

Archibald Freeway Center

One Development Site Left



South Archibald & Philadelphia Ontario, CA 91760

Pads may be developed for many different use

Presented By:

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By proceeding forward and accepting in this Analysis, you accept the terms set forth above. The term of this agreement shall be for the later of (i) one (1) year, or (ii) until such a time that Seller no longer owns the Property.

Investment Offering

Archibald Freeway Center
Ontario, CA



Offering Pad B

Address South Archibald & Philadelphia
Ontario, CA 91760

Square Footage Pad B: ±42,764 SF

Drive way is included in this parcel, net
developable land to be checked by buyer

Pricing Pad B: \$999,000

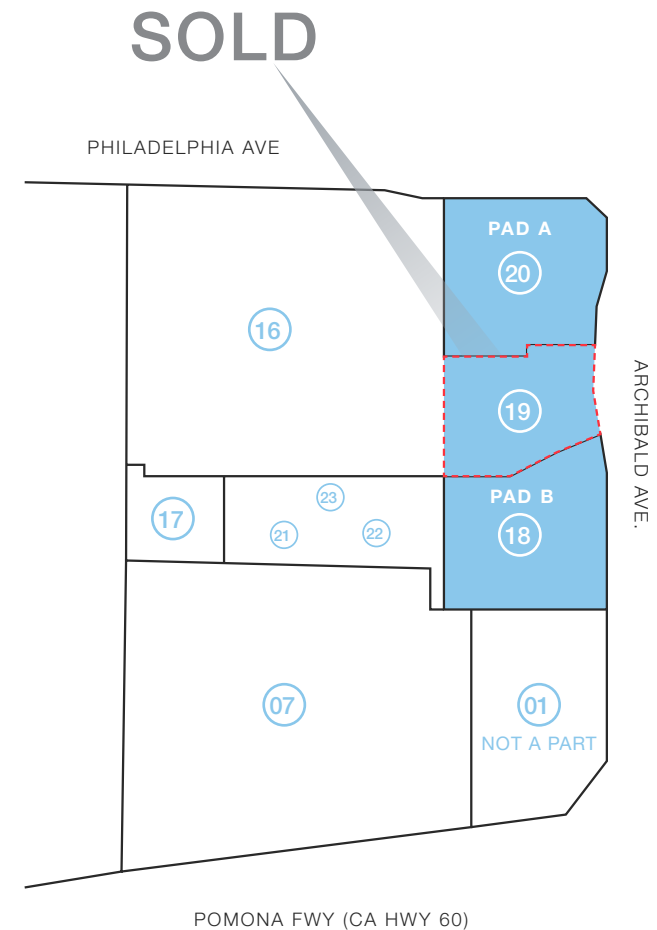
APN Pad B: 1083-011-18

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Investment Offering Overview

