

1400 S Vineyard Ave

1400 S Vineyard Ave, Ontario CA 91761



OFFERING MEMORANDUM

1400 S Vineyard Ave

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01 **Executive Summary**
Investment Summary
Location Summary

OFFERING SUMMARY

ADDRESS	1400 S Vineyard Ave Ontario CA 91761
BUILDING SF	8,315 SF
LAND SF	32,670 SF
YEAR BUILT	1977
APN	0113-415-17-0000

FINANCIAL SUMMARY

OFFERING PRICE	\$2,499,777
PRICE PSF	\$300.63

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	349	132,107	321,911
2020 Median HH Income	\$60,465	\$62,912	\$66,987
2020 Average HH Income	\$73,024	\$77,495	\$82,940



Investment Summary

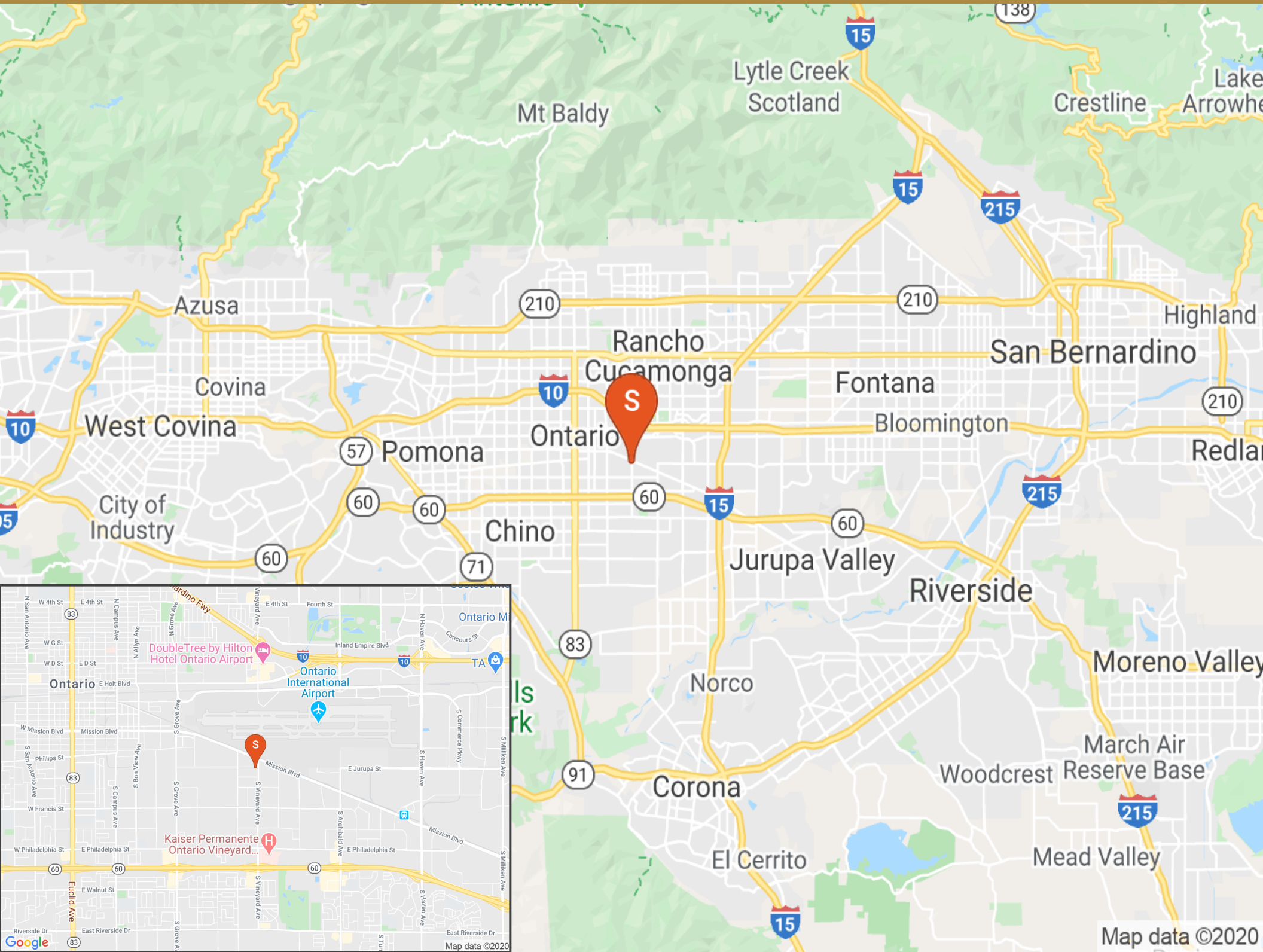
- AMENITIES
Fenced Lot, Signage, Yard, Air Conditioning

