

N. EUCLID AVENUE  
**100**

**FOR SALE**

U P L A N D | C A 9 1 7 8 6

O F F E R I N G M E M O R A N D U M



**CBRE**

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# 100

N . E U C L I D A V E N U E

## INVESTMENT CONTACTS

### PHILIP WOODFORD

Executive Vice President  
Lic. 00908054  
+1 909 418 2132  
philip.woodford@cbre.com

### KYLE YOCUM

Senior Vice President  
Lic. 01903061  
+1 909 418 2172  
kyle.yocum@cbre.com

### BLAKE WAGER

Sales Assistant  
Lic. 02221946  
+1 951 218 1088  
blake.wager@cbre.com

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**Offering Price**

\$2,950,000

**Building Size**



**Rentable Square Feet**

+/- 8,282 SF



**Lot Size**

+/- 16,117 SF



Available for Owner-User



## OWNER USE OPPORTUNITY

This offering is ideal for an owner-user seeking a corporate headquarters investment with a strong lease-versus-purchase advantage. Ownership provides numerous advantages:

### 1. Building Equity and Long-Term Financial Stability

Owning an office building transforms occupancy costs into an investment rather than an expense. Each mortgage payment builds equity, increasing the company's net worth over time. Unlike rent, which typically escalates annually and offers no return, ownership provides a tangible asset that can appreciate in value. This equity can later be leveraged for financing expansions or other business needs. Additionally, ownership offers predictable costs through fixed-rate loans, shielding businesses from rent hikes and market volatility, which is especially valuable for long-term planning.

### 2. Control Over Space and Customization

Owning the property gives tenants full autonomy over design, layout, and improvements without landlord restrictions. This flexibility allows businesses to create a workspace that reflects their brand, optimizes functionality, and incorporates energy-efficient upgrades. Ownership also eliminates the risk of displacement due to lease expiration or landlord decisions, ensuring operational continuity. For companies with specialized needs—such as unique build-outs or security requirements—this control can significantly enhance productivity and employee satisfaction

### 3. Tax Advantages and Additional Revenue Opportunities

Property ownership offers substantial tax benefits, including deductions for mortgage interest, property taxes, and depreciation. These deductions can reduce taxable income and improve cash flow. Owners can also generate revenue by leasing unused space to other tenants, creating an additional income stream that offsets operating costs. In some cases, property can serve as collateral for future loans, further strengthening financial flexibility.

### 4. Asset Appreciation and Market Leverage

Commercial real estate generally maintains or increases its value over time, making ownership a strategic investment. In favorable markets, appreciation can deliver significant returns upon resale. Moreover, owning a building provides leverage during economic downturns—companies can refinance, sell, or repurpose the property to adapt to changing conditions. This permanence contrasts with leasing, where tenants face uncertainty and lack a fall-back asset if business conditions shift.



## INVESTMENT HIGHLIGHTS



### Prime Location

Situated at the bustling corner of **Historic Downtown Upland**, offering high visibility and strong traffic flow.



### Excellent Accessibility

Easy access to **I-10 Freeway** and close proximity to **Metrolink commuter rail station**, enhancing connectivity for tenants and visitors.



### Strong Surrounding Amenities

Walking distance to retail, restaurants, banks, and fitness centers, creating a vibrant business environment.



### Monument Signage

Prominent signage opportunities on Euclid Avenue for maximum exposure.



### Fully Leased, Multi-Tenant Building

100% occupancy with multiple tenants, providing stable cash flow and diversified income streams.











### Market Strength

Located in the **Inland Empire**, one of California's fastest-growing regions, with strong demographics and projected population growth.



PROPERTY DESCRIPTION

	<b>Address</b>	100 N. Euclid Avenue, Upland, CA
	<b>Property</b>	Multi-tenant, two-story office building
	<b>Parking</b>	3.4/1,000 (28 spaces)
	<b>Building Size</b>	±8,282 SF
	<b>Zoning</b>	Specific Plan: Historical Downtown Upland
	<b>Lot Size</b>	±16,117 SF
	<b># Of Restrooms</b>	Four (4)
	<b>Elevator</b>	One (1)



