building breakdown - 20,000 SF Main Sanctuary: two restrooms with showers, nursing mother's room, pastor's office w/kitchenette & restroom, 2 classrooms/office; 18,000 SF School Facility: preschool licensed for 60 students, large indoor play area, second floor meeting room, 12 classrooms, game room, 2 small kitchens, 4 restrooms; 14,000 SF Multi-Purpose Building: seating capacity for 250, large youth auditorium, large youth room, fitness center, kitchenette, 6 restrooms, storage area, 10 offices.

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AVAILABLE SPACE - For Lease

Type: Suite	Sublease	Vacant	Avail SF	Min SF	Rate	Date Avail
Specialty	No	No	52,000	52,000	TBD	30 Days

±52,000 SF of buildings including a 18,000 SF school facility with 8 class rooms, game room and two small kitchens, a 14,000 SF multi-purpose facility with large youth auditorium (250 capacity), and a 20,000 SF main sanctuary with two restrooms & showers, bookstore, and coffee bar (1,050 capacity). Includes 2bd, 1 bath 1,000 SF family residence.

AVAILABLE SPACE - For Sale

Type	Condo	Status	Cap Rate	List Price	Avail SF	Price/SQFT	Date Avail
Specialty	No	Available		Negotiable	52,000		COE

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