UTILITIES

- Lighting - Fluorescent Gas - Natural Water - City Water Sewer - City Sewer Heating - Gas

ABOUT 1400 S VINEYARD AVE , ONTARIO, CA 91761

Owner financing 20% down, building is currently used as a two tenant occupancy. Front building has 5 offices with breakroom with men and women restrooms. Large main entrance lobby and breakroom, work shop is around 2500 sq. ft. with 12 ft. high ceilings, with fenced in yard space. Rear building has 3 offices and men & womens restrooms. Lobby entrance, work shop high ceilings 22ft., mezzanine, fenced yard space, dual entrance. Offices equipped with heating and air conditioning.



Mt Baldy

Lytle Creek
Scotland

Crestline

Lake Arrowhe

Azusa

210

210

Highland

Rancho Cucamonga

San Bernardino

Covina

Fontana

Bloomington

West Covina

57 Pomona

Ontario

Redlan

City of Industry

60

60

Chino

60

15

60

Jurupa Valley

215

Riverside

Moreno Valley

DoubleTree by Hilton
Hotel Ontario Airport

Ontario International
Airport

Ontario

Norco

March Air

Woodcrest Reserve Base

Corona

El Cerrito

Mead Valley

Kaiser Permanente
Ontario Vineyard...



02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

PROPERTY FEATURES

BUILDING SF	8,315
LAND SF	32,670
LAND ACRES	0.75 AC
YEAR BUILT	1977
BUILDING CLASS	C
NUMBER OF STORIES	1
LOT DIMENSION	0.75 AC
PARKING RATIO	2.16/1,000 SF



















1400 S VINEYARD AVE

03 Demographics

Demographic Details

Demographic Charts

03

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	225	118,104	272,759
2010 Population	260	123,892	293,855
2020 Population	349	132,107	321,911
2025 Population	372	136,266	332,397
2020 African American	22	8,206	21,216
2020 American Indian	3	1,227	2,948
2020 Asian	23	8,305	24,865
2020 Hispanic	221	98,169	213,321
2020 Other Race	82	46,267	91,867
2020 White	207	61,190	163,595
2020 Multiracial	11	6,511	16,442
2020-2025: Population: Growth Rate	6.40 %	3.10 %	3.20 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5	2,674	7,396
\$15,000-\$24,999	10	2,781	7,039
\$25,000-\$34,999	7	2,646	7,323
\$35,000-\$49,999	12	4,835	11,264
\$50,000-\$74,999	20	7,664	19,647
\$75,000-\$99,999	15	5,546	15,397
\$100,000-\$149,999	13	6,059	16,927
\$150,000-\$199,999	6	2,032	6,669
\$200,000 or greater	1	1,097	4,164
Median HH Income	\$60,465	\$62,912	\$66,987
Average HH Income	\$73,024	\$77,495	\$82,940

