

PRIDE OF OWNERSHIP TROPHY IDENTITY BUILDING



Rare Highly
Freeway Visible Small
Office Building For Sale



OFFERING MEMORANDUM
3998 INLAND EMPIRE BLVD.,
ONTARIO, CA 91764

±15,965 RSF OFFICE BUILDING

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COMMERCIAL REAL ESTATE SERVICES

3535 Inland Empire Blvd., Ontario, CA. 91764

Corporate ID #: 00976995

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ONTARIO FOR MORE DETAILS**





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I. Executive Summary



Executive Summary

The subject property, 3998 Inland Empire Ontario, may be the most valuable per SF office property in the highly desirable Ontario airport sub market. This truly special building is a ±15,965 two story, relatively small, **FREEWAY FRONTAGE**, office building with extremely prominent freeway signage. In addition, the building abuts the Ontario Center view corridor allowing for considerably unobstructed freeway visibility. With a location in the high demand, high rent Airport West sub market of Ontario, long term appreciation prospects are among the strongest, if not the strongest, in the region. This truly is a one of a kind building with special attributes.

3998 Inland Empire is an excellent opportunity for both an Owner User or an Investor. The Owner User can occupy up to ±9,096 RSF of the building. With high end existing improvements on the second floor the Owner User can occupy a prestigious full floor. The building also offers freeway signage and an excellent location in the Ontario Center close to the Ontario International Airport, the Ontario Mills, Restaurants and the Citizens Bank Arena.

Historically the property has always maintained high occupancy rates and strong lease rates due to its uniquely desirable design, easy accessibility, great location and incomparable freeway signage.

The Ontario center location is arguably the best location to own office space in the Inland Empire West office market. The area boasts most all amenities including being proximate to many restaurants (high end to quick serve), multiple hotels, major retailers, the Ontario mills mall (drawing over a reported 22M visitors per year). Freeways I-10 (±320,000 ADT) and I-15, Citizens Bank Arena and the Ontario airport, the building is truly well located, desirable and a trophy property.

THE PROPERTY: **3998 Inland Empire Blvd.,
Ontario, CA 91764**

PRICING:
LIST PRICE **\$5,497,000 (\$344/SF)**

YEAR COMPLETED: ±2003

APN: 0210-211-36

BUILDING SIZE: ±15,965 Square Feet

LAND AREA: ±1.03 Acres

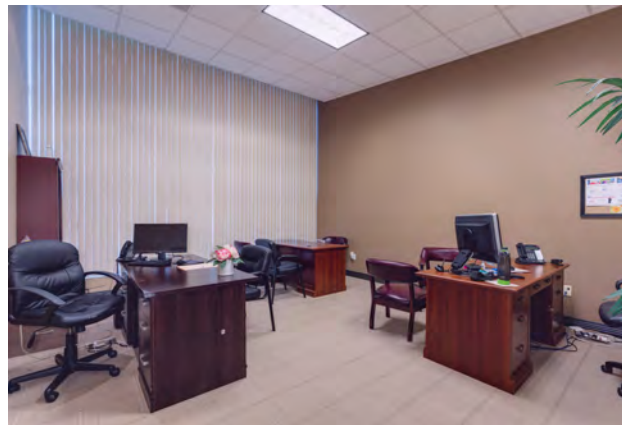
PARKING: ±65 Parking Spaces (Verify)

DEMOGRAPHICS:	5-MILE	1-MILE	3-MILES
Population (2019):			
312,339	5,828		51,002
AVG. HH Inc. (2018):			
\$68,035	\$56,660		\$62,241

