



OFFICE BUILDING FOR SALE

PRIME CORNER LOCATION-DOWNTOWN ONTARIO

137 - 143 N EUCLID AVE, ONTARIO, CA 91762



COMMERCIAL REAL ESTATE

Presented By:

TONY M. GUGLIELMO, CCIM

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CalDRE #01301532

9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$2,200,000
Building Size:	15,000 SF
Available SF:	
Lot Size:	8,820 SF
Price / SF:	\$146.67
Year Built:	1922
Zoning:	Mixed Use
Market:	Inland Empire
Submarket:	Airport Area

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PROPERTY OVERVIEW

This provides an excellent opportunity to own a prime corner of Historic Downtown Ontario. This area is a hot bed of new development projects in the pipeline for revitalization. Situated on the signalized South West Corner of Euclid Ave & B Street this property features 5 separate suites including the former Gemmels Pharmacy. This project is perfect for an owner/user looking to capitalize on the great SBA financing rates or an investor looking to redevelop the site to meet the demands of the growing neighborhood. Contact the agent today for more details.

LOCATION OVERVIEW

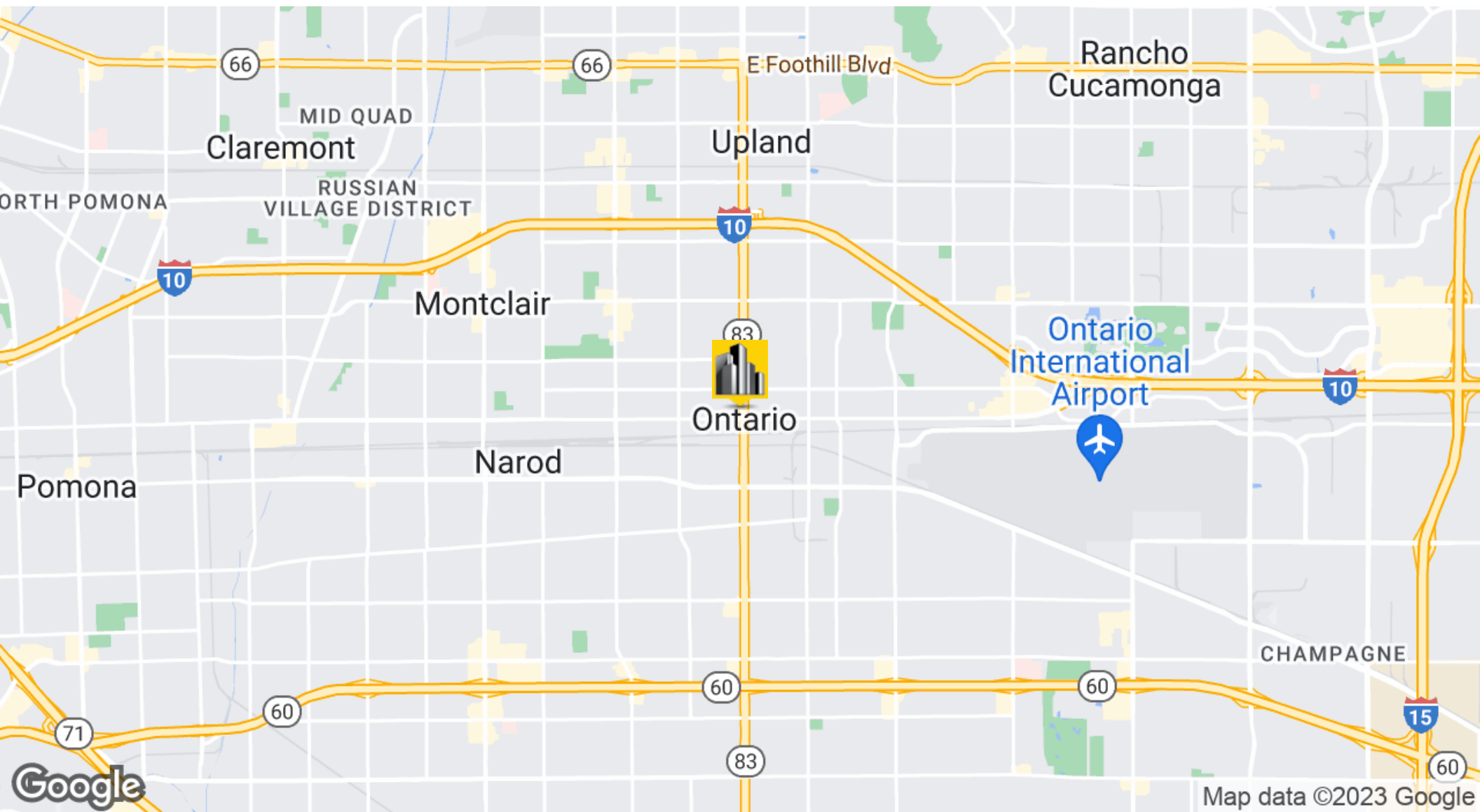
Located in the heart of downtown Ontario, directly across the street from Ontario Town Square, City Hall, and minutes from Ontario International Airport. Outstanding street frontage on Euclid Avenue with over 30,000+ cars per day. Quick access to the I10 and I-60 freeways