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	48	32,578	83,651
2010 Total Households	55	32,782	87,207
2020 Total Households	89	35,335	95,825
2025 Total Households	95	36,523	98,912
2020 Average Household Size	3.85	3.72	3.34
2000 Owner Occupied Housing	31	18,175	46,145
2000 Renter Occupied Housing	13	13,096	34,473
2020 Owner Occupied Housing	49	18,277	51,498
2020 Renter Occupied Housing	40	17,058	44,327
2020 Vacant Housing	0	1,623	4,143
2020 Total Housing	89	36,958	99,968
2025 Owner Occupied Housing	53	18,936	53,722
2025 Renter Occupied Housing	42	17,587	45,189
2025 Vacant Housing	0	1,703	4,441
2025 Total Housing	95	38,226	103,353
2020-2025: Households: Growth Rate	6.55 %	3.30 %	3.20 %



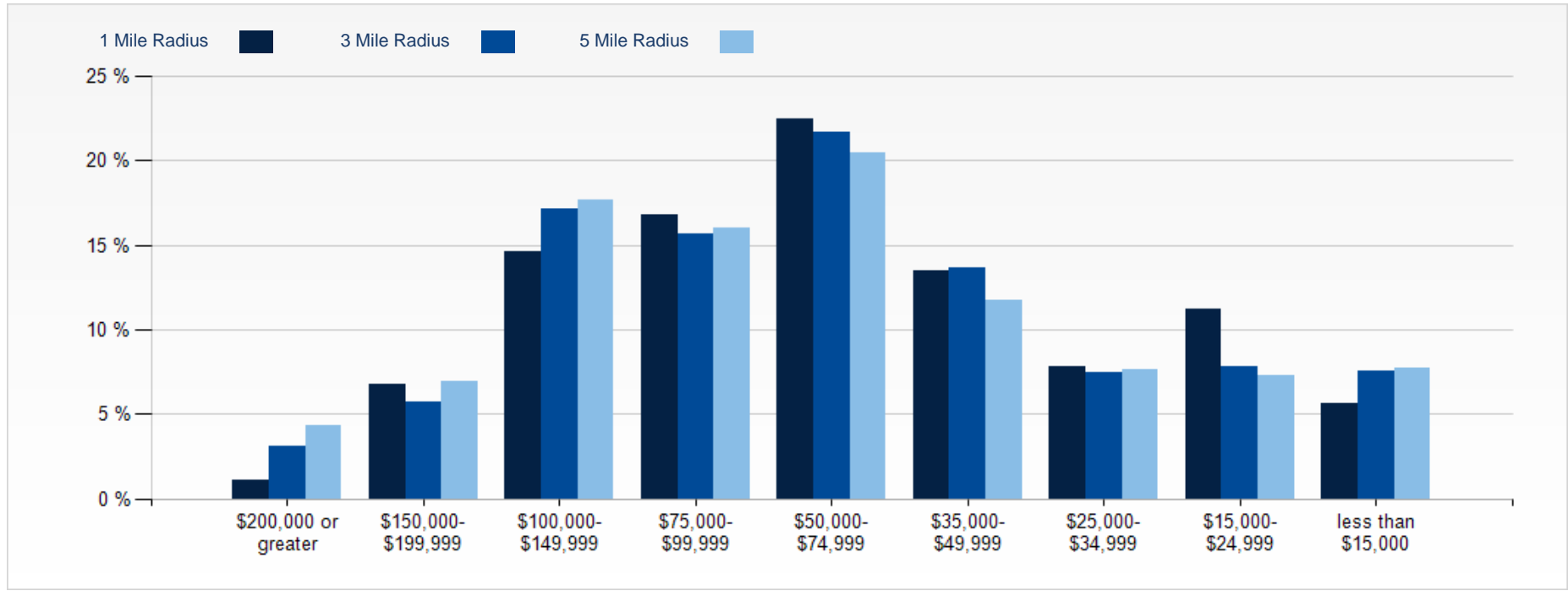
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	28	11,314	26,973
2020 Population Age 35-39	29	9,702	24,316
2020 Population Age 40-44	23	8,140	21,040
2020 Population Age 45-49	20	7,917	19,928
2020 Population Age 50-54	20	7,496	18,757
2020 Population Age 55-59	19	6,806	17,565
2020 Population Age 60-64	20	5,896	15,449
2020 Population Age 65-69	18	4,593	12,302
2020 Population Age 70-74	16	3,182	8,751
2020 Population Age 75-79	13	1,904	5,398
2020 Population Age 80-84	8	1,082	3,360
2020 Population Age 85+	6	879	3,259
2020 Population Age 18+	274	95,681	238,905
2020 Median Age	38	31	33