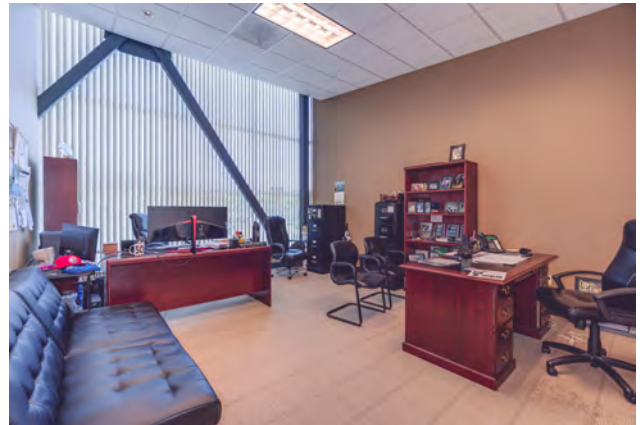
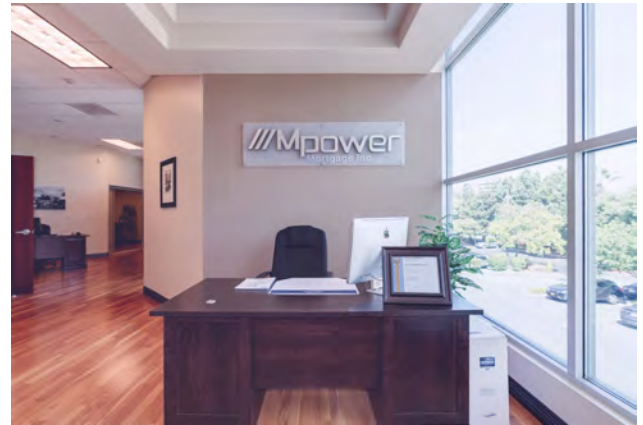
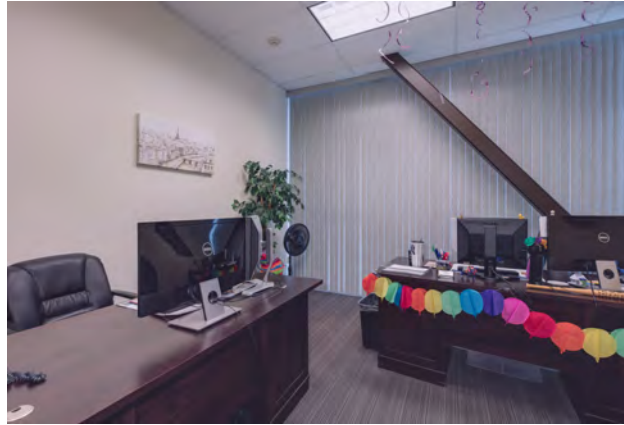
PROPERTY ATTRIBUTES:

- Freeway Frontage Visible to Over ±320,000 Cars/ Day (Verify)
- ±15,965 RSF 2 Story Office Building With Deck
- Multiple Suites
- Excellent Demographics
- In Place Income
- 10% Down SBA Financing Possible
- Will Work for Long Term Investor, Value add Buyers and Owner Users
- High End Existing Improvements

Property Photos



Property Photos



II. Pricing and Financial Analysis



FINANCIAL OVERVIEW

Annualized Operating Date

Existing Income with Second Floor Vacant **\$161,733**

Pro Forma - 100% Occupied:

Base Rent	\$444,460
Less Operating Expenses	\$98,480
Net Operating Income	\$345,626
Cap Rate (Pro Forma)	6.29%

Estimated Annual Expenses From Seller

Property Taxes (Estimated)	\$61,556
Landscape	\$2,520
Insurance	\$4,320
Electricity	\$6,000
Trash/Water	\$9,600
Elevator	\$2,640
Janitorial	\$4,800
Maintenance & Repair	\$3,600
Association	\$3,444
Estimated Total Operating Expenses	\$98,480



