



**SALE**

167  
SULTANA  
AVENUE

**112,018 SF**  
MIXED-USE  
DEVELOPMENT

**167**  
SULTANA  
**STREET**

**UPLAND, CALIFORNIA**

**ZACUTO**  
GROUP

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zacutogroup.com | 310.469.9300

FOR SALE // DEVELOPMENT OPPORTUNITY

167 S. SULTANA AVENUE, UPLAND, CA 91786

# OVERVIEW

## SALE PRICE

\$5,250,000

## LOT SIZE

112,018 SF // 2.57 acres

## \$/LOT SF

\$46.86

## ZONING

Citrus Transportation District

## DENSITY

55 Units per Acre (*Buyer to Verify*)



Rare opportunity to develop 2.57 acres in the San Bernardino sub-market of Upland, California. Zoned and approved for mixed-use or multifamily projects.

167 S. Sultana is situated in the heart of downtown Upland, a historic district with shops, restaurants, galleries, and The Grove Theatre.

Located between the 210 and 10 freeways, and directly across the street from the Metrolink train station, Upland is an easy commute to Downtown Los Angeles, Orange County, and all attractions of Ontario and the Inland Empire.

Upland is a community with multiple parks, playing fields and tree lined walking streets.

*A complete plan to implement a 112-unit mixed use apartment complex can be furnished upon request.*

## LISTING AGENTS

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In 2015, the adjacent 6 acres were developed into a luxury townhome community, The Orchards. As of 2017 all condominiums have been fully occupied.

- 1 167 SULTANA AVENUE – LIGHT INDUSTRIAL
- 2 140 S 3RD AVENUE – LIGHT INDUSTRIAL
- 3 164 S 3RD AVENUE – SFR (SINGLE FAMILY RESIDENCE)
- 4 170 S 3RD AVENUE – QUADRAPLEX
- 5 176 S 3RD AVENUE – DUPLEX
- 6 184 S 3RD AVENUE – SFR



GROSS RENTAL INCOME		
140 3rd Ave	\$2,750	MTM
164 3rd Ave	\$1,325	MTM
170 3rd Ave - A	\$775	MTM
170 3rd Ave - B	\$950	Oct 20
170 3rd Ave - C	\$750	MTM
170 3rd Ave - D	\$875	MTM
176 3rd Ave - A	\$870	MTM
176 3rd Ave - B	\$950	MTM
184 3rd Ave	\$875	MTM
167 Sultana	Vacant	Vacant
<b>Total Rental Income</b>	<b>\$10,120</b>	

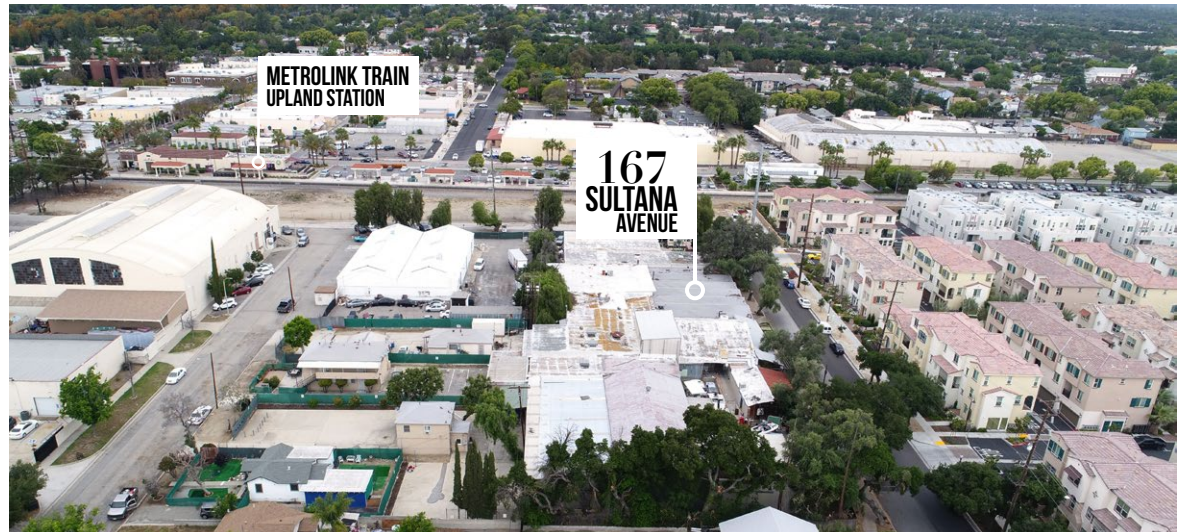
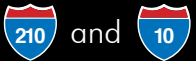
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## DETAILS