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,000	\$62,501	\$65,486
Average Household Income 25-34	\$83,418	\$74,862	\$78,128
Median Household Income 35-44	\$77,128	\$70,693	\$78,892
Average Household Income 35-44	\$86,902	\$84,591	\$93,442
Median Household Income 45-54	\$70,228	\$76,012	\$80,987
Average Household Income 45-54	\$84,715	\$88,982	\$97,493
Median Household Income 55-64	\$59,465	\$68,465	\$74,416
Average Household Income 55-64	\$75,031	\$81,156	\$87,354
Median Household Income 65-74	\$40,766	\$53,145	\$55,694
Average Household Income 65-74	\$54,953	\$64,451	\$69,690
Average Household Income 75+	\$45,872	\$43,832	\$46,108

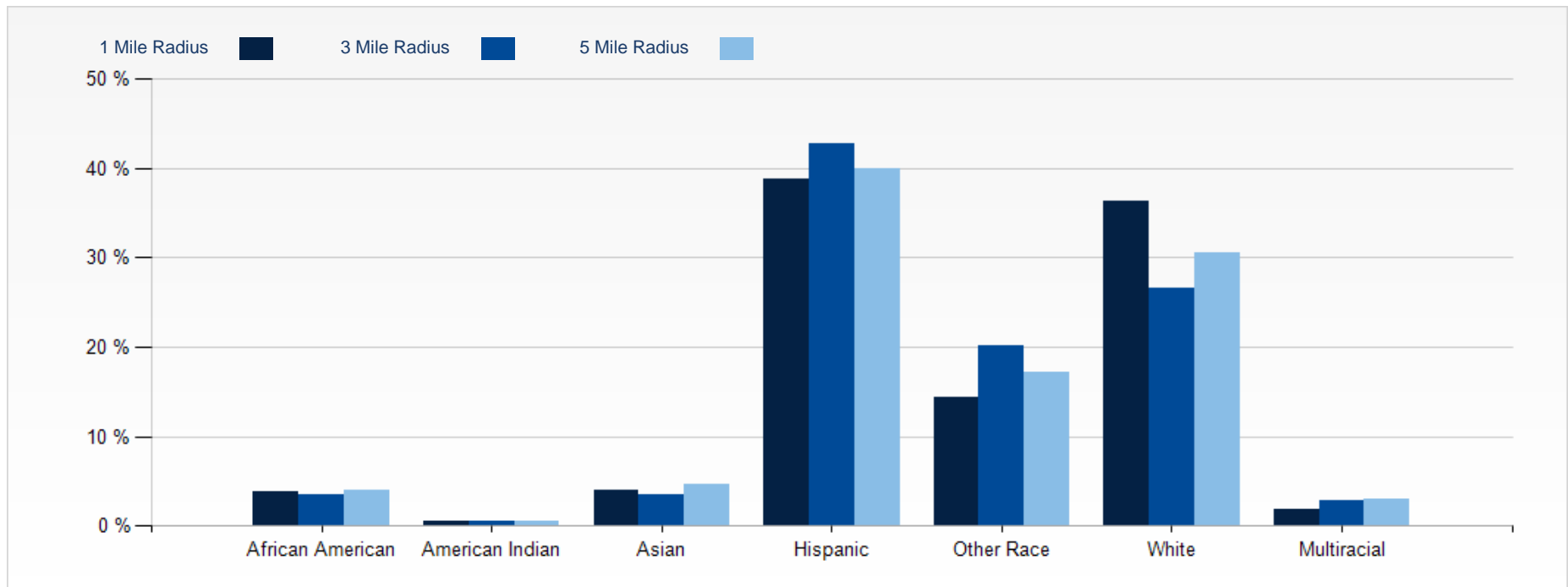
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	23	11,552	28,291
2025 Population Age 35-39	28	11,116	27,444
2025 Population Age 40-44	29	9,449	23,872
2025 Population Age 45-49	24	7,975	20,403
2025 Population Age 50-54	21	7,464	18,820
2025 Population Age 55-59	22	7,038	17,549
2025 Population Age 60-64	20	6,209	16,038
2025 Population Age 65-69	20	5,237	13,729
2025 Population Age 70-74	16	3,935	10,563
2025 Population Age 75-79	14	2,666	7,305
2025 Population Age 80-84	10	1,462	4,182
2025 Population Age 85+	7	1,048	3,534
2025 Population Age 18+	289	99,697	248,850
2025 Median Age	40	33	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,000	\$65,885	\$70,151
Average Household Income 25-34	\$90,970	\$80,975	\$85,371
Median Household Income 35-44	\$79,585	\$79,489	\$86,792
Average Household Income 35-44	\$91,327	\$95,809	\$106,454
Median Household Income 45-54	\$71,090	\$80,690	\$87,249
Average Household Income 45-54	\$92,872	\$98,582	\$109,711
Median Household Income 55-64	\$61,871	\$73,839	\$78,550
Average Household Income 55-64	\$80,858	\$89,247	\$96,934
Median Household Income 65-74	\$42,786	\$56,151	\$59,380
Average Household Income 65-74	\$58,342	\$72,158	\$78,785
Average Household Income 75+	\$52,645	\$49,927	\$52,176

