

FREEWAY FRONTAGE COMMERCIAL LOT FOR A NEW SHOPPING CENTER

1440 E 4th Street, Ontario, CA 91764



FEATURES + AMENITIES

- LOCATED AT I-10 FREEWAY EAST BOUND ON-RAMP
- RETAIL/RESTAURANT/MEDICAL
- MULTIPLE CONFIGURATIONS POSSIBLE
- I-(10) FREEWAY ON/OFF ACCESS
- FREEWAY VISIBILITY
- EXCEPTIONAL TRAFFIC COUNTS— 250,000+ CPD
- SURROUNDED BY NATIONAL RETAILERS: SMART & FINAL, DENNY'S, CARL'S JR., MCDONALD'S, K-MART
- +150,000 RESIDENTS WITHIN 3-MILES
- APPROVED PLANS FOR APPROX. 4100 SQFT BUILDING



ASKING PRICE \$ 695,000

NEIGHBORING RETAILERS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	39,026	319,521	750,902
AVG HH INCOME	\$77,887	\$75,795	\$82,462

HYNET REALTY

Hagop Yapoujian

BRE Lic #0124582

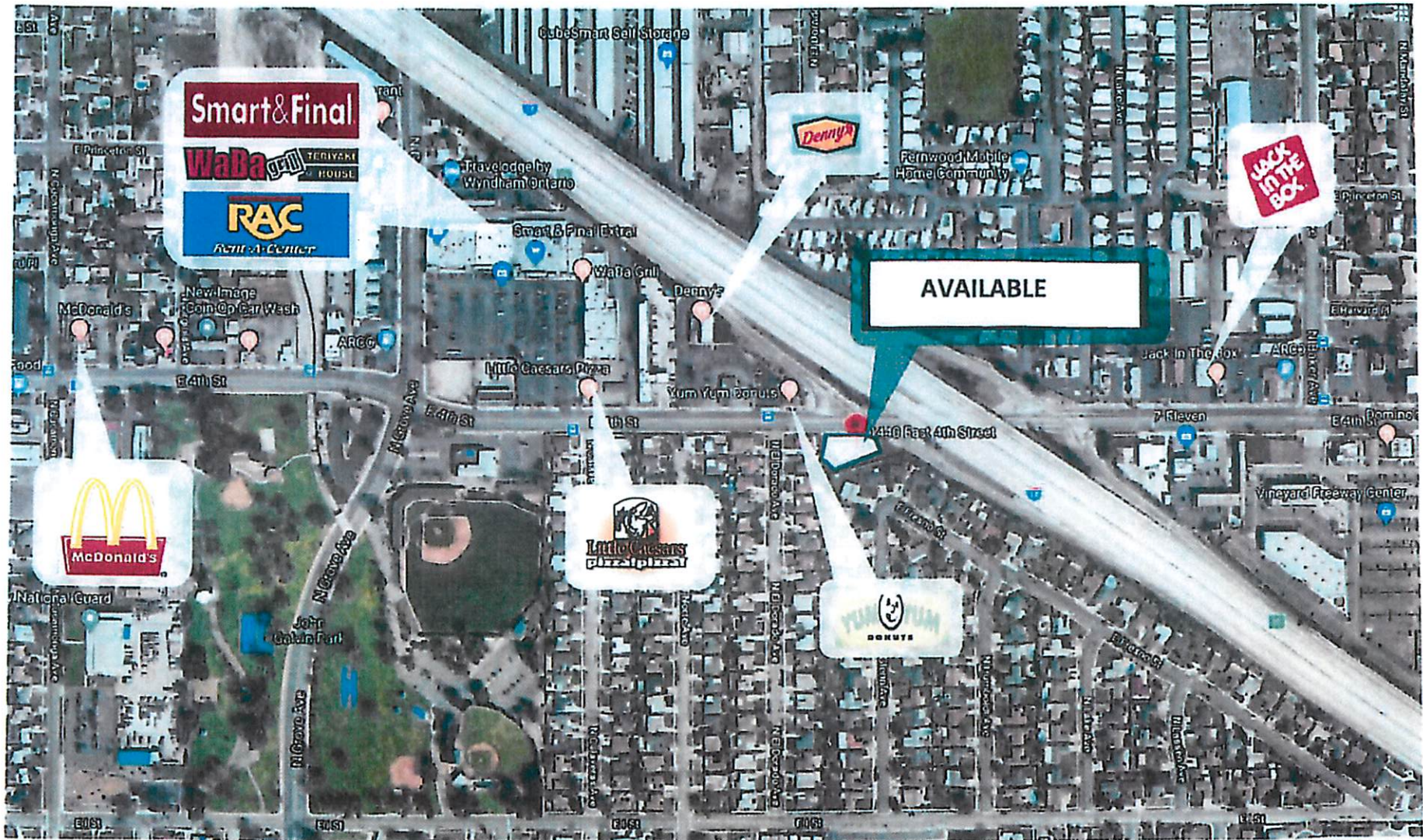
