



OFFICE BUILDING FOR SALE
207 N EUCLID AVE
ONTARIO, CA 91762



9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	7,500 SF
Price / SF:	\$200.00
Year Built:	1920
Renovated:	2017

PROPERTY OVERVIEW

Excellent opportunity to purchase a mid-block building on historic downtown Euclid Avenue. Approx. 5,700 sq. ft. available in this modern and upgraded building- perfect for office or retail. Zoned MU-1, Downtown Mixed-Use- suitable for a wide array of uses including medical, community service, corporate offices, etc. Additionally the building has an approx. 1,800 sq. ft. unit upstairs. Also included is a bonus +/- 3,500 sq. ft. basement downstairs not included in the sq. ft.

LOCATION OVERVIEW

Located in the heart of downtown Ontario, directly across the street from Ontario Town Square, City Hall, and minutes from Ontario International Airport. Outstanding street frontage on Euclid Avenue with over 30,000+ cars per day. Quick access to the I-10 and I-60 freeways.

PROPERTY HIGHLIGHTS

- Completely remodelled exterior and interior with many upgrades in 2017
- Located on Historical Euclid Avenue (30,000+ cars per day)
- Modernized Facade on Euclid Ave
- Rear access with city parking lot directly in back

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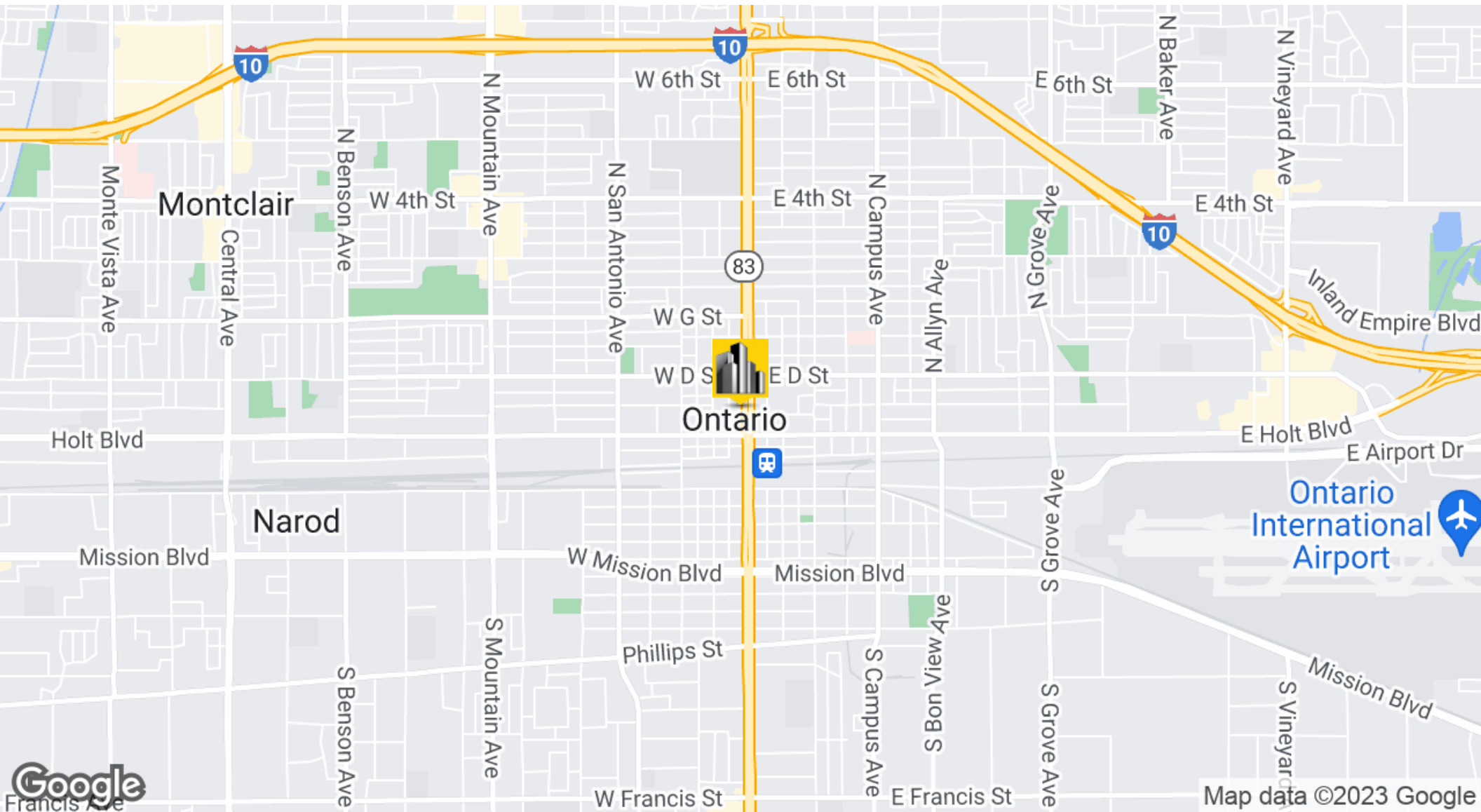
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LOCATION MAP



