



Analog Rendering For Project Concept

35' Access Easement

E 6TH ST

N VIRGINIA AVE



**EXCLUSIVE OFFERING MEMORANDUM**

# PROPOSED TOWNHOME OR MULTIFAMILY PROJECT

±3.5 NET ACRES - ADJ/NEIGHBOR ADDRESS FOR GPS PURPOSES: 1116 E. 6TH STREET, ONTARIO, CA 91764



**HOFFMAN  
COMPANY**

18881 Von Karman Ave., Ste 150  
Irvine, CA 92612  
T 949.553.2020 | CA Lic #01473762  
[www.hoffmanland.com](http://www.hoffmanland.com)

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Please be advised, Buyer acknowledges that The Hoffman Company Organization, may (1) act as an agent for more than one prospective Buyer on the subject property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting The Hoffman Company to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

### POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

The terms and conditions set forth above apply to this Brochure in its entirety.



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# 1 THE OPPORTUNITY

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## Site Detail

### ADDRESS

Adj/Neighbor Address For GPS:  
1116 E. 6th Street  
Ontario, CA 91764

### APNS

1047-443-01, 1047-432-22

### SITE AREA (ESTIMATED)

± 5.2 gross acres  
± 3.5 net acres (Lot 1)

### MUNICIPALITY

City of Ontario

### BY-RIGHT ZONING

HDR-45  
Density Min 25.1 units per acre

### BROKER'S COST ESTIMATE PER LOT/UNIT

Direct Land Development	\$75,000
DIF & Permits	\$45,000
Consulting, Etc.	\$10,000
<b>Total</b>	<b>\$130,000</b>

### CFD

The brokers are unaware of the possibility of a Community Facilities District available to the site – buyer to verify. However, other residential developers of projects in the City of Ontario use CFDs in Ontario-based projects.

## Project Information

### CEQA

The project as proposed is exempt from CEQA pursuant to a categorical exemption listed in CEQA Guidelines Article 19.

### AFFORDABLE HOUSING

Affordable housing is not required; however, the design may contemplate the use of affordable units to gain development standard waivers and concessions under State Density Bonus Law (*at the buyer's discretion*).

### UTILITIES

The site can be served by all utilities which are available in the public street (6th Street).

### ENTITLEMENTS

The property was previously entitled for 88 condominium units in 2023; said project was a mix of 64 flats and 24 3-story Townhomes. The new property offering contemplates that a buyer would re-design and/or re-entitle the property prior to close of escrow for a ±88 unit townhome and/or multifamily project.

### ACCESS

The property is accessed by way of a 35-foot-wide easement off of 6th Street.

### FIRE ACCESS

The Fire Department previously approved the former apartment project's fire access and site plans.



# Offering Guidelines

## SELLER

SC Partners LLC

## DEAL STRUCTURE

All Cash at Close

## ASKING PRICE

\$5,575,000

## DUE DILIGENCE / FEASIBILITY

90 days from signing of Letter of Intent

## DEPOSITS

Non-Refundable and applicable after Due Diligence and Feasibility period. Released to Seller with Memorandum of the agreement on title.

## CLOSE OF ESCROW

The seller is willing to allow a reasonable time frame for entitlement approvals and grading permits.