PROPERTY HIGHLIGHTS

- Completely rehabbed upstairs office space (must see!)
- Located on Historic Euclid Ave (30,000+ Cars Per Day)
- Owner/ User Potential - Great SBA Financing Rates!



LOCATION MAP



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ADDITIONAL PHOTOS



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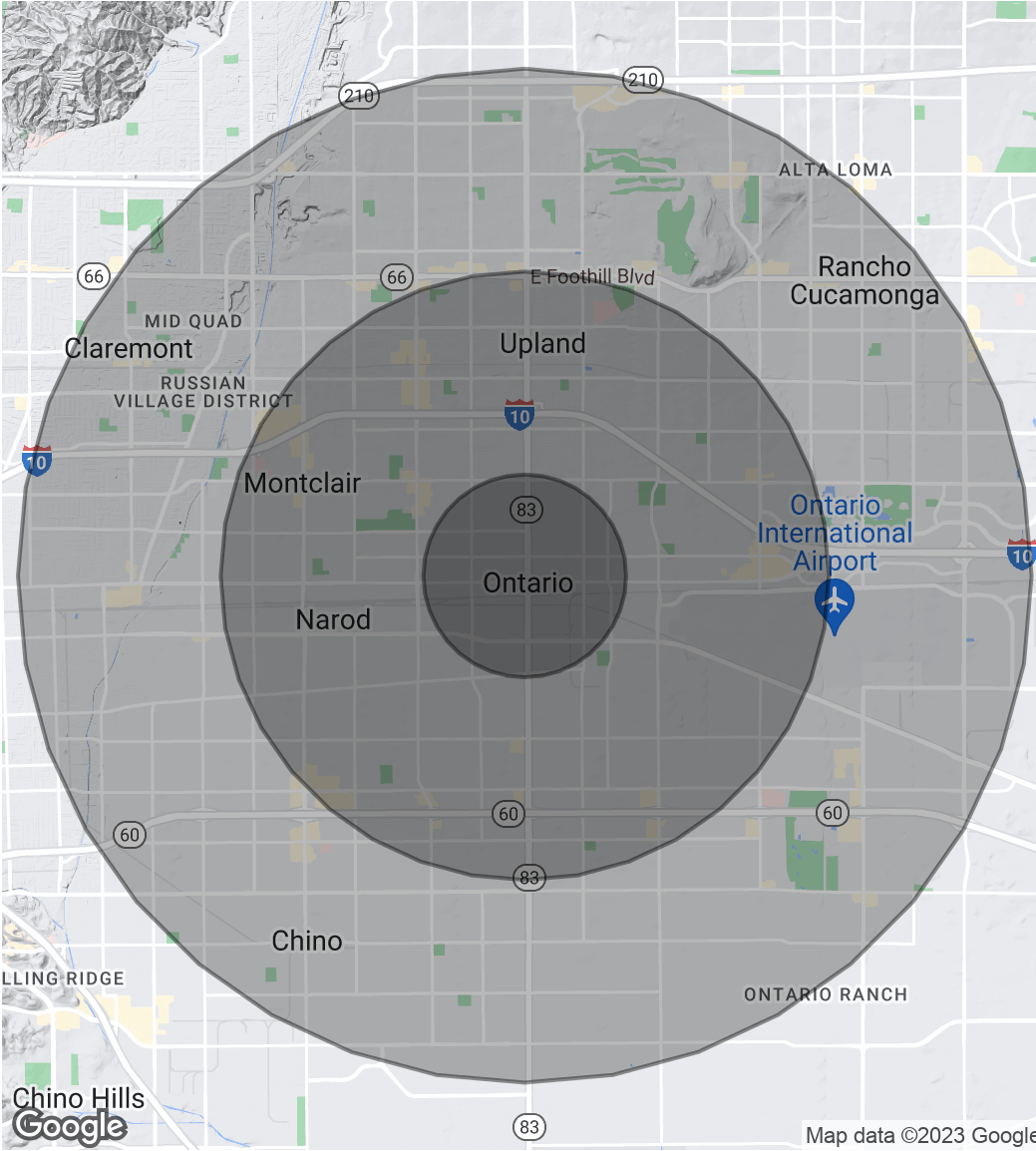
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,802	201,782	425,031
Average age	31.5	30.4	31.8
Average age (Male)	31.0	30.0	30.9
Average age (Female)	32.0	30.9	32.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,993	57,193	121,401
# of persons per HH	3.5	3.5	3.5
Average HH income	\$57,404	\$63,405	\$71,025
Average house value	\$380,207	\$361,527	\$383,259

