



# EXCEPTIONAL - AIRPORT ADJACENT

## 10.47 ACRE MIXED USE DEVELOPMENT OPPORTUNITY

2236 EAST HOLT BOULEVARD | ONTARIO | CALIFORNIA, 91761

[www.cbrenp-2236eholt.com](http://www.cbrenp-2236eholt.com)

**NATIONAL  
PARTNERS**

A CBRE National Partners Investment Opportunity

**CBRE**

# THE OFFERING

CBRE, Inc. is offering a unique opportunity to purchase approximately 10.47 gross acres of land in the City of Ontario, California. This site has never been developed and offers an exceptional location, across the street from the Ontario Convention Center, adjacent to LA/Ontario International Airport, and with direct access to Interstate 10.

The site is zoned Convention Center Support Commercial (CSS) with a General Plan designation of Multimodal Mixed Use. The unique Multimodal Mixed Use designation has been given to the property, as it is part of the area identified as being ideal for Ontario's future multimodal transit station. The future transit station will link rail, regional, local, and airport transit. Intensive residential, corporate headquarters, office, and retail uses are envisioned for the property, as these uses will integrate best with the future transit station.

<b>ADDRESS</b>	2236 E Holt Blvd Ontario, CA 91761
<b>ACREAGE</b>	10.47 Gross Acres
<b>PARCEL</b>	0110-322-33
<b>ZONING</b>	CCS - Convention Center Support Commercial
<b>GENERAL PLAN</b>	Multimodal Mixed Use



## OFFERING PROCESS

Please address your offer as follows:

- » Purchase price and approval process
- » Timing for inspection period and closing date
- » Amount of earnest money, including the amount that is non-refundable
- » Source of funds for the acquisition
- » Financial strength of purchaser
- » Summary of closed transactions and references

# INVESTMENT HIGHLIGHTS

## **SUPERIOR LOCATED LAND SITE TO ACCOMMODATE SIZABLE DEVELOPMENT**

There is tremendous demand for well-located land sites in the Inland Empire, especially ones that are large enough to accommodate a sizable multifamily or commercial development. There are very few sites that are better located throughout the entire Inland Empire. The pending reversion of LA/Ontario International Airport to local control is forecast to dramatically increase economic activity at and surrounding the airport.

## **STRONG MARKET DYNAMICS WITH STRONG FORECASTED GROWTH**

A recent study by IHS Global Insight, delivered at the June 2014 Conference of Mayors, projected the Inland Empire to have the fourth strongest annual economic growth in the nation through 2020. The report forecasts the Inland Region's average annual economic growth to be 4.2%, which leads all regions of California over the same period and trails only Austin, Raleigh, and Fayetteville, Arkansas.



## **VARIETY OF USES WOULD BE SUPPORTED BY THE MARKET AND CITY**

Given the location near the Ontario Airport and the strong market dynamics, the city's long-term vision is to develop the subject site as well as the adjacent site to the east, into a major transportation corridor (light rail, bus, etc.) tying in the airport with the Ontario Convention Center. The current uses for the property include mixed use development with medium to high density, hospitality and commercial support services.

## **LACK OF DEVELOPMENT OPPORTUNITIES IN THE MARKET**

The Ontario submarket has become an "in-fill" market with very limited development opportunities remaining.

## **CONTINUED TIGHTENING OF THE RENTAL MARKET AS DEMAND OUTPACES NEW CONSTRUCTION**

There has been limited construction of new developments in the Inland Empire. Ontario is seeing the first new multifamily developments in the past ten years. These two projects are now leasing at rates averaging \$1.90/sf and \$2.02/sf, while demand has been robust and lease rates have been rising.

# EXCLUSIVE MARKETING ADVISORS

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Val Achtemeier

Offering integrated real estate capital markets solutions from strategy to execution—delivered by a seamless national partnership

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