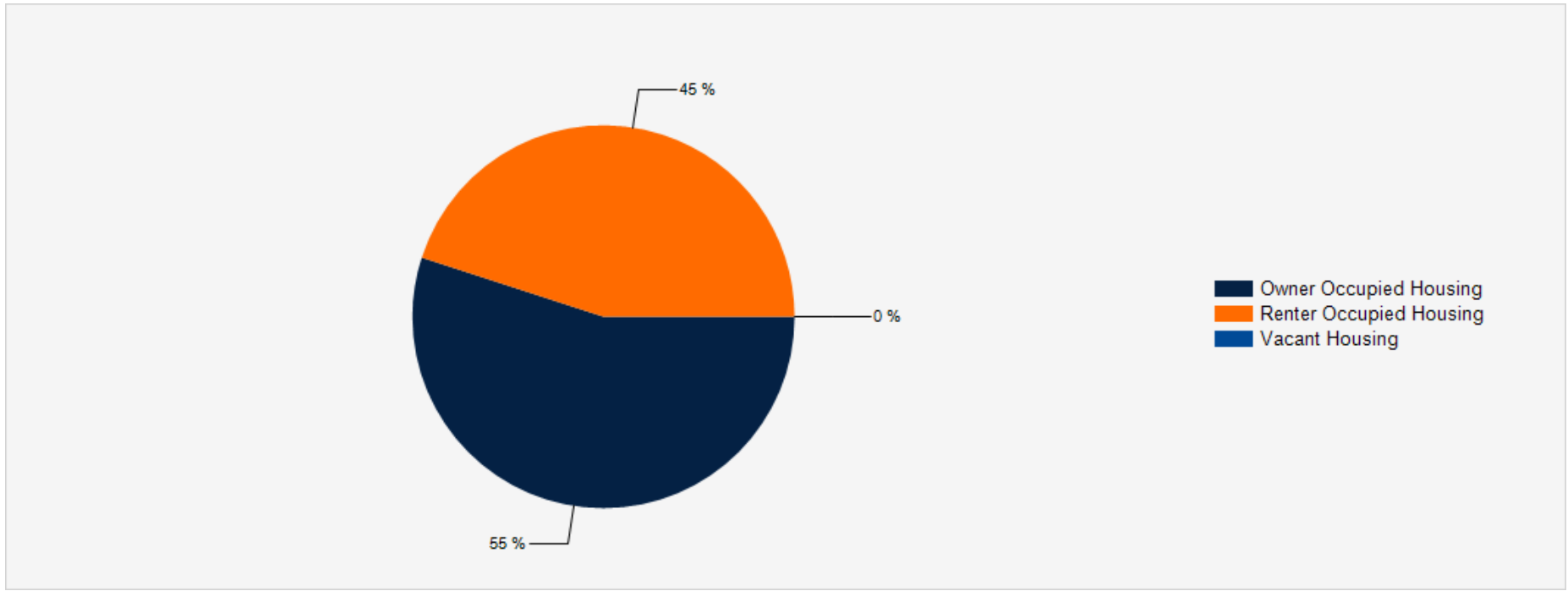
2020 Household Income



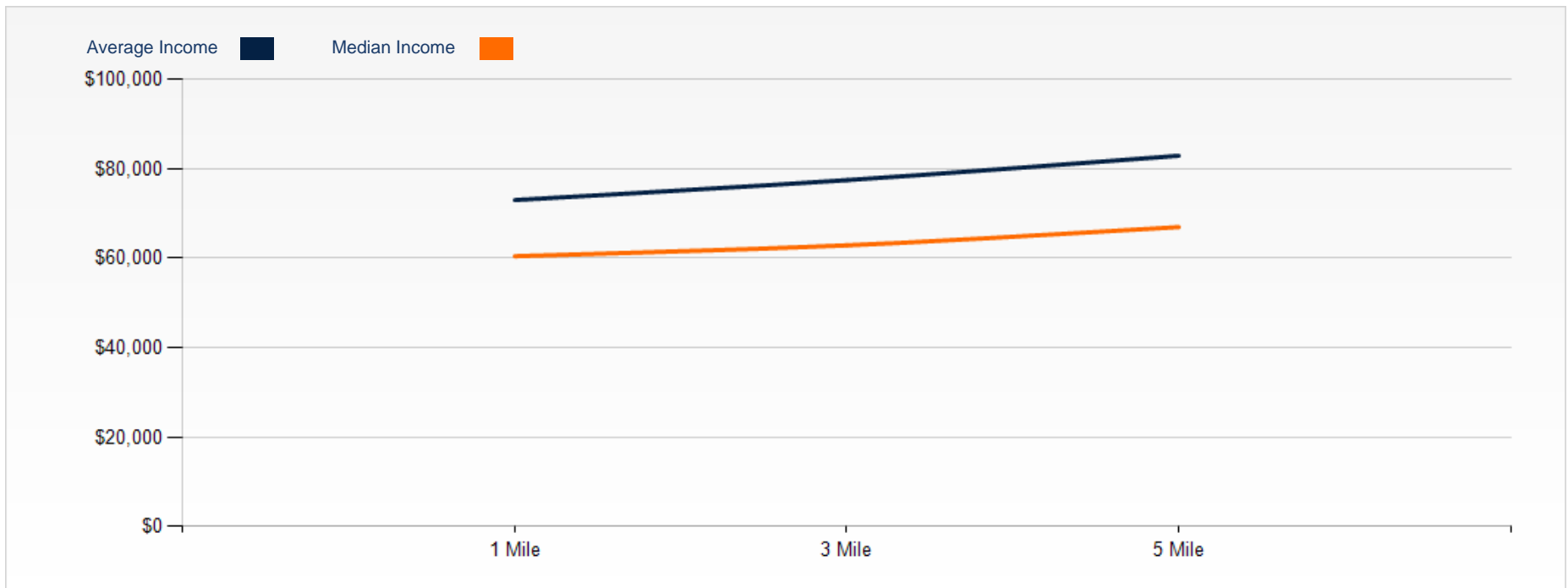
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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