RACE	1 MILE	3 MILES	5 MILES
% White	47.2%	47.4%	51.7%
% Black	4.7%	6.9%	6.3%
% Asian	2.1%	5.1%	7.0%
% Hawaiian	0.2%	0.2%	0.2%
% American Indian	1.7%	1.3%	1.1%
% Other	39.5%	34.2%	28.6%

* Demographic data derived from 2020 ACS - US Census



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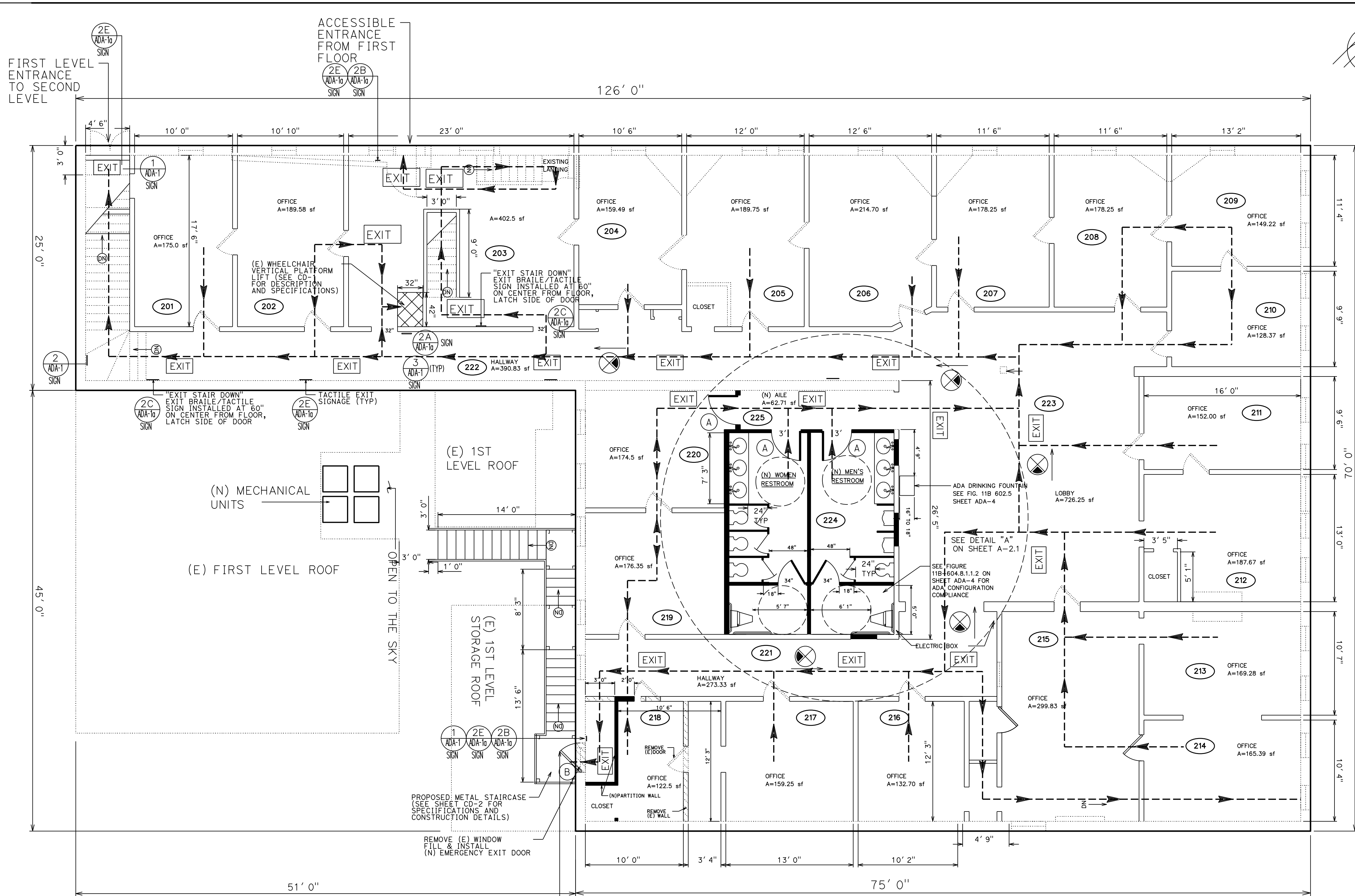