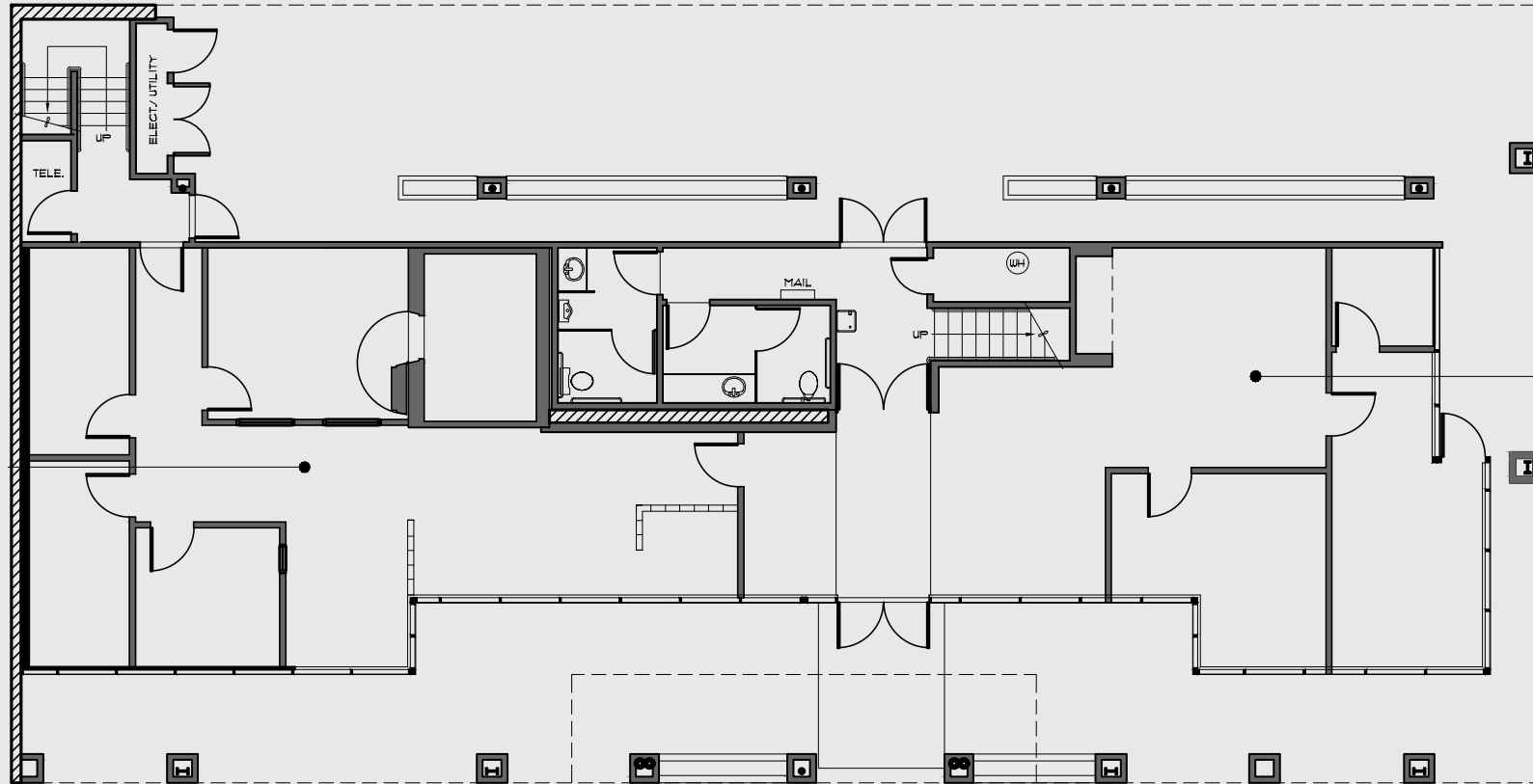


## ADDITIONAL PROPERTY DESCRIPTION

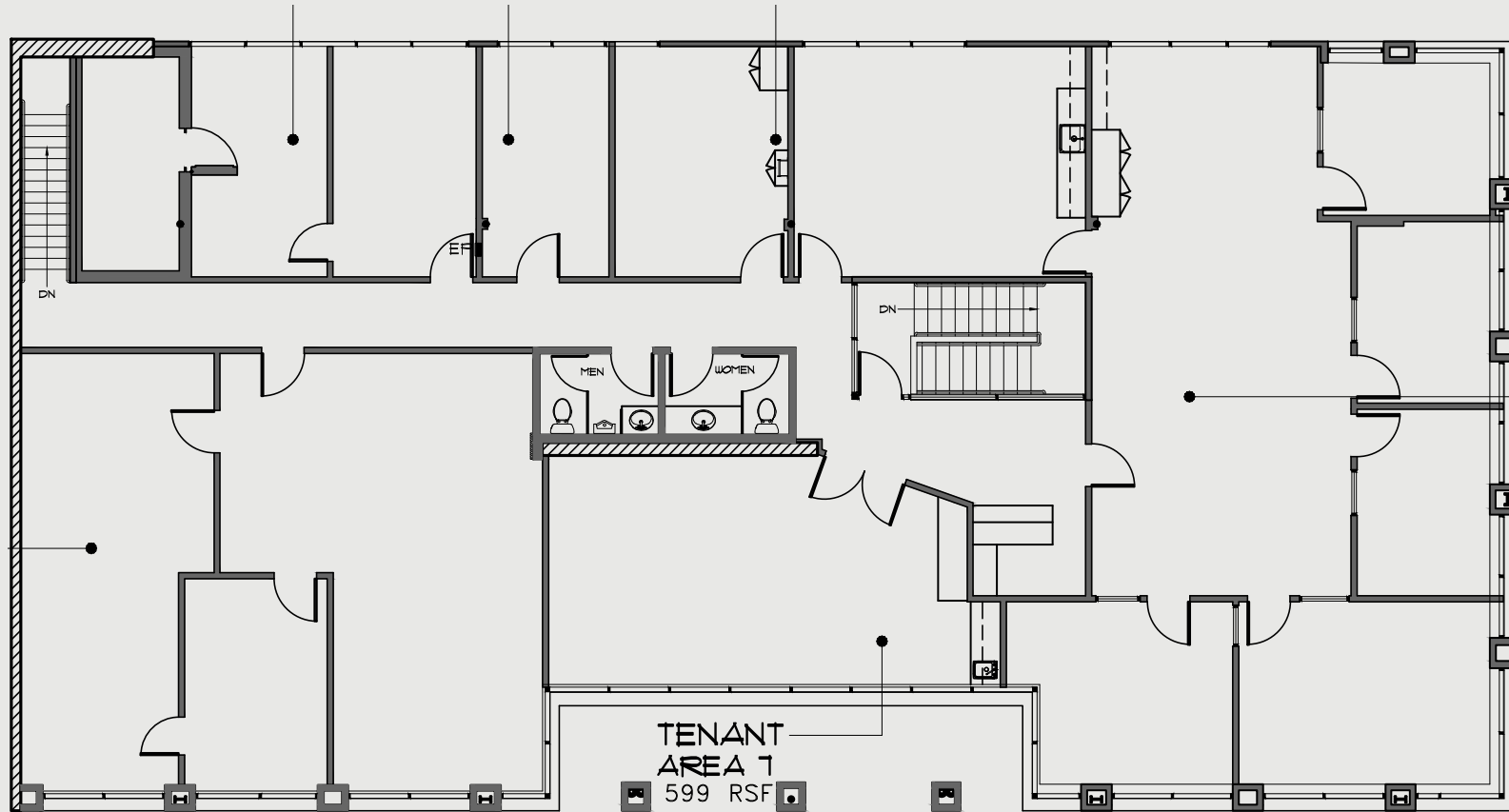
<b>Grounds</b>	Grass lawn, manicured shrubbery and small trees surround the property and parking areas
<b>Foundation</b>	Poured concrete slab on grade
<b>Structure</b>	Steel Frame
<b>Roofing System</b>	Flat Roof
<b>Exterior Improvements</b>	Modern Steel Frame and Stucco concrete walls with black metal-framed tinted glass windows and doors. Monument signage at entrance as well as building top signage facing Euclid Ave
<b>Interior Improvements</b>	Standard improvements for commercial and office uses
<b>Electrical/Power System</b>	Adequate power for commercial and office uses
<b>HVAC System</b>	Packaged, mounted rooftop A/C and heat pump units
<b>Life Safety/Fire Protection</b>	Standard, up-to-code life safety and protection. Sprinklered
<b>Potential Utilities Providers</b>	GAS: SoCal Gas ELECTRIC: Edison WATER: Upland Public Utilities WASTE SERVICES: Burrtec TELECOMMUNICATIONS: AT&T Fiber, Spectrum + various providers