(323)724-0000

709 W. Beverly Blvd., Suite 101
Montebello, CA 90640



AERIAL PHOTOS

1440 E 4th Street, Ontario, CA 91764



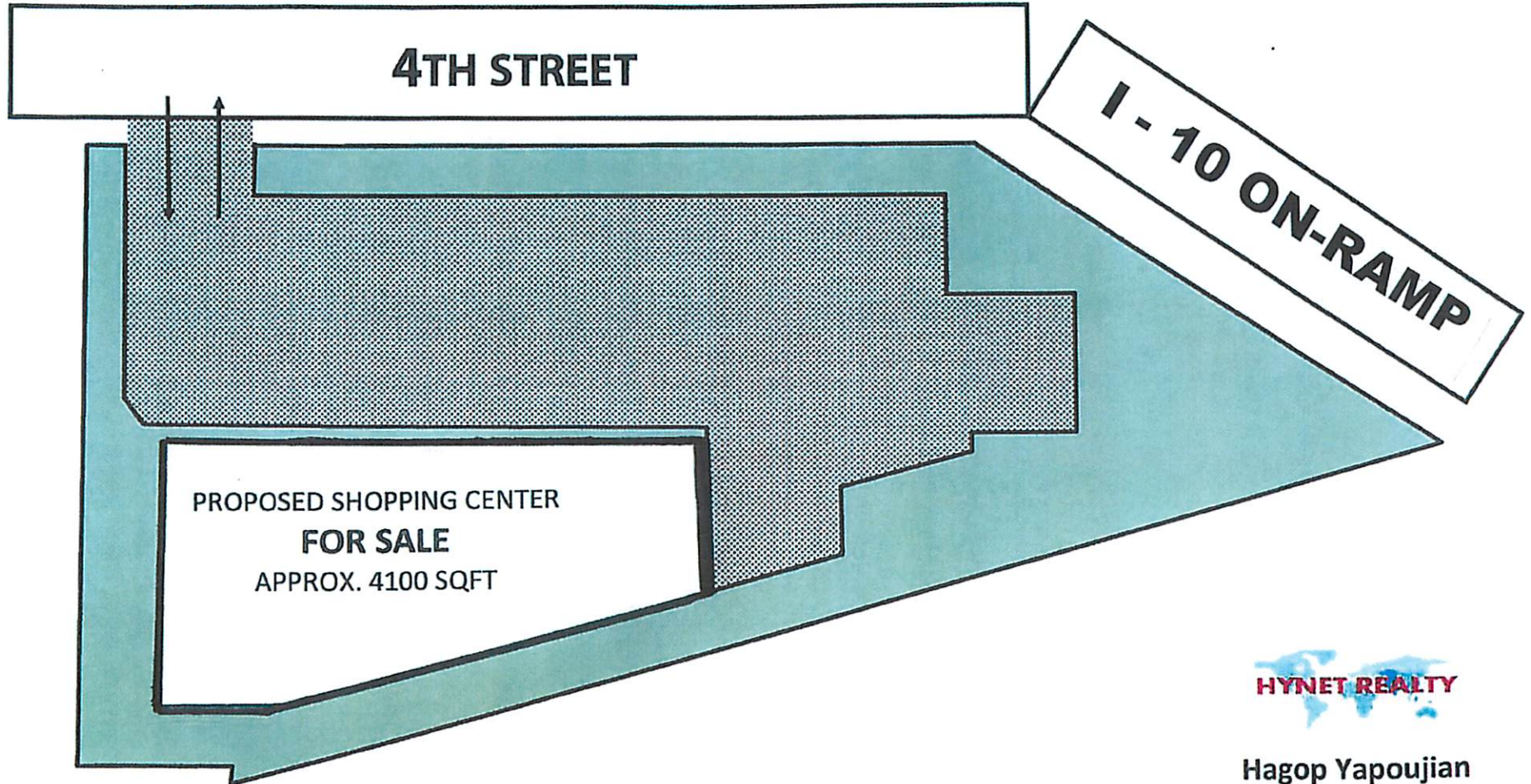
HAGOP YAPOUJIAN HYNET REALTY (323)724-0000 709 W Beverly Blvd Suite 101, Montebello, CA 90640

DRE Lic #: 01245826

HYNET REALTY & Commercial makes no warranties or guarantees as to the accuracy of the information provided herein, it has been obtained from sources considered credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and/or estimates provided are for the purposes of example and may not represent actual performance of this property. HYNET REALTY & Commercial is performing acts that require a real estate license. CA Real Estate Brokers Lic: # 01245826