TABLE 1607.1-continued
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_u
AND MINIMUM CONCENTRATED LIVE LOADS^a

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs)
30. Stairs and exits		
One- and two-family dwellings	40	300 ^b
All other	100	300 ^b
31. Storage warehouses (shall be designed for heavier loads if required for anticipated storage)		
Heavy	250 ^b	—
Light	125 ^b	—
32. Stores		
Retail	100	1,000
First floor	75	1,000
Upper floors	125 ^b	1,000
Wholesale, all floors	125 ^b	1,000
33. Vehicle barriers	See Section 1607.8.3	—
34. Walkways and elevated platforms (other than exitways)	60	—
35. Yards and terraces, pedestrians	100 ^b	—
36. [OSHPD 2] Storage racks and wall-hung cabinets	Total loads ^c	—

^aFor SI: 1 inch = 25.4 mm, 1 square inch = 645.16 mm², 1 square foot = 0.0929 m², 1 pound per square foot = 0.0479 kN/m², 1 pound = 0.004448 kN, 1 pound per cubic foot = 16 kg/m³.

f. The minimum concentrated load on stair treads shall be applied on an area of 2 inches by 2 inches. This load need not be assumed to act concurrently with the uniform load.

1607.3 Uniform live loads. The live loads used in the design of buildings and other structures shall be the maximum loads expected by the intended use or occupancy but shall in no case be less than the minimum uniformly distributed live loads given in Table 1607.1.

1607.4 Concentrated live loads. Floors and other similar surfaces shall be designed to support the uniformly distributed live loads prescribed in Section 1607.3 or the concentrated live loads, given in Table 1607.1, whichever produces the greater load effects. Unless otherwise specified, the indicated concentration shall be assumed to be uniformly distributed over an area of 2 1/2 feet by 2 1/2 feet (762 mm by 762 mm) and shall be located so as to produce the maximum load effects in the structural members.

Steel Door, Push Bar, LHR, 36 x 80 In.,
Item # 23Y723
Mfr. Model # HDQM18-36X80-1.5-RRH
UNSPSC # 30171505

TECHNICAL SPECS

<p>Item: Door Design: Lock Type: Frame Type: Material: Hand: Thermal Insulation U-Factor: Door Opening Height: Door Opening Width: Window Height: Window Width: Thickness: Overall Depth: Agency Compliance: For Use With: Includes:</p> <p>Green Environmental Attribute: Green Certification or Other Recognition:</p>	<p>Steel Door with Frame Quick Mount Push Bar Rim Exit Device With Locking Trim 12 Gauge Steel, Fully Welded 18 Gauge Steel LHR None 80" 36" 25" 4" 1-3/4" 2-1/4" UL Listed, 1.5 Hour Fire Rated Pre-Existing Door Openings 3 Ball Bearing Hinges, 1 Exit Device, 1 Lever Handle Trim With Mortise Cylinder, Ceramic Glass, 1 Door Closer, 1 Threshold Minimum 30% Post-Consumer Recycled Content S.M.A.R.T. Certified</p>
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LEGEND

- (N) NEW
- (E) EXISTING
- NEW BATHROOM WALL
USE 2X6 STUDS AND PLATES, MIN.
- EXISTING WALL TO BE REPAIR
REPLACE PLASTER FOR DRYWALL
- EXISTING WALL TO REMAIN
- EXISTING WINDOWS
- EXISTING WALL TO REMAIN