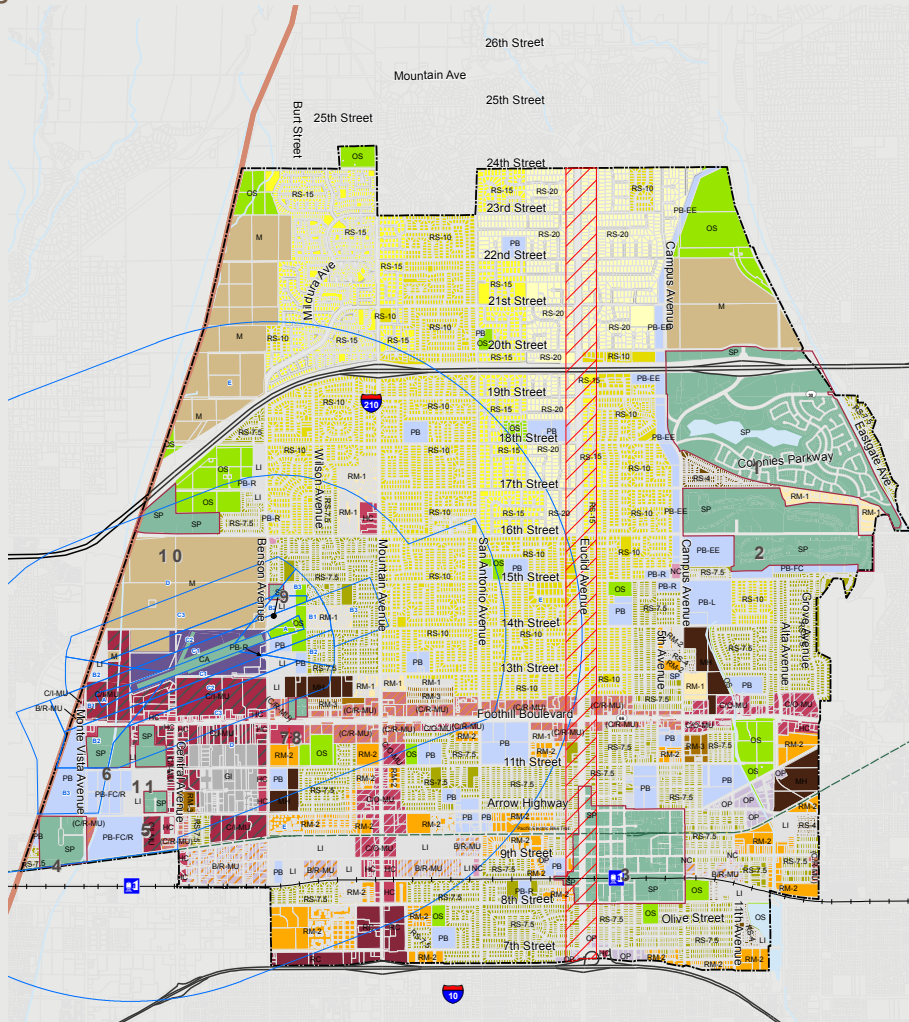
FLOOR PLANS



FLOOR PLANS

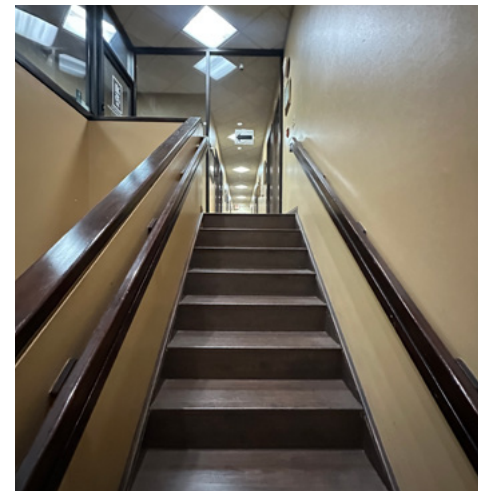
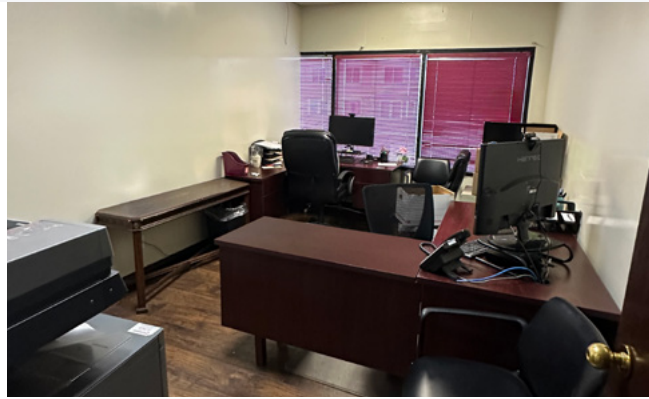


## ZONING MAP



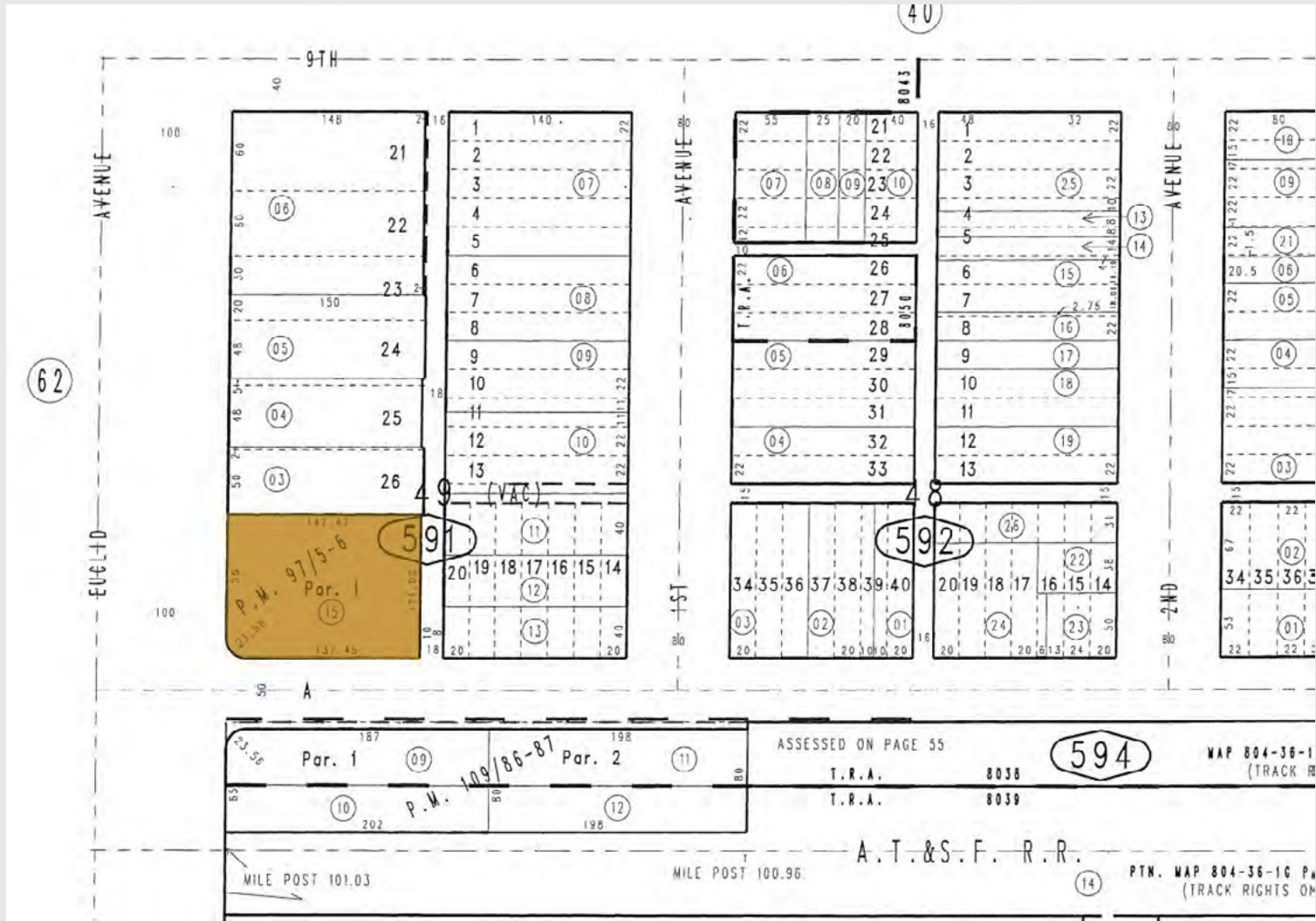
	Metrolink	<b>SINGLE-FAMILY RESIDENTIAL</b>	<b>MULTI-FAMILY RESIDENTIAL</b>
	Rail Line	RS-20,000 (RS-20)	RM-10
	Pacific Electric Trail	RS-15,000 (RS-15)	RM-20
	City Limits	RS-10,000 (RS-10)	RM-30
	Specific Plan Parcels	RS-7,500 (RS-7.5)	<b>COMMERCIAL</b>
		RS-6,000 (RS-6)	Office Professional (OP)
		RS-4,000 (RS-4)	Regional Commercial (RC)
		Mobile Home Park (MH)	Highway Commercial (HC)
			Neighborhood Commercial (NC)
			1. The Colonies
			2. Upland Hills Country Club
			3. Historic Downtown Upland
			4. College Park
			5. College Commerce Center
			6. Harvest at Upland
			7. Foothill Benson Terrace
			8. Foothill Walk
			9. Wyeth Cove
			10. Park View
			11. The Enclave
<b>INDUSTRIAL</b>		<b>SPECIAL PURPOSE</b>	
General Industrial (GI)		Open Space (OS)	
Light Industrial (LI)		Mining (M)	
<b>MIXED-USE</b>		Cable Airport (CA)	
Commercial/Residential Mixed-Use (C/R-MU)		Public (PB)	
Business/Residential Mixed-Use (B/R-MU)		Scenic Corridor Overlay	
Commercial/Office Mixed-Use (C/O-MU)		Airport Safety Overlay Zones	
Commercial/Industrial Mixed-Use (C/I-MU)			