III. Rent Roll



RENT ROLL

Unit	Tenant	RSF	Current Rent	Lease Start	Rent Escalation	Lease End	Current Rent SF	Annual Rent
100	Lasik Vision	±3,654	\$8,508.21	8/01/2013	3%	10/01/2023	\$2.26	\$102,099
200	Networth Realty USA, LLC	±2,285	\$4,969.52	8/01/2018	3%	9/30/2021	\$2.11	\$59,634
200-B	Vacant*	±1,056	\$2,481*	N/A	N/A	N/A	\$2.35*	\$29,779*
300	Owner Occupied*	±3,706	\$8,709	N/A	N/A	N/A	\$2.35*	\$104,509*
400	Owner Occupied*	±5,264	\$12,370	N/A	N/A	N/A	\$2.35*	\$148,445*
Totals		±15,965	\$36,645.18					\$444,466*

*Pro-Forma

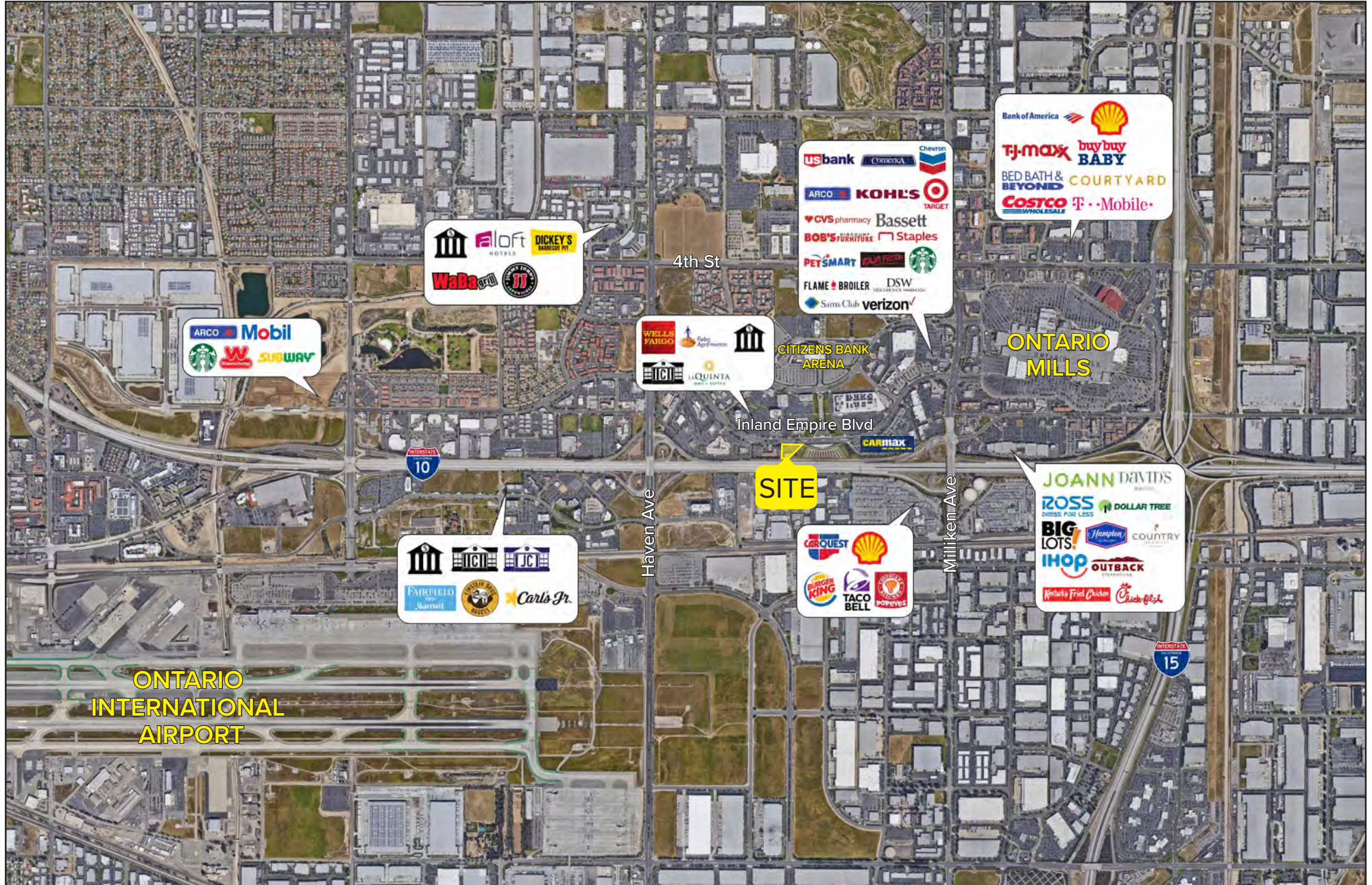
IV. | Maps & Floor Plans



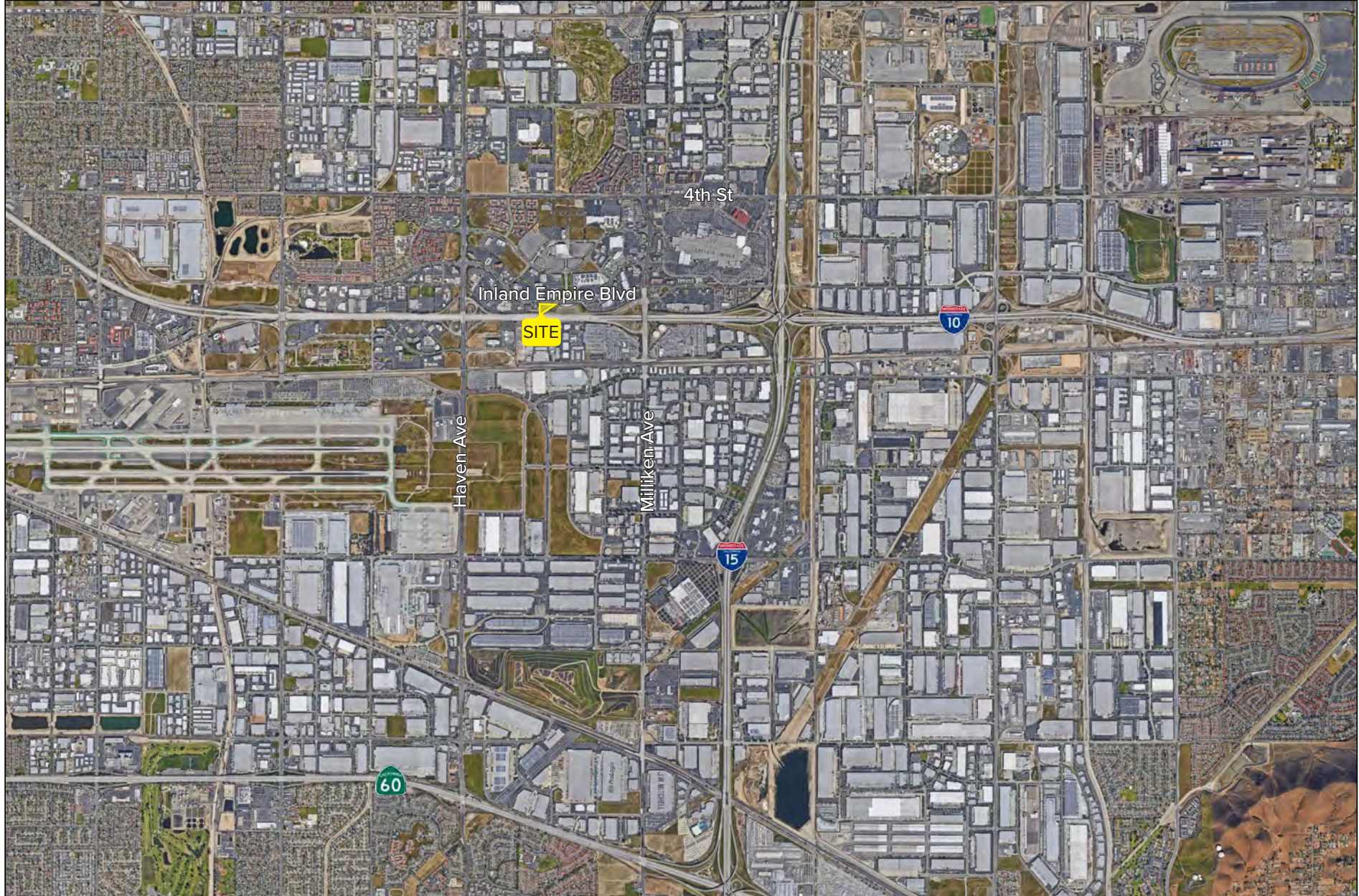