Site Plan

1440 E 4th Street, Ontario, CA 91764



Hagop Yapoujian

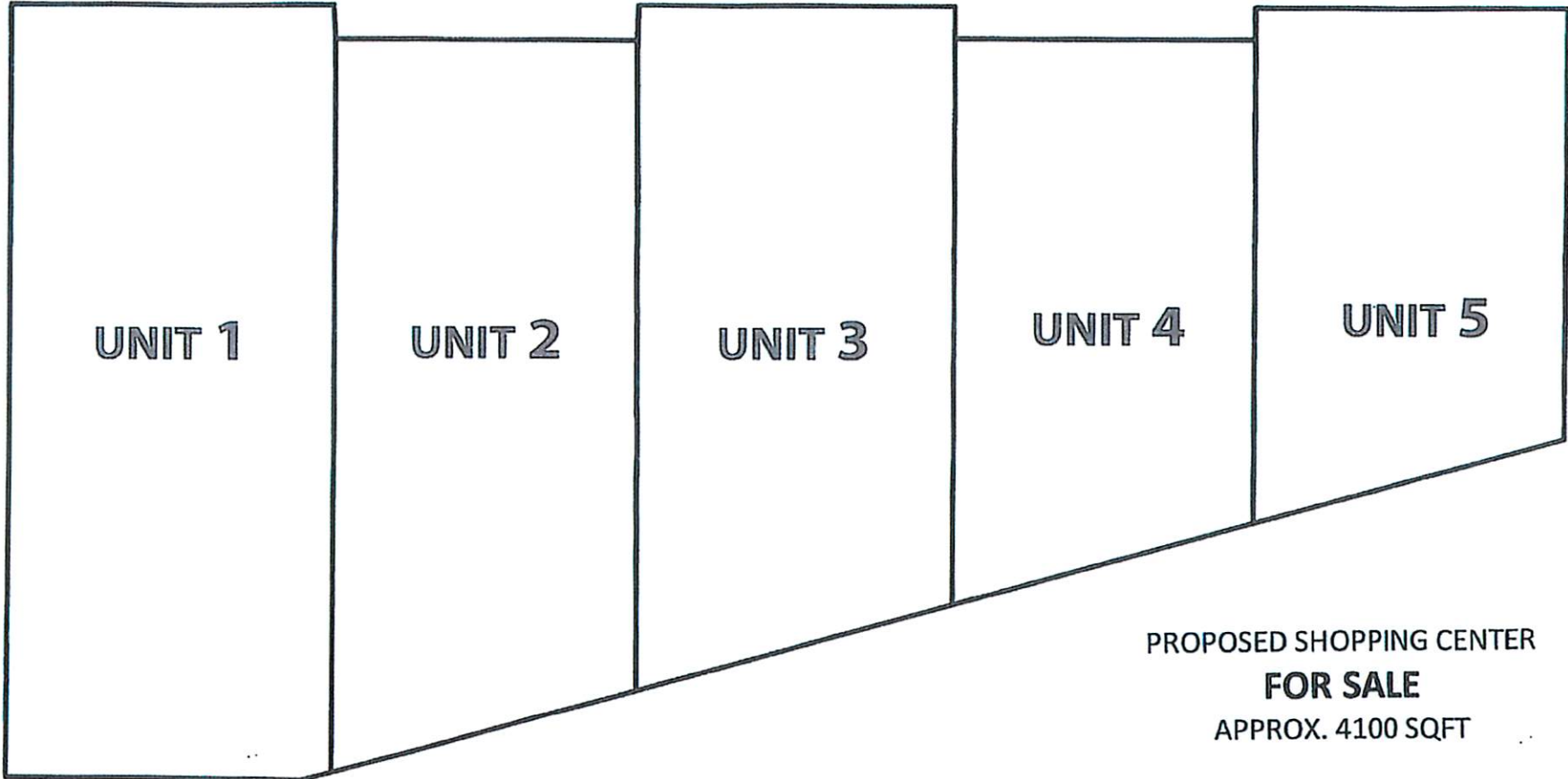
BRE Lic #0124582

(323)724-0000

709 W. Beverly Blvd., Suite 101
Montebello, CA 90640



FLOORPLAN
1440 E 4th Street, Ontario, CA 91764



**PROPOSED SHOPPING CENTER
FOR SALE**
APPROX. 4100 SQFT

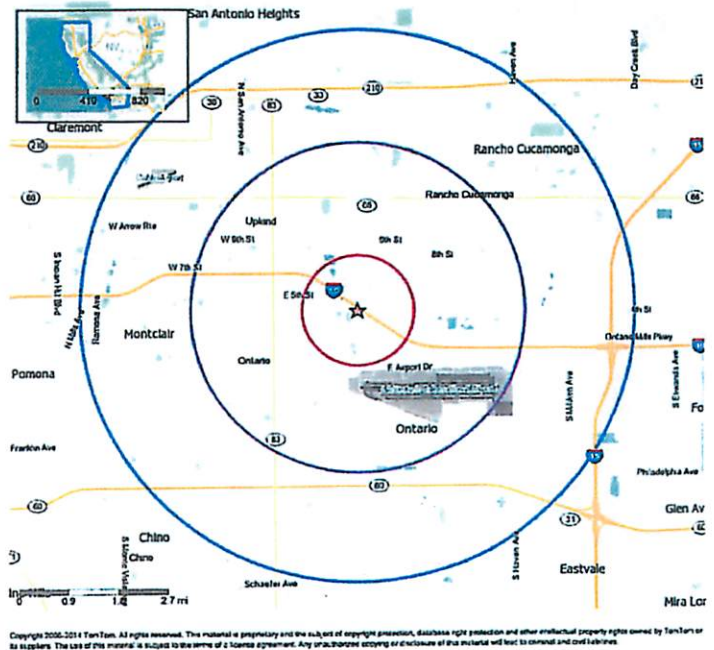
IAGOP YAPOUJIAN HYNET REALTY (323)724-0000 709 W Beverly Blvd Suite 101, Montebello, CA 90640
RE Lic #: 01245826

HNET REALTY & Commercial makes no warranties or guarantees as to the accuracy of the information provided herein, it has been obtained from sources considered credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and/or estimates provided are for the purposes of example and may not represent actual performance of this property. HYNET REALTY & Commercial is performing acts that require a real estate license. CA Real Estate Brokers Lic: # 01245826

DEMOGRAPHICS

1440 E 4th Street, Ontario, CA 91764

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2015B			
Total Population	36,814	167,718	390,494
Female Population	49.63%	50.63%	50.91%
Male Population	50.37%	49.37%	49.09%
Population Density	11,716	5,931	4,971
Population Median Age	29.0	31.4	32.9
Employed Civilian Population 16+	14,955	72,347	175,344
% White Collar	37.5%	49.6%	55.5%
% Blue Collar	62.5%	50.4%	44.5%
Total Employees	2,871	66,947	166,901
Total Establishments*	400	6,590	16,611
Population Growth 2000-2010	7.36%	5.02%	8.45%
Population Growth 2015B-2020	1.47%	2.94%	3.73%
Income: 2015B			
Average Household Income	\$57,611	\$63,650	\$75,669
Median Household Income	\$47,561	\$49,468	\$58,503
Per Capita Income	\$13,981	\$18,942	\$23,781
Avg Income Growth 2000-2010	23.15%	31.38%	30.39%