## PARCEL MAP



## AMENITY MAP



**RAHMAN ORTHOPEDIC & SPORTS MEDICINE CENTER**  
COMPASSIONATE CARE FOR THE ACTIVE LIFESTYLE

*Lupita Quality Dental*

**ARCO** 

OliveDale Park



**COINFLIP**

Olive St

E 7th St

Enhance Wellness and Aesthetics





CrossFit Fortem

E 8th St

**Public Storage**

W 8th St



S 2nd Ave

S 1st Ave

Euclid Ave

83

**iHOP**

E Stowell St

**METROLINK**  
Upland Station

Rail

Eden Garden Fusion Grill

**100**  
N. EUCLID AVENUE



**WESTERN CHRISTIAN SCHOOLS**

Captains Grill

**ALLEGRO**

**us bank**

**CHASE**

**BANK OF AMERICA**



AMENITY MAP



CVS  
Marshall's  
BIG 5  
COCO'S

VONS  
Cane's  
ROSS  
DOLLAR TREE  
McDonald's  
MOUNTAIN MIXES  
amazon fresh  
ROUTE 66

Foothill Blvd

Hoff  
ORTHODONTICS

The Olde Magnolia  
Tea Room

7  
ELEVEN

N 1st Ave

KITODDIE  
CREATORS  
MARKET ACADEMY

Upland Flowers  
Say it with Flowers!

100  
N. EUCLID AVENUE

IHOP

EA St



**INLAND EMPIRE OVERVIEW**

The Inland Empire (IE), encompassing Riverside and San Bernardino counties, has transformed from an agricultural hub into one of Southern California’s fastest-growing markets. Today, it combines suburban and rural communities with strong tourism, industrial, and commercial sectors, supported by a \$200B economy.

Population growth has surged—nearly four times faster than the regional average since 1990—driven by affordability and migration from coastal counties. The IE offers businesses a cost-effective alternative to Los Angeles and Orange County, with abundant real estate, modern infrastructure, and a skilled workforce from nearby universities.