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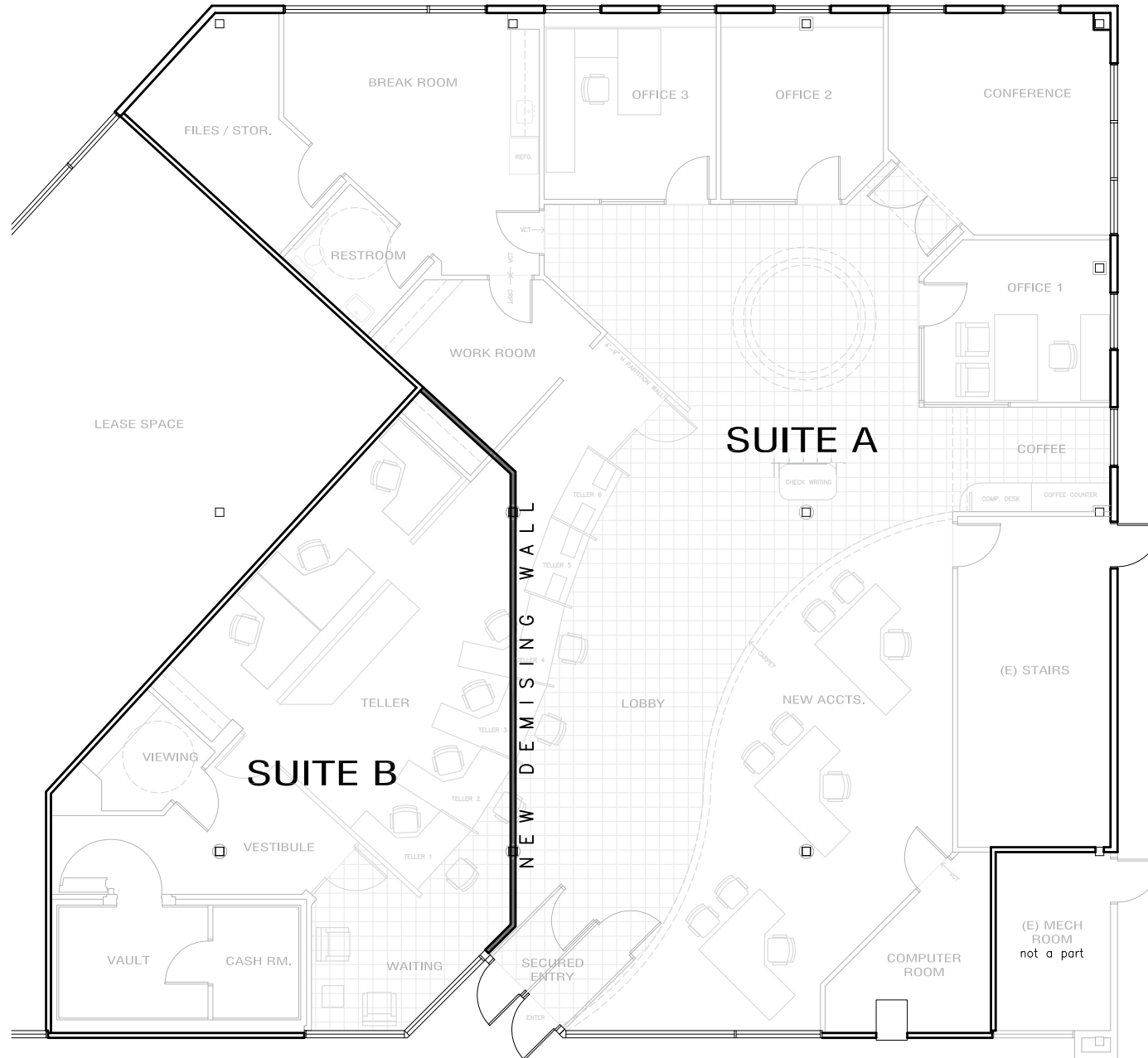
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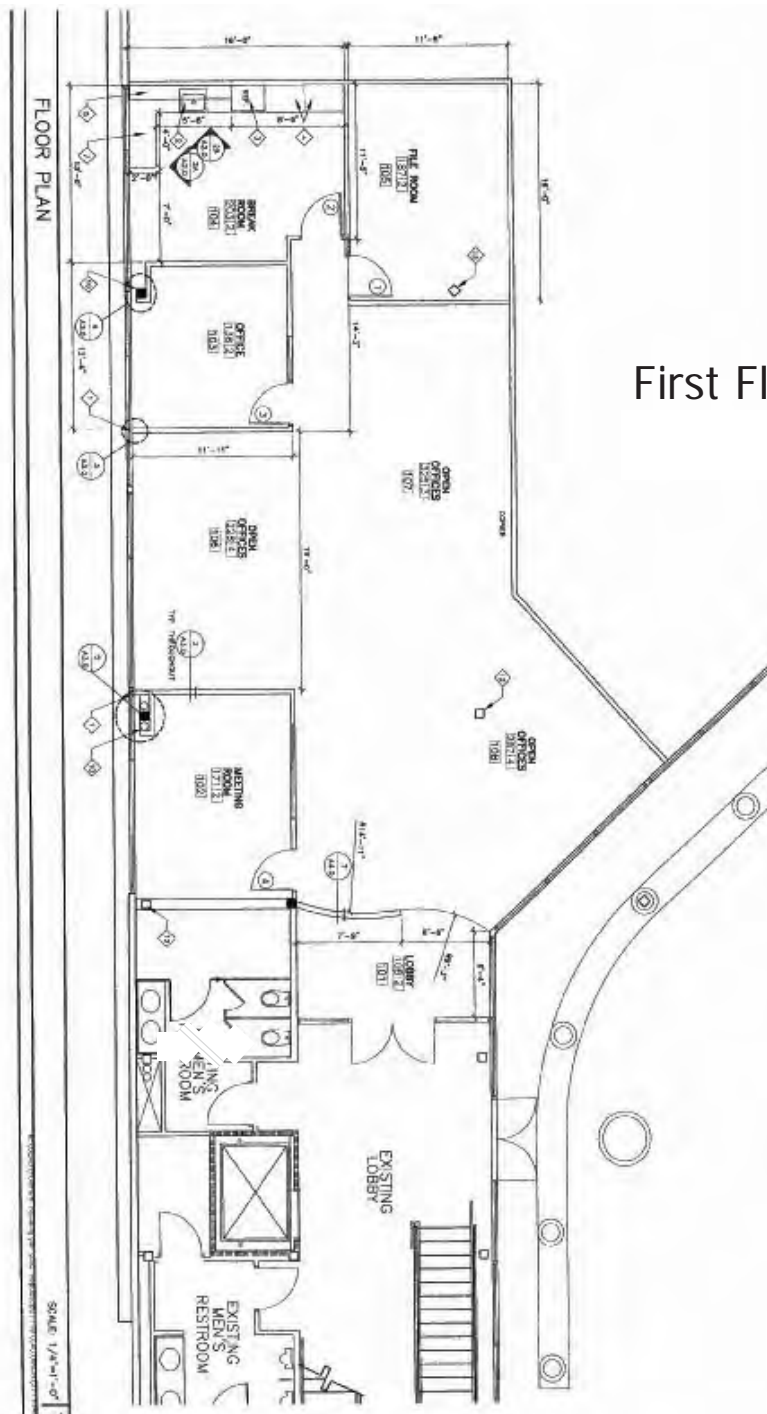
MAP



