

Premium Downtown Ontario Investment

For Sale, Lease or Lease with an Option to Purchase
first floor office or retail space - second floor office

Ontario, CA



- ◆ Two-story free-standing retail/office building
- ◆ Located on Euclid Avenue @ E Street
- ◆ Approximately 9,796 square feet leased until 3/31/2012



437 NORTH EUCLID AVENUE - LEASED INVESTMENT



- ◆ Two-story (+ basement) retail/office building
- ◆ Located on E Street @ Laurel Avenue
- ◆ Approximately 18,778 square feet
- ◆ Two full floors available for lease
- ◆ Excellent signage potential
- ◆ Elevator serviced to all three levels



123 WEST E STREET - 12,520 FEET AVAILABLE - divisible TO 3,120



For Lease:

± 12,520 square feet - two full floors (ground & top)
± 6,260 sq ft - full floor / ± 3,120 sq ft - partial floor
First floor can be retail or office space (± to ±1,200)
\$.85 full service for office / \$1.00 modified for retail

For Sale:

± 28,574 square feet - both buildings
± 1.3 acres of C2 zoned land
\$2,225,000 cash to a new loan
Excellent for investor or owner/user

NAI Capital

Commercial Real Estate Services, Worldwide.
No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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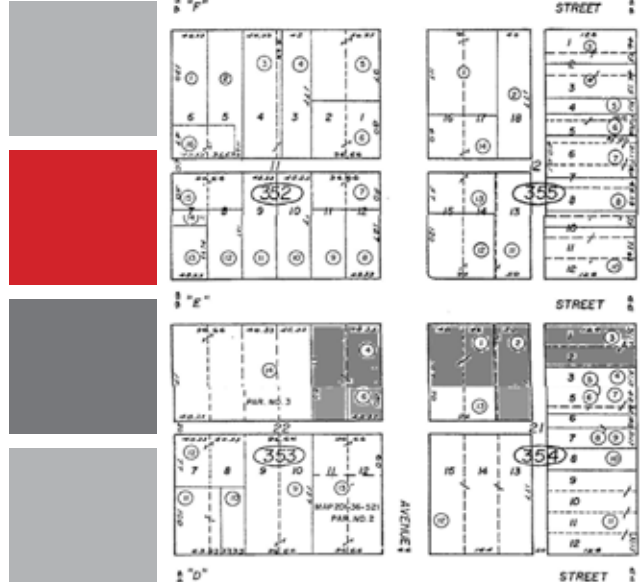
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Premium Downtown Ontario Investment

For Sale, Lease or Lease with an Option to Purchase

437 North Euclid Avenue and 123 West E Street, Ontario, CA



- ◆ Located in the established commercial retail/office corridor of Euclid Avenue in the heart of Ontario
- ◆ Across from Ontario Civic Center, Library, Fire Department, Police Station, Shopping District
- ◆ Minutes from the Ontario International Airport
- ◆ Built in approximately 1967
- ◆ Approximately 28,574 total rentable square feet
- ◆ Masonry construction with retail glass frontage
- ◆ Approximately 1.03 acres of land
- ◆ Easy access to the 210, I-10 and 60 Freeways
- ◆ Zoned C2 (Central Business Commercial)
- ◆ Future development potential on vacant lots
- ◆ Approximately 70 on-site parking spaces with adjacent municipal parking easily available

Total site includes 6 parcels offering two office/retail buildings with large lots currently used for parking



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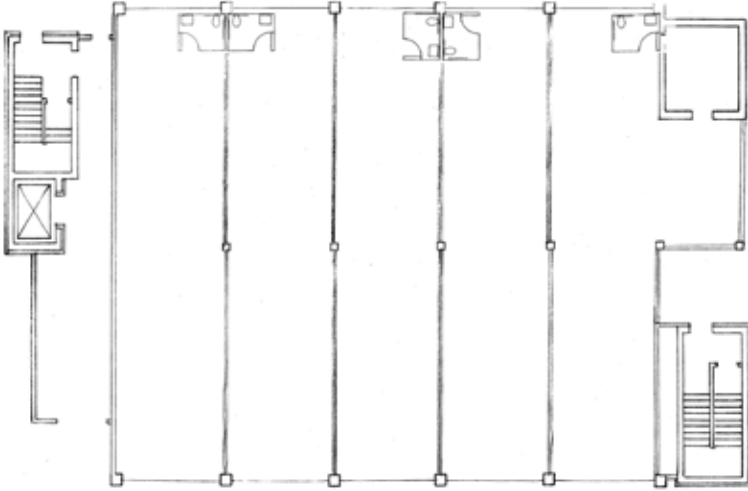
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Floor Plans for Lease Space - Retail and Office



First Floor Designed as Retail

Total ±6,260 square feet can be divided into retail stores as small as about 1,200 feet each.

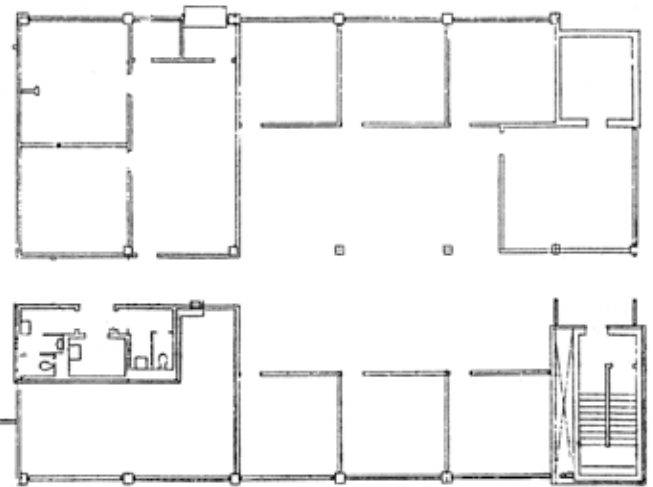
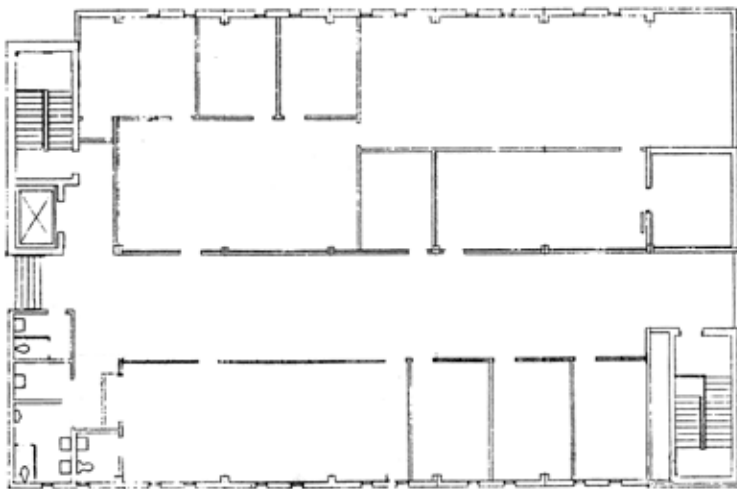
Excellent Retail exposure and signage options in busy downtown in-fill location.

Retail rental rate: \$1.00 modified

First Floor Current Use as Office

Total ±6,260 square feet can be divided into smaller spaces by creating a common corridor.

Office rental rate: \$.85 full service



Second Floor Current Use as Office

Total ±6,260 square feet can be divided into smaller spaces by creating a common corridor.

Office rental rate: \$.85 full service

Total Space Available for Lease:
±12,520 square feet - Two full floors

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