As the region continues to expand, demand for housing, jobs, and commercial space is accelerating. With low living costs, steady job growth, and ongoing investment, the Inland Empire is well-positioned to meet future business needs and remain Southern California’s premier growth market.

**MAJOR TRANSPORTATION INFRASTRUCTURES**

**Freeways & Highways**



**Public Transit & Commuter Rail**



**Airports**



**SURROUNDING UNIVERSITIES**



**TOP EMPLOYERS**



**Population**  
4,720,603

**Number Of Employers**  
140,901

**Average Property Value**  
\$614,605

**Median Age**  
36.7 YEARS

**UNEMPLOYMENT RATE / AUGUST 2025**  
6%

**Average Household Income**  
\$117,499

**College-Educated Population**  
1,781,917

**Labor Force**  
2,241,733

**Annual Household Spending Budget**  
\$70,000

## DOWNTOWN UPLAND

### Historic Roots

Downtown Upland traces its origins to the late 19th century when visionary developer George Chaffey transformed the area from ranchland into part of his Ontario Model Colony. Upland, incorporated in 1906, was initially known for its citrus groves and irrigation systems that fueled agricultural prosperity. Euclid Avenue, a grand boulevard designed by Chaffey, remains a defining feature of the city's layout and historic charm. This foundation established Upland as a hub of commerce and community life in the Inland Empire, with its downtown serving as the symbolic heart of the city.

### Cultural Significance

Today, Downtown Upland embodies a blend of historic character and modern vibrancy. Its walkable streets feature locally owned boutiques, antique shops, and restaurants that celebrate Upland's small-town appeal. Cultural institutions like the Cooper Regional History Museum preserve the city's rich heritage, while annual events such as the Lemon Festival honor its agricultural roots. These elements foster a strong sense of identity and community pride, making downtown a gathering place for residents and visitors alike.

### Regional Connectivity

Strategically located in the Inland Empire, Downtown Upland offers excellent access to Southern California's major destinations. The Metrolink station, just steps from downtown, provides direct rail service to Los Angeles, while nearby freeways connect Upland to Orange County and beyond. Its position along historic Route 66 adds nostalgic appeal and draws travelers exploring California's iconic highway. This connectivity enhances downtown's role as both a commuter-friendly hub and a leisure destination.

### Revitalization and Growth

Downtown Upland is undergoing significant revitalization to meet the needs of a growing population. Recent projects include new residential developments like the "Towns on First," adaptive reuse of historic buildings, and plans for a multi-story parking structure with retail space. The city has also introduced parklets, façade improvements, and an urban plaza to create inviting public spaces. These efforts, combined with new restaurants, breweries, and event venues, are transforming downtown into a vibrant center for living, dining, and entertainment while preserving its historic charm.