Archibald Freeway Center
Ontario, CA



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Investment Overview

Archibald Freeway Center
Ontario, CA

Property Highlights

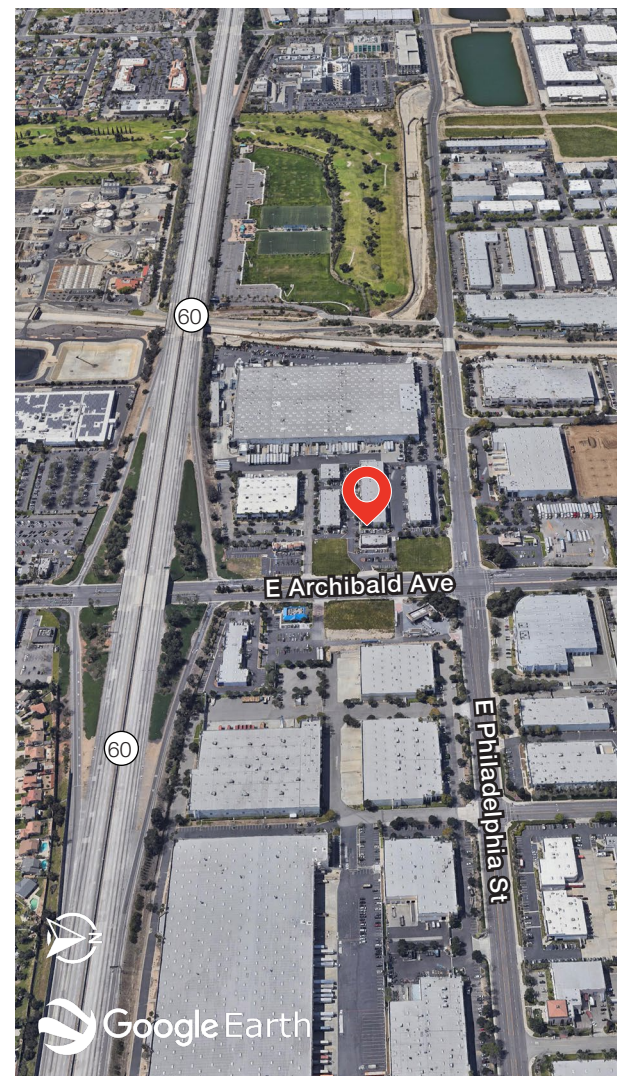
- Positioned on connector road to multiple business/industrial parks as well as the Ontario International Airport, which is approximately 1 mile north of the site.
- Conveniently located just north of the Archibald freeway exit with traffic counts in excess to 236,000 vehicles per day on the State Route 60 Highway and over 20,000 vehicles per day on Archibald at Philadelphia.