Avg Income Growth 2015B-2020	15.79%	15.66%	14.34%
Households: 2015B			
Households	8,837	49,568	121,553
Average Household Size	4.04	3.29	3.16
Hhd Growth 2000-2010	3.30%	3.24%	9.36%
Hhd Growth 2015B-2020	2.02%	3.17%	4.53%
Housing Units: 2015B			
Occupied Units	8,837	49,568	121,553
% Occupied Units	97.22%	98.10%	98.67%
% Vacant Housing Units	2.78%	1.90%	1.33%
Owner Occ Housing Growth 2000-2010	0.02%	0.58%	2.51%
Owner Occ Housing Growth 2015B-2020	-0.94%	3.20%	6.51%
Owner Occ Housing Growth 2015B-2020	-0.09%	2.15%	2.78%
Occ Housing Growth 2000-2010	3.30%	3.24%	9.36%
Occ Housing Growth 2010-2020	5.93%	8.17%	9.63%
Occ Housing Growth 2015B-2020	2.02%	3.17%	4.53%
Race and Ethnicity: 2015B			
% American Indian or Alaska Native Population	1.20%	0.99%	0.91%
% Asian Population	4.55%	5.45%	7.58%
% Black Population	5.70%	6.51%	6.84%
% Hawaiian or Pacific Islander Population	0.30%	0.31%	0.29%
% Multirace Population	5.12%	5.06%	5.13%
% Other Race Population	38.14%	29.78%	24.14%
% White Population	44.99%	51.91%	55.12%
% Hispanic Population	79.77%	66.90%	58.24%
% Non Hispanic Population	20.23%	33.10%	41.76%



HAGOP YAPOUJIAN HYNET REALTY (323)724-0000 709 W Beverly Blvd Suite 101, Montebello, CA 90640

DRE Lic #: 01245826

HYNET REALTY & Commercial makes no warranties or guarantees as to the accuracy of the information provided herein, it has been obtained from sources considered credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and/or estimates provided are for the purposes of example and may not represent actual performance of this property. HYNET REALTY & Commercial is performing acts that require a real estate license. CA Real Estate Brokers Lic: R 01245826