APPROXIMATE FLOOR PLANS

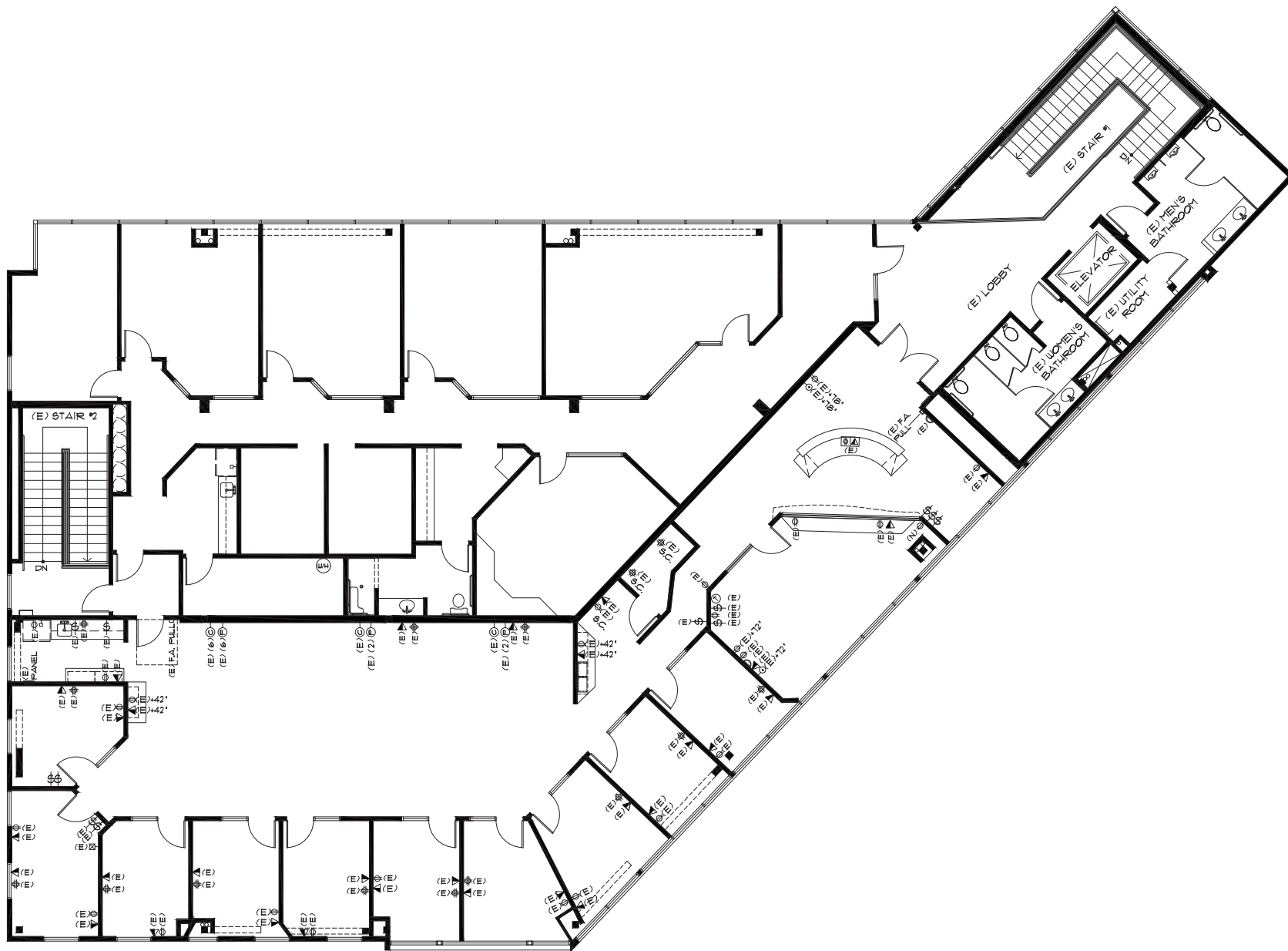


APPROXIMATE FLOOR PLANS



First Floor Suite #200

APPROXIMATE FLOOR PLANS



V. Demographics



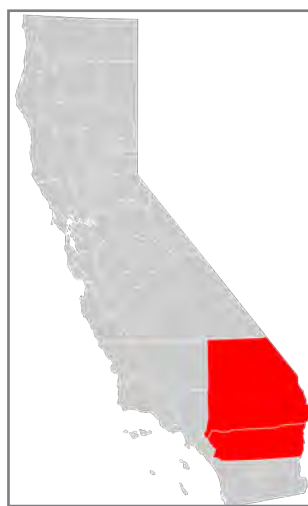
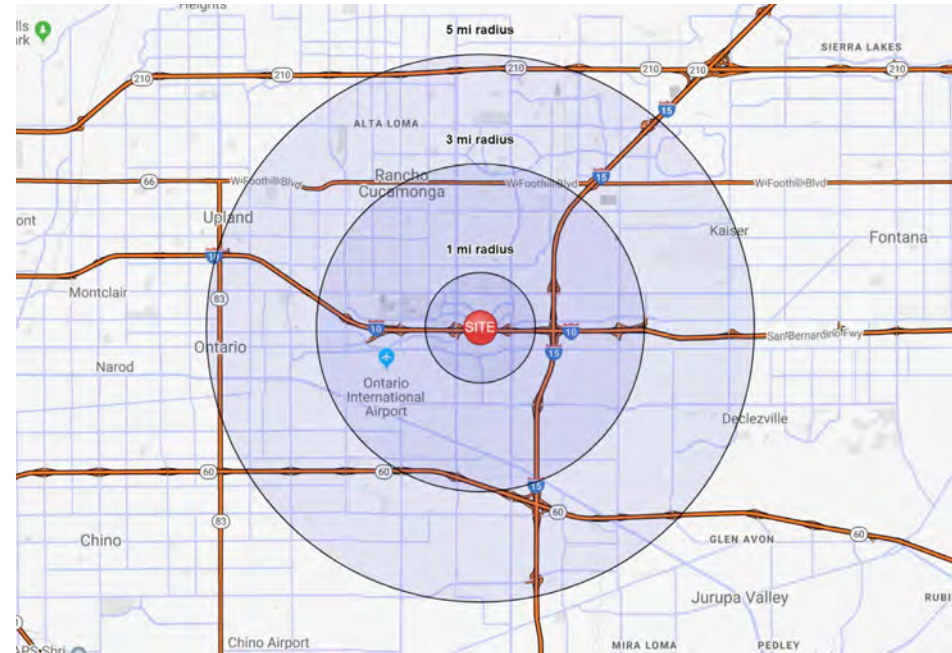
DEMOGRAPHICS

POPULATION:	5-MILES	1-MILE	3-MILES
2019 Population:	312,339	5,828	51,002
2024 Population:	325,888	6,205	54,001

HOUSEHOLD INCOME:	5-MILES	1-MILE	3-MILES
2019 Average Household Income:	\$68,035	\$56,660	\$62,241

TOTAL HOUSEHOLDS:	5-MILES	1-MILE	3-MILES
2019 Total Households:	94,894	2,496	16,893

AVERAGE AGE:	5-MILES	1-MILE	3-MILES
2019 Average Age	34.60	30.90	33.60



AREA OVERVIEW

ONTARIO , CA

Ontario is a city in California, east of Los Angeles. Cucamonga-Guasti Regional Park has lakes, picnic areas and a swim complex. The Ontario Museum of History and Art explores the area's culture through exhibitions and film screenings. The 1894 Graber Olive House offers tours of their cannery. Concerts and sporting events are held at the huge Citizens Business Bank Arena. Several wineries are northeast of the city.





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