- Dense residential population of approximately 53,000 within a 3 mile radius and 250,000 within a 5 mile radius at a 2.58% growth.
- Association is managing the landscaping of the land and strip center including cleaning, parking repair, painting, etc. Make the property management easy.

Property Summary

Located just north of the Pomona Fwy (6)/Archibald interchange in Ontario, CA, the Archibald Freeway Center Shops and Pads are neighbor to over 500 acres of business and distribution center developments.

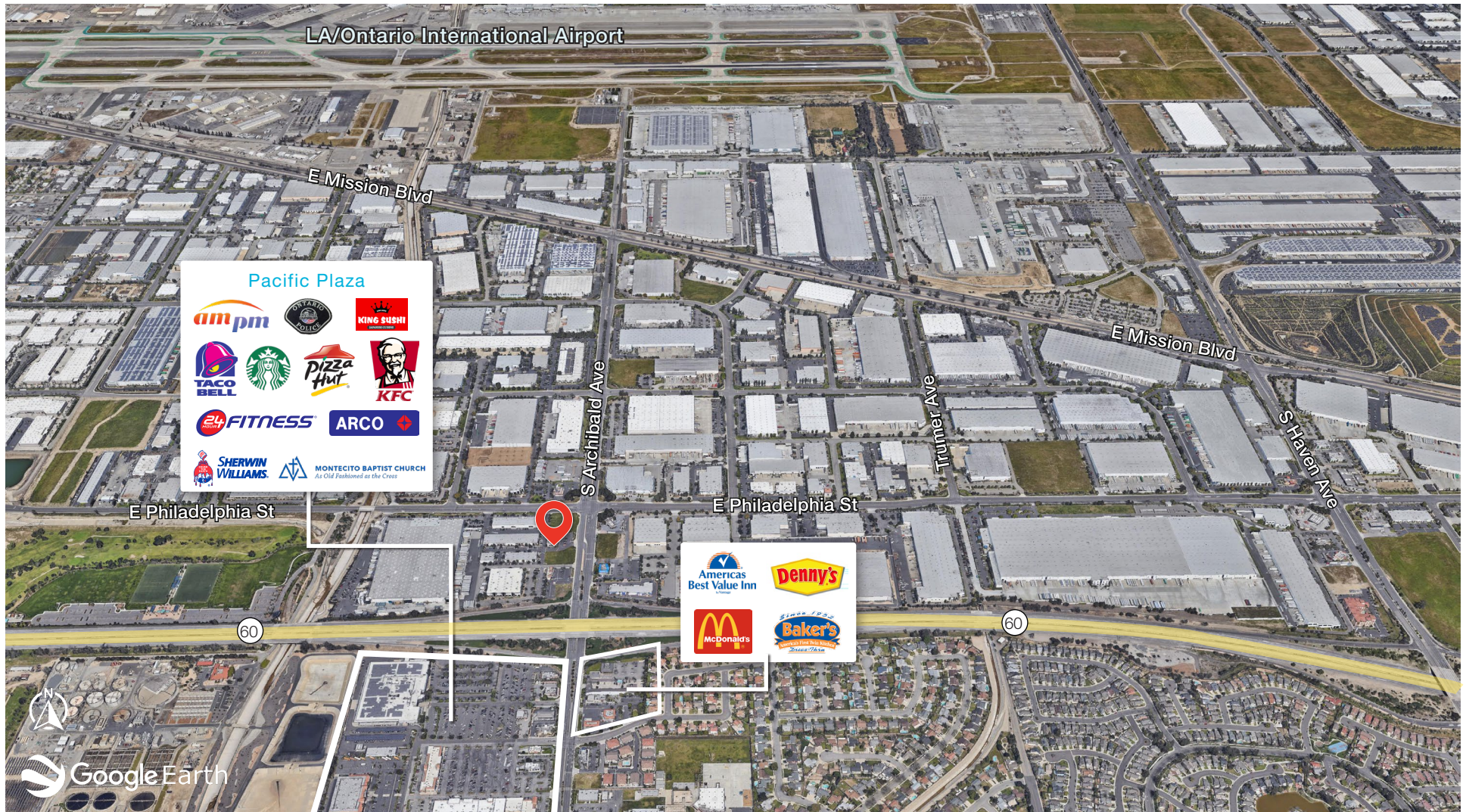
Please visit City of Ontario Specific Plan Land Use:

<http://www.ontarioca.gov/planning/maps/specific-plan-land-use-maps-documents/archibald-center>



Aerial Map

Archibald Freeway Center
Ontario, CA

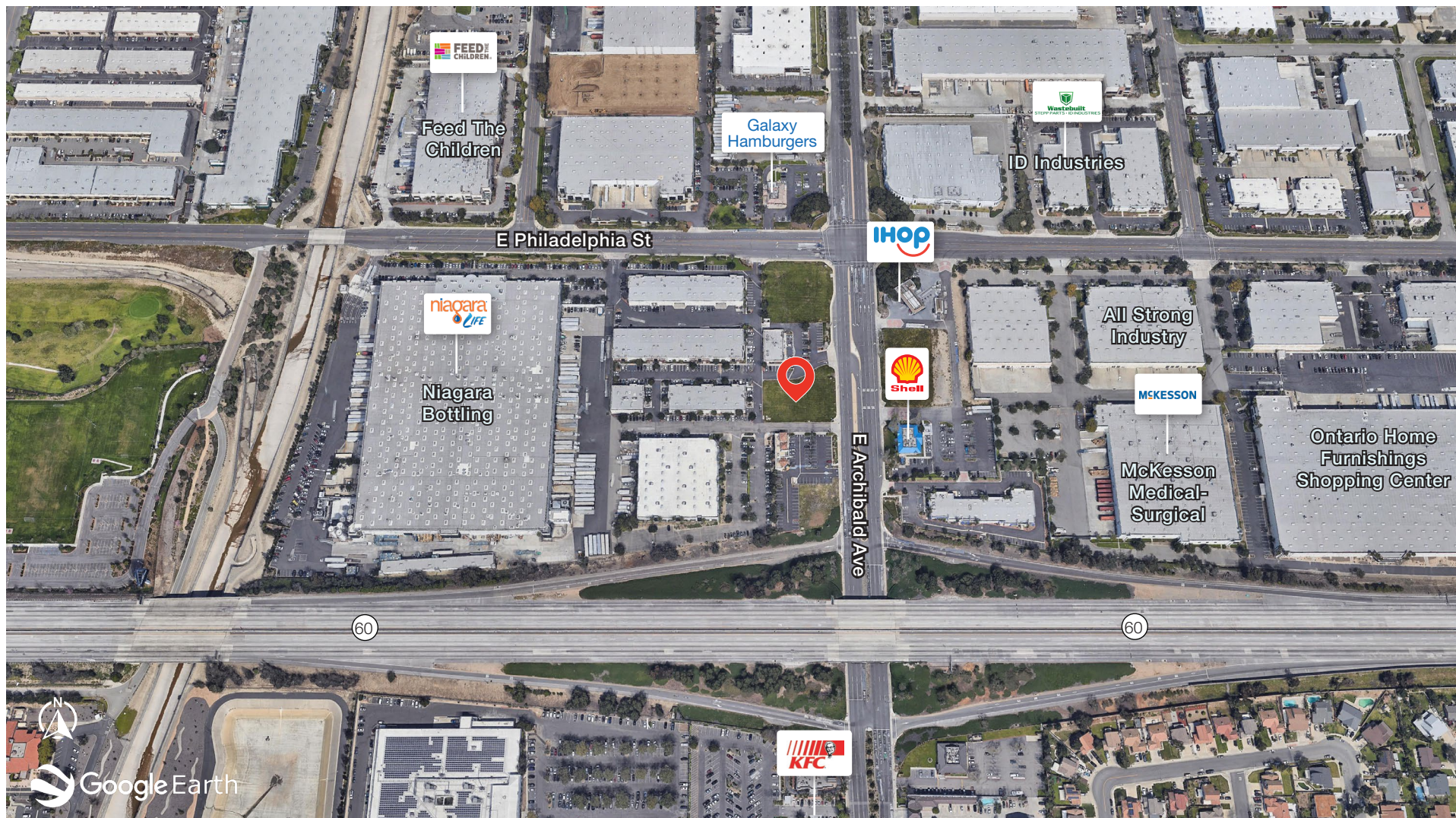


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Aerial Map

Archibald Freeway Center
Ontario, CA



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Area Overview

Archibald Freeway Center
Ontario, CA



Ontario International Airport



Fashion District



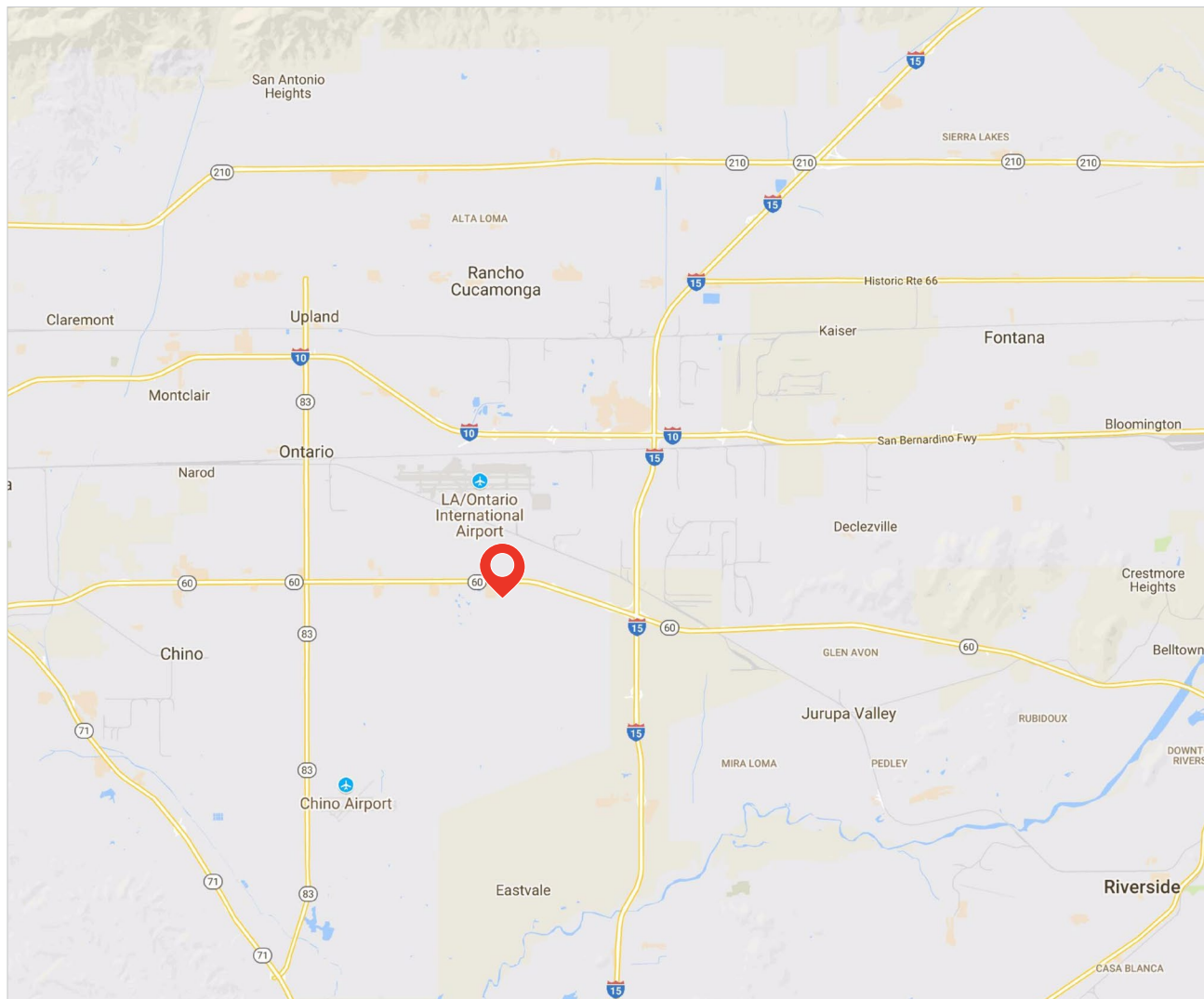
Originally founded as a “Model Colony” in the 1880s, the city of Ontario has enjoyed a well-planned expansion and development over its lifetime based on innovation, community service, and family values. The city is designed to be an ideal balance between agriculture and urban comforts. In the past years, Ontario has become the economic heart of the region supporting strong agriculture and manufacturing Industries, while maintaining a healthy balance of jobs, housings, educational, and recreational opportunities.

