

1550

S M I L L I K E N

ONTARIO, CALIFORNIA



**TOM KADAR
GROUP**



**SUN CAL
REAL ESTATE**

**EXCLUSIVE
LISTING
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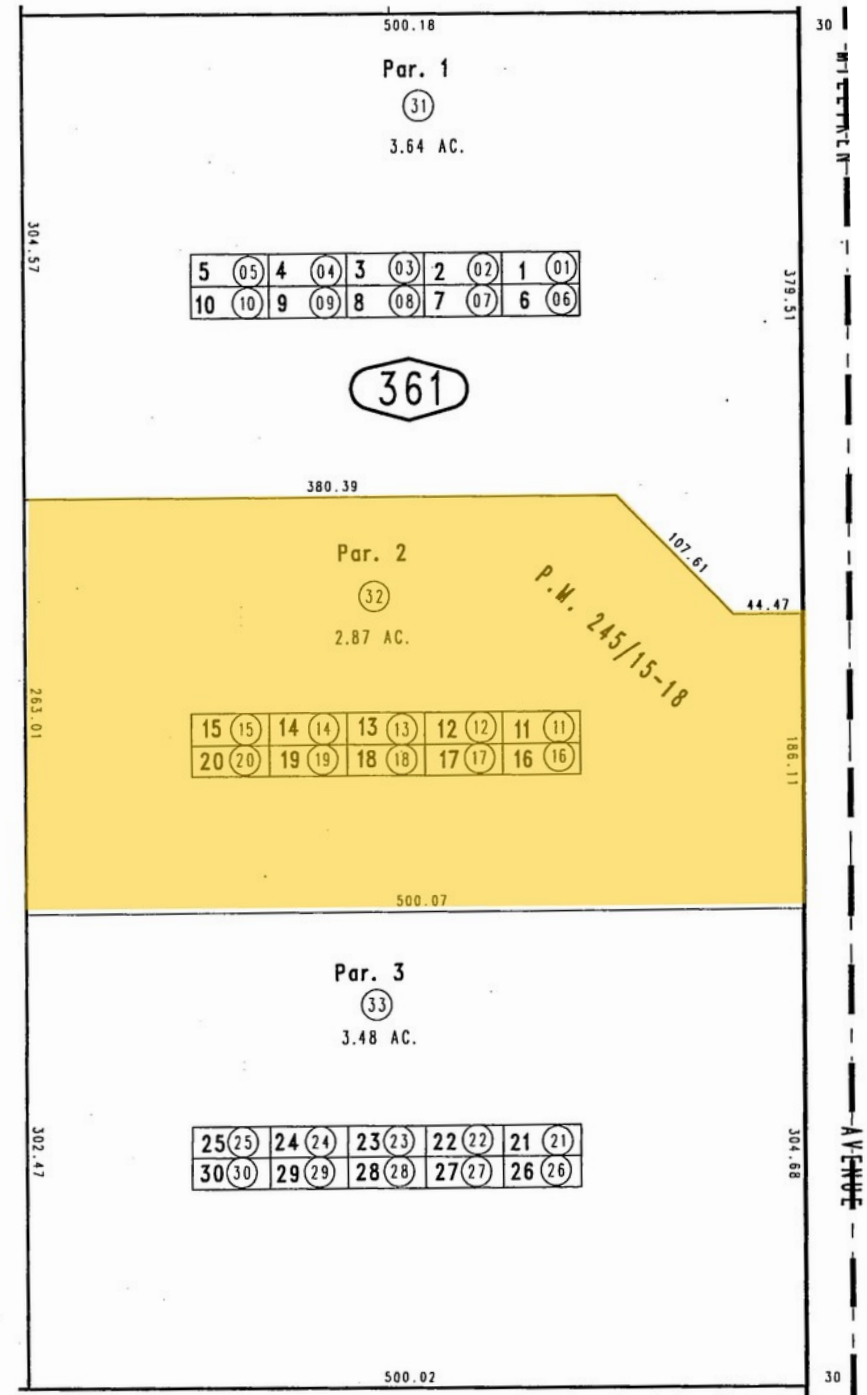
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Executive Summary

PRICE:	Contact Brokers
PROPERTY ADDRESS:	1550 Miliken Ave, Unit D Ontario, CA 91761
TOTAL BUILDING AREA:	± 8,048 SF (Buyer to verify)
OFFICE SPACE:	969.2 SF (Upstairs) 844 SF (Downstairs) = 1,813.2 SF Total
LAND SIZE:	2.87 AC
CLEAR HIEGHT:	22'
YEAR BUILT:	2002
CONSTRUCTION:	Reinforced Concrete
POWER SUPPLY:	Amps: 200-400 Volts: 120-208 Phase: 3
ZONING:	M2 - industrial commercial



Executive Summary

Located in a well-maintained industrial park, 1550 S Milliken Ave, Unit D, Ontario, CA, building size totals +/- 8,048 SF (buyer to verify), including 969.2 SF (upstairs) and 844 SF (downstairs) for a total 1,813.2 SF of office space. Constructed in 2002, this modern facility is designed for efficiency, offering one dock-high door, one grade-level door, and a 22-foot minimum ceiling clearance, complemented by installed metal racks for organized storage.

The office spaces feature upgraded wooden floors, cabinets, and countertops, along with remodeled male and female lavatories, while separate AC and heating systems for upstairs and downstairs ensure optimal comfort. The warehouse includes heat reflectors in the ceiling to regulate temperatures year-round and a power system for electronic forklifts. Additional features include an automatic LED lighting system to conserve energy, a comprehensive camera and alarm security system, and excellent accessibility to CA-60, I-10, and I-15.