### 167 S. SULTANA AVENUE

- 16 Adjacent Lot Parcels on 2.57 acres
- Opportunity to Develop Mixed-use Property Type
- Zoning Permits 55 units per acre - 141 units by right
- Desirable Location in Upland, CA
- Directly across the street from the Upland Station MetroLink
- Dense Residential Area
- Close proximity to major freeways,



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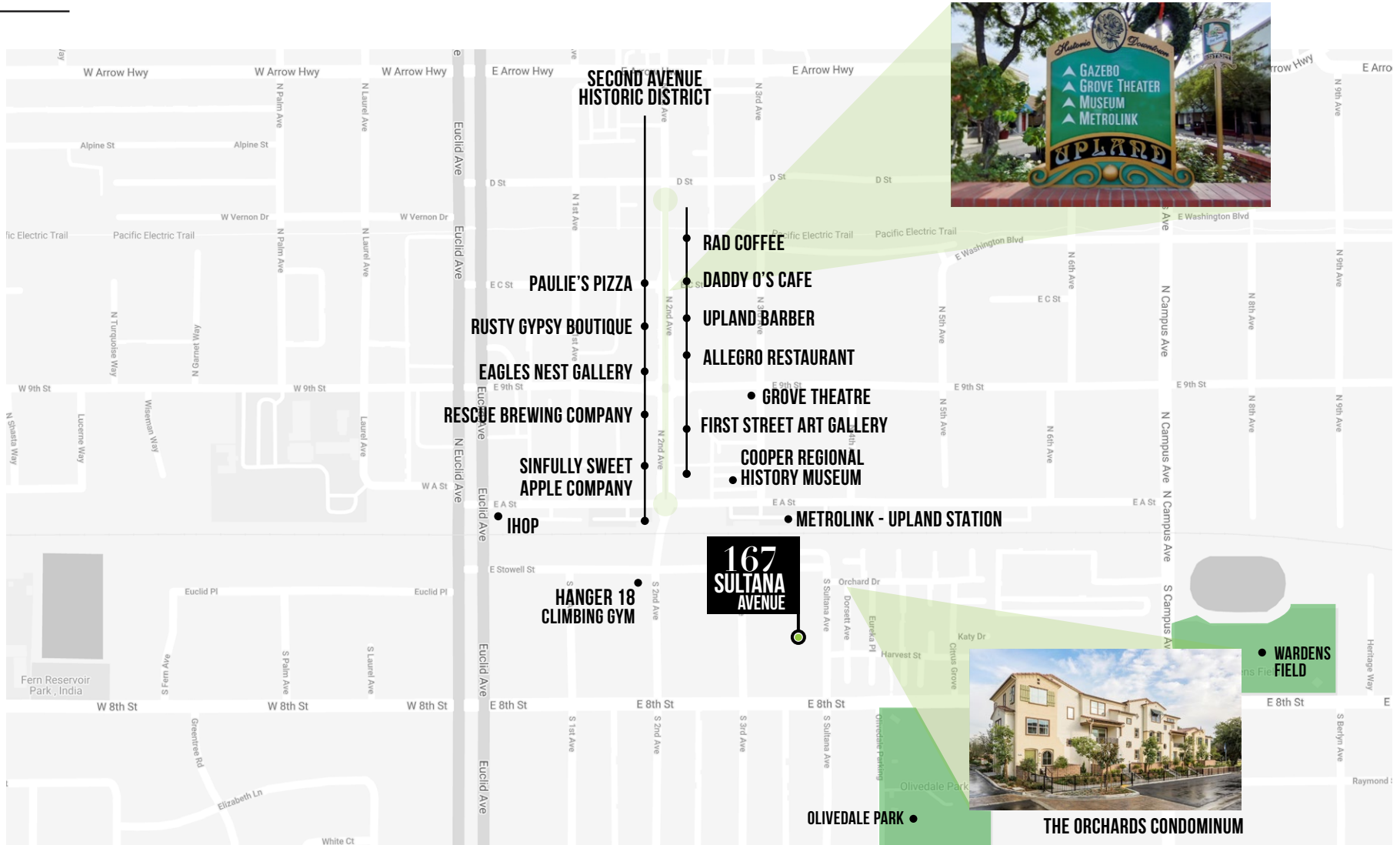
## CITRUS POINTE AT THE ORCHARDS CONDOMINIUMS BY WILLIAM LYON HOMES

- Built in 2015
- Two & three story designed homes
- Mountain Views
- 1,165 to 1,580 SF Units
- Select floor plans with 2 to 3 bedrooms, 2.5 baths, 2-car attached garages, dens and lofts.
- Within 2 years after its completion, the town home community was completely soldout and fully occupied.

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# LOCATION MAP



# THE TEAM



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