Google

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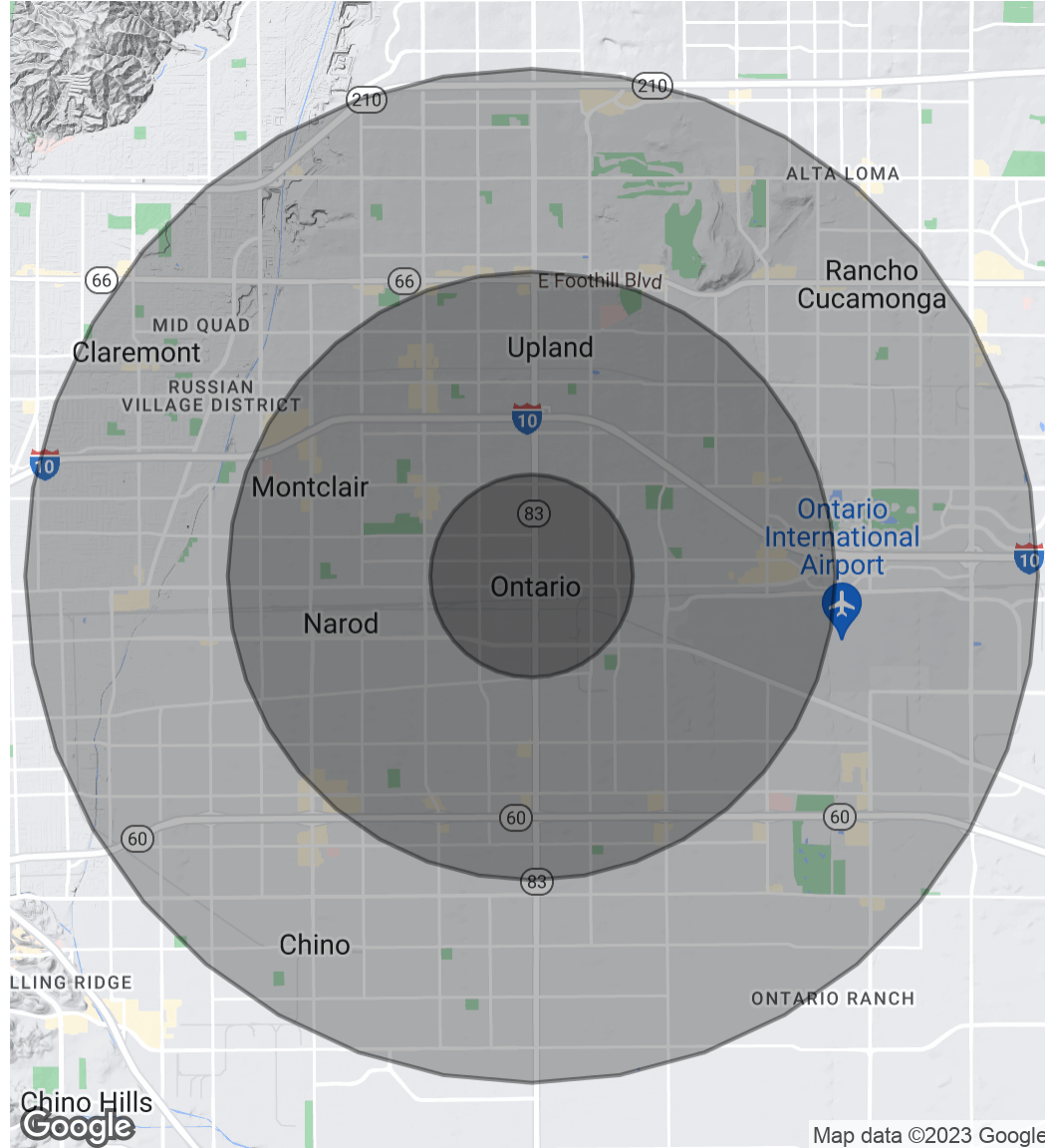
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,809	197,797	425,959
Average age	31.8	30.5	31.8
Average age (Male)	31.2	30.1	30.9
Average age (Female)	32.3	31.0	32.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,028	56,203	121,551
# of persons per HH	3.5	3.5	3.5
Average HH income	\$57,595	\$63,547	\$71,071
Average house value	\$381,016	\$361,835	\$383,068

* Demographic data derived from 2020 ACS - US Census



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