The city is home to the Los Angeles/ Ontario International Airport, only one mile from subject site and handles most of the freight transport from the ports of Los Angeles and Long Beach to the rest of the nation. Major transport companies, such as Fed Ex and UPS, have outposts in the city, which makes it a national logistics hub.

Ontario’s location has much to do with the visibility of the city’s economy. It is served by a system of freeways, connecting the city to the major employment centers such as Los Angeles and Orange County via the Interstate 10 Freeway, the Interstate 15 Freeway, and the State Route 60 Highway. A portion of the State Route 83, also known as Euclid Avenue, from Philadelphia Street in Ontario to 24th Street in Upland, is listed in the national Register of Historic Places.

Directions

Archibald Freeway Center
Ontario, CA

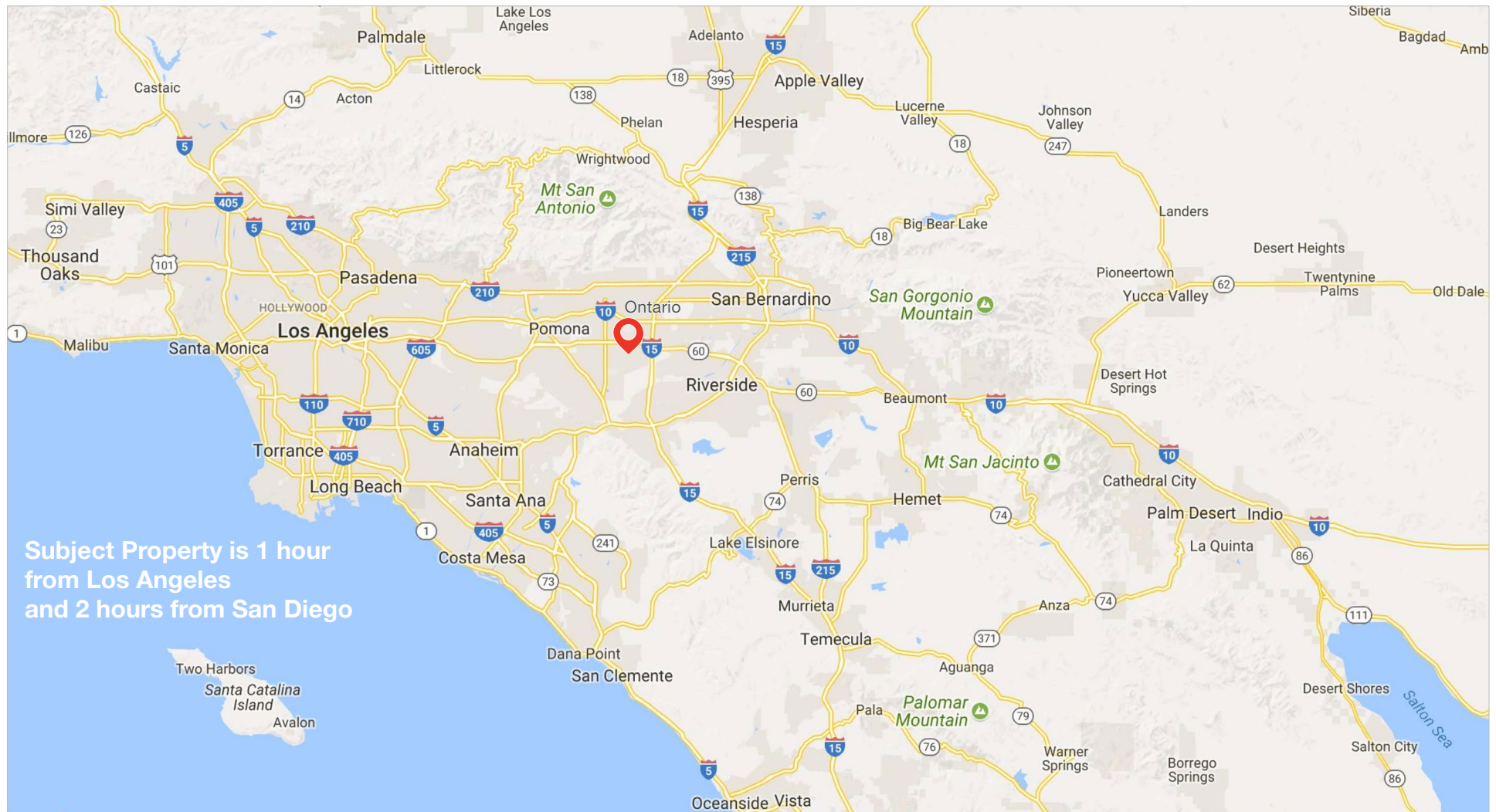


Driving Directions From From I-10 East (Los Angeles)

- › Get onto I-101 South / I-10 East
- › Keep straight on I-80 E 23.4 mi
- › Take CA-71 South 3.9 mi
- › Merge onto CA-60 East 9.6 mi
- › Exit Archibald Avenue and turn left 0.6 mi
- › Destination will be on the left 0.3 mi

Regional Map

Archibald Freeway Center
Ontario, CA



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Demographics

Archibald Freeway Center
Ontario, CA



Population	1 Mile	3 Mile	5 Mile	10 Mile
2017 Estimated Population	7,029	59,237	269,162	1,166,768
2022 Projected Population	7,297	61,280	279,957	1,212,886
2010 Census Population	6,730	54,776	247,088	1,083,332
2000 Census Population	6,838	51,951	204,718	916,381
Projected Annual Growth 2017 to 2022	0.8%	0.7%	0.8%	0.8%
Historical Annual Growth 2000 to 2017	0.2%	0.8%	1.9%	1.6%



Age	1 Mile	3 Mile	5 Mile	10 Mile
2017 Est. Median Age	33.1	31.8	32.0	33.3



Income	1 Mile	3 Mile	5 Mile	10 Mile
2017 Est. Average Household Income	\$105,881	\$83,573	\$79,561	\$91,888
2017 Est. Median Household Income	\$83,139	\$69,816	\$69,830	\$77,286
2017 Est. Per Capita Income	\$29,697	\$24,401	\$23,028	\$26,431



Daytime Population	1 Mile	3 Mile	5 Mile	10 Mile
2017 Est. Total Businesses	673	3,645	10,545	36,999
2017 Est. Total Employees	10,082	60,892	142,017	403,691