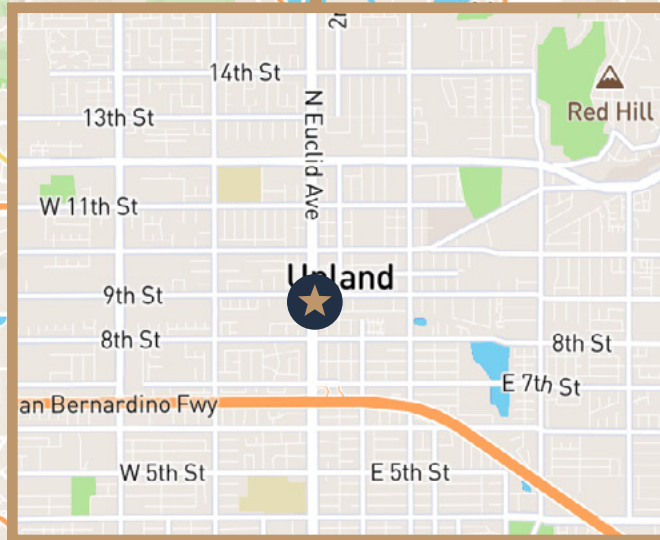
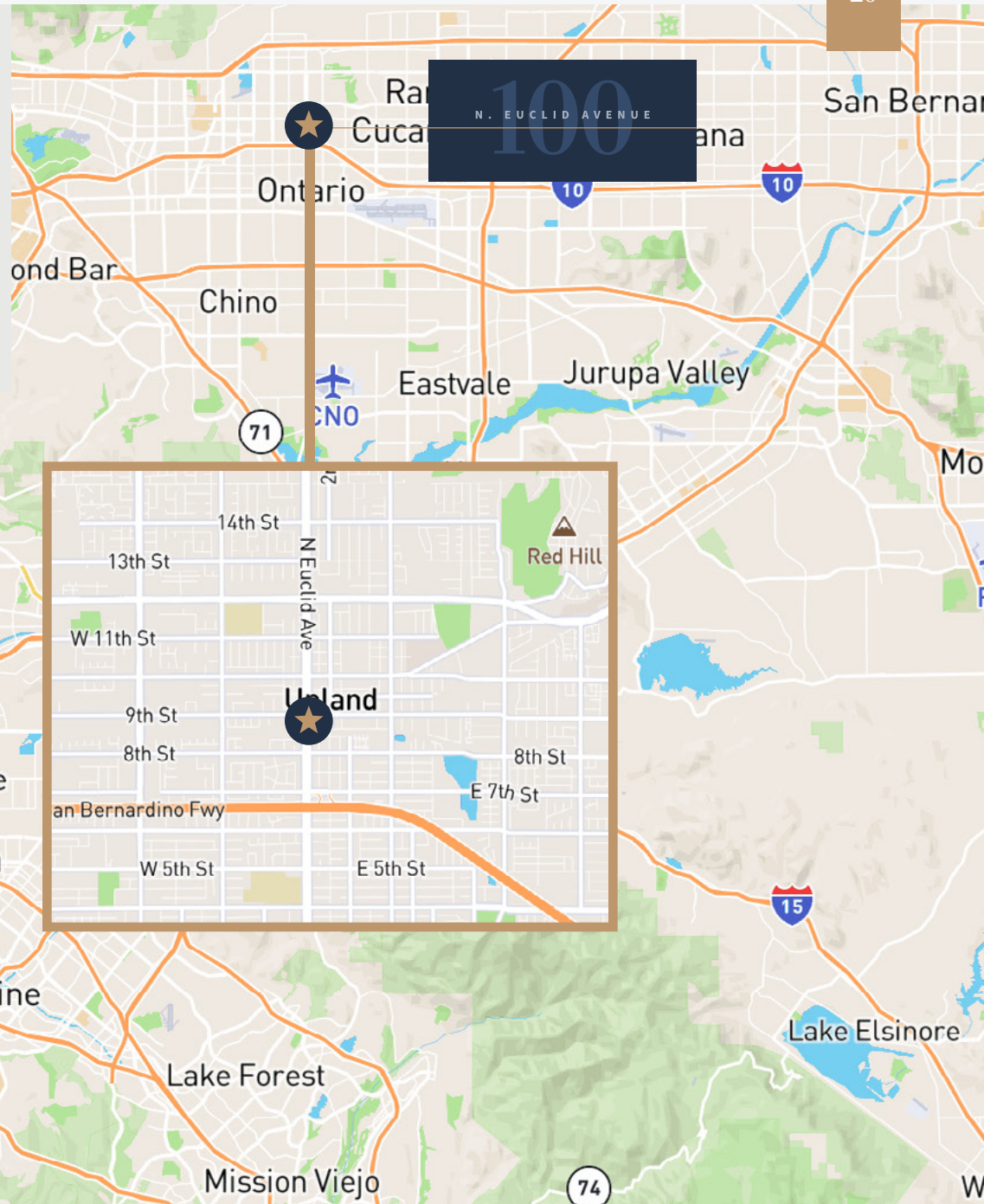
## METRO LINK MAP



## AREA OVERVIEW

Upland's landscape is rapidly transforming as developers, businesses, and investors recognize the city's untapped potential and emerging opportunities.

Several mixed-use projects combining multifamily housing and retail spaces are underway, fostering the retention of current residents and companies while attracting new ones to the area.



# 100

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## INVESTMENT CONTACTS

### PHILIP WOODFORD

Executive Vice President

Lic. 00908054

+1 909 418 2132

philip.woodford@cbre.com

### KYLE YOCUM

Senior Vice President

Lic. 01903061

+1 909 418 2172

kyle.yocum@cbre.com

### BLAKE WAGER

Sales Assistant

Lic. 02221946

+1 951 218 1088

blake.wager@cbre.com

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