This facility's combination of modern upgrades, energy-efficient systems, and strategic location makes it an ideal choice for warehousing, distribution, or manufacturing operations in Southern California's vibrant industrial market.



Attractive Warehouse Location With Incredible Freeway Access



Strategic Freeway Access: Close proximity to major highways, including CA-60, I-10, and I-15, ensuring easy transportation and distribution routes throughout Southern California.



Prime Industrial Hub: Situated in Ontario, a city renowned for its vibrant industrial and logistics sector, offering access to a strong labor pool and thriving business community.



Proximity to Ontario International Airport: Located just a short drive from Ontario International Airport, enhancing opportunities for air freight and logistics.



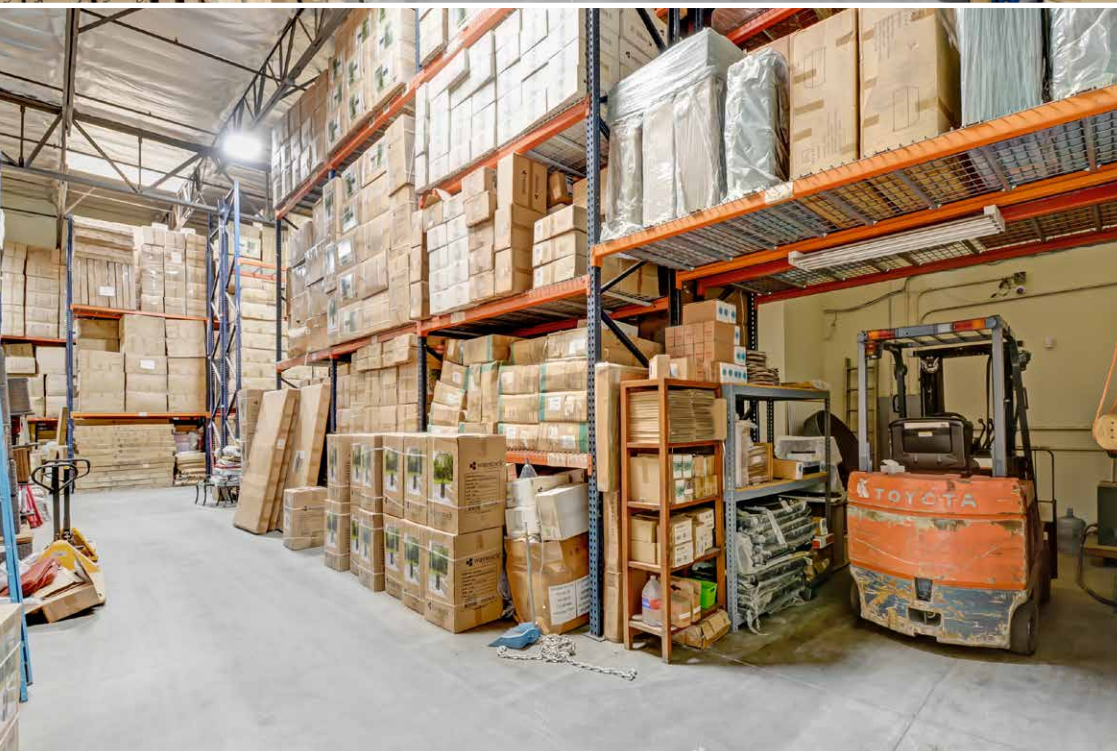
Inland Empire Advantage: Positioned in the heart of the Inland Empire, one of the largest industrial real estate markets in the United States, providing excellent connectivity to the Los Angeles and San Bernardino regions.



Local Amenities: Surrounded by a variety of dining, retail, and service establishments that cater to employees and business partners.



Strong Market Demand: Located in a high-demand area for industrial and warehouse space, ensuring robust potential for business growth and investment value.



Amenities Map



Demographics

POPULATION	1-Mile	3-Mile	5-Mile
2029 Projection	8,829	73,595	304,670
2024 Estimate	7,268	68,546	297,643
2020 Census	6,227	65,723	292,233
2010 Census	5,418	57,985	280,940
Growth 2010-2020	14.93%	13.34%	4.02%
Growth 2020-2024	16.72%	4.30%	1.85%
Growth 2024-2029	21.48%	7.37%	2.36%
HOUSEHOLDS			
2029 Projection	4,424	26,533	99,579
2024 Estimate	3,512	24,125	95,472
2020 Census	2,982	22,620	92,280
2010 Census	2,696	19,677	85,283
Growth 2010-2020	10.61%	14.96%	8.20%
Growth 2020-2024	17.77%	6.65%	3.46%
Growth 2024-2029	25.97%	9.98%	4.30%
2024 POPULATION BY SINGLE-CLASSIFICATION RACE			
White Alone	2,534	20,459	87,441
Black or African American Alone	1,810	10,082	26,202
American Indian and Alaska Native Alone	79	1,030	5,179
Asian Alone	1,289	11,333	38,998
Native Hawaiian and Other Pacific Islander Alone	44	368	914
Some Other Race Alone	1,827	18,104	88,964
Two or More Races	1,245	12,290	56,973
2024 POPULATION BY ETHNICITY (HISPANIC OR LATINO)			
Hispanic or Latino	3,487	35,619	172,444
Not Hispanic or Latino	5,341	37,975	132,227
2024 AVERAGE HOUSEHOLD INCOME	\$92,671	\$108,487	\$116,549

Area Snapshot

 **297,643**
POPULATION (5-Mile)

 **370,678**
DAYTIME POPULATION (5-Mile)

 **16.72%**
POPULATION GROWTH (1-Mile, 2020-2024)

 **\$116,549**
AVERAGE HOUSEHOLD INCOME (5-Mile)

 **\$614,697**
AVERAGE HOME VALUE (5-Mile)

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