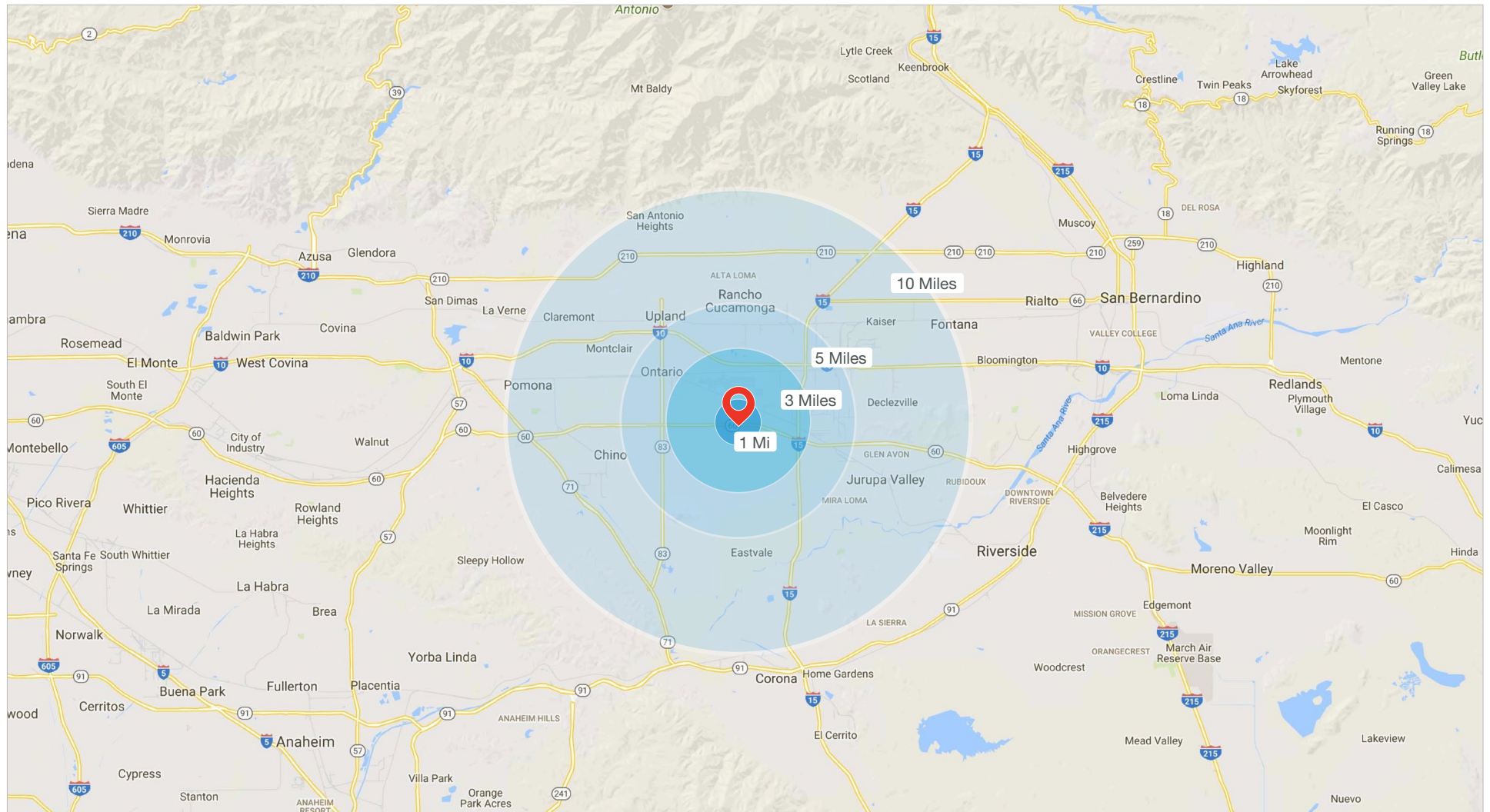
Race	1 Mile	3 Mile	5 Mile	10 Mile
2017 Est. White	51.4%	47.9%	49.5%	52.5%
2017 Est. Black	7.8%	9.4%	7.7%	7.3%
2017 Est. Asian or Pacific Islander	7.6%	8.8%	10.0%	11.0%
2017 Est. American Indian or Alaska Native	0.8%	0.9%	0.9%	0.9%
2017 Est. Other Races	32.4%	33.0%	32.0%	28.3%



Households	1 Mile	3 Mile	5 Mile	10 Mile
2017 Estimated Households	1,970	17,269	77,279	331,891
2022 Projected Households	2,040	17,804	79,909	343,979
2010 Census Households	1,864	15,687	69,699	305,044
2000 Census Households	1,834	14,527	57,130	259,762
Projected Annual Growth 2017 to 2022	0.7%	0.6%	0.7%	0.7%
Historical Annual Growth 2000 to 2017	0.4%	1.1%	2.1%	1.6%

Demographics Map

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