OCCUPANCY CHART

ROOM #	ROOM NAME	SQ. FT.	FUNCTION OF SPACE PER C.B.C. TABLE 1004.1.1	OCC. LOAD FACTOR TABLE 1004.1.1	C.B.C. OCC. LOAD
201	OFFICE	175	BUSINESS AREA	100	2
202	OFFICE	190	BUSINESS AREA	100	2
203	EXISTING LOBBY	403	ACCESSORY USE	0	0
204	OFFICE	159	BUSINESS AREA	100	2
205	OFFICE	190	BUSINESS AREA	100	2
206	OFFICE	215	BUSINESS AREA	100	2
207	OFFICE	178	BUSINESS AREA	100	2
208	OFFICE	178	BUSINESS AREA	100	2
209	OFFICE	149	BUSINESS AREA	100	1
210	OFFICE	128	BUSINESS AREA	100	1
211	OFFICE	152	BUSINESS AREA	100	2
212	OFFICE	188	BUSINESS AREA	100	2
213	OFFICE	169	BUSINESS AREA	100	2
214	OFFICE	165	BUSINESS AREA	100	2
215	RECEPTION	300	BUSINESS AREA	100	3
216	OFFICE	133	BUSINESS AREA	100	1
217	OFFICE	159	BUSINESS AREA	100	2
218	OFFICE	123	BUSINESS AREA	100	1
219	OFFICE	176	BUSINESS AREA	100	2
220	OFFICE	175	BUSINESS AREA	100	2
221	HALLWAY	273	ACCESSORY USE	0	0
222	HALLWAY	391	ACCESSORY USE	0	0
223	LOBBY	726	ACCESSORY USE	0	0
224	BATHROOMS	347	ACCESSORY USE	0	0
225	AILLE	63	ACCESSORY USE	0	0
TOTAL W/ ACCESSORY USE		5504			33
TOTAL W/O ACCESSORY USE		3302			

REQUIRED EGRESS WIDTH PER OCCUPANTS SERVED

C.B.C. 2016 SECTION 1005		
FUNCTION OF SPACE	TOTAL SQUARE FEET	OCCUPANT LOAD CALCULATION
BUSINESS AREA	3,302 - NOT INCLUDING ANCILLARY SPACE, RR'S, MECHANICAL CHASE'S EQUIPMENT ROOMS OR STAIRWAYS.	$3,302 / 100 = 33$ $33 \times 0.2 = 6.6'$ REQ'D

DOOR SCHEDULE

SYM	SIZE	TYPE
(A)	3'-0" X 6'-8"	HOLLOW DOOR
(B)	3'-0" X 6'-8"	COMMERCIAL EXIT STEEL DOOR

LEGEND

- EXIT EXIT LOCATION
- COMMON PATH OF TRAVEL
- DIRECTIONAL LIGHTS
- ROOM #

PROPOSED EGRESS PLAN

SCALE 1/8" = 1'

USERNAME =>
DGN FILE => YR17-0503_WB105_FINAL.dgn

RELATIVE BORDER SCALE
IS IN INCHES

0 1 2 3

CITY: ONTARIO

PROJECT NUMBER & STREET

1705-01_EUCLID_137-143

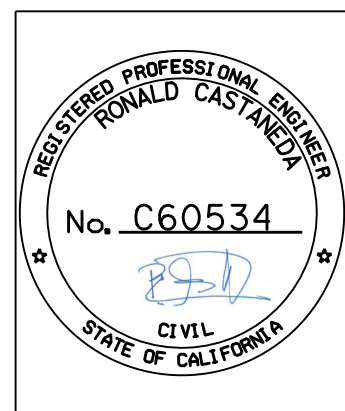
REVISIONS	BY

DRAWN BY:
FRANCISCO CASTANEDA
(951) 675-9896

PROJECT NAME
AND ADDRESS

TENANT IMPROVEMENT
OWNER: YOSI GABAY
ADDRESS: 105 W.B STREET
ONTARIO, CA 91762
(909) 680-1411

Y&A INVESTMENT LLC
FLOOR PLAN



DATE: MAY 2017

SCALE: 3/8" = 1'-0"

A-2.2

DATE PLOTTED => 15-FEB-2018
TIME PLOTTED => 11:17
LAST REVISION
00-00-00