## TITLE & ESCROW

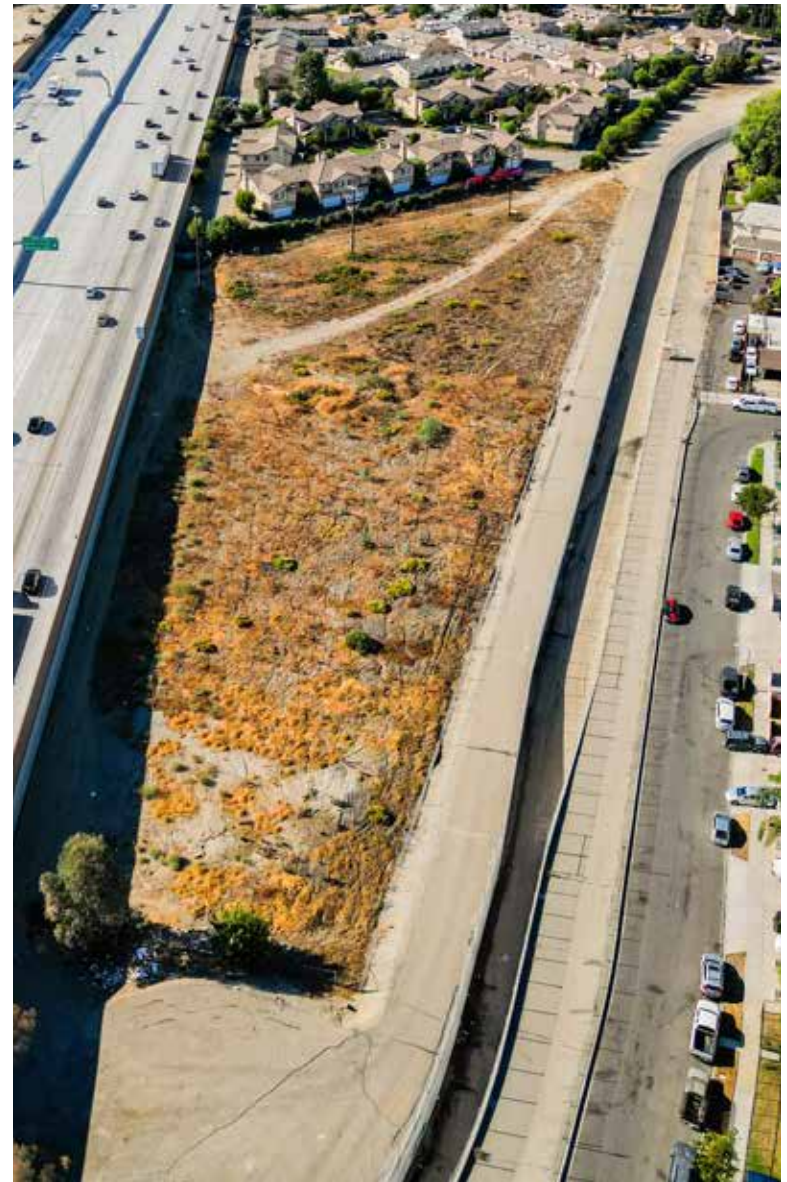
WFG National Title

## SPECIAL INSTRUCTIONS

As part of your offer, please include key assumptions made such as unit count, finished lot value, as well as any assumptions with respect to sale revenues, site work costs, CFD proceeds, and permits/fees.

## CALL FOR OFFERS

**Friday, June 5th, 2026 by 5:00 P.M. PST**



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## Agency Relationship Disclosure Form

Per California law, Brokers are required to obtain an executed form from both Buyers and Sellers, providing a disclosure of the Real Estate Agency Relationship for all real property transactions.(S.B. 1171). Please request forms from Christina Buchanan (cbuchanan@hoffmanland.com) and return them with your offer.



NORTHERLY VIEW



## 2 THE PROPERTY

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# Option A | 3-STORY INTERLOCK TOWNHOMES



## UNIT MIX

TYPE	DESCRIPTION	GARAGE	NET SF/DU	COUNT	TOTAL SF	MIX
Plan 1	2 bd / 2.5 ba carriage	Tandem	1,200	16	19,200	18%
Plan 2	2 bd / 2.5 ba carriage	Tandem	1,200	16	19,200	18%
Plan 3	3 bd / 3 ba	Tandem	1,410	30	42,300	34%
Plan 4	3 bd + flex / 3 ba	SXS	1,550	26	40,300	30%
<b>Total</b>				<b>88</b>	<b>121,000</b>	<b>100%</b>

## REQUIRED PARKING (TABLE 6.03.01)

2 Beds @2.0 / du	64 spaces
3+ Beds @2.5 / du	140 spaces
Guest portion of dwellings 0-50 @0.25	13 spaces
Guest portion of dwellings 51-100 @0.20	8 spaces
<b>Total</b>	<b>224 spaces 2.55 spaces/ du</b>

## REQUIRED PARKING (SDBL)

2-3 Beds @1.5 / du	132 spaces 1.5 spaces/ du
--------------------	---------------------------

## PROVIDED PARKING

Garage	176 spaces
Guest	50 spaces
<b>Total</b>	<b>226 spaces 2.57 spaces/ du</b>

## OPEN SPACE REQUIRED

Private 60 SF / du	5,280 sf
Common 250 SF / du	22,000sf (one minor and one major rec facility required)
<b>Total 310 SF / du</b>	<b>27,280 sf</b>

## OPEN SPACE PROVIDED

Private 100 SF / du (2nd story deck)	8,800 sf
Common Passive	17,900 sf
Common Passive 50%	2,590 sf
<b>Total Open Space</b>	<b>29,290 sf</b>



# Option B | 3-STORY INTERLOCK TOWNHOMES



## UNIT MIX

TYPE	DESCRIPTION	GARAGE	NET SF/DU	COUNT	TOTAL SF	MIX
Plan 1	2 bd / 2.5 ba carriage	Tandem	1,200	11	13,200	13%
Plan 2	2 bd / 2.5 ba carriage	Tandem	1,200	11	13,200	13%
Plan 3	3 bd / 3 ba	Tandem	1,410	35	49,350	40%
Plan 4	3 bd + flex / 3 ba	SXS	1,550	31	48,050	35%
<b>Total</b>				<b>88</b>	<b>123,800</b>	<b>100%</b>

## REQUIRED PARKING (TABLE 6.03.01)

2 Beds @2.0 / du	44 spaces
3+ Beds @2.5 / du	165 spaces
Guest portion of dwellings 0-50 @0.25	13 spaces
Guest portion of dwellings 51-100 @0.20	8 spaces
<b>Total</b>	<b>229 spaces 2.6 spaces/ du</b>

## REQUIRED PARKING (SDBL)

2-3 Beds @1.5 / du	132 spaces	1.5 spaces/ du
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## PROVIDED PARKING

Garage	176 spaces
Guest	41 spaces
<b>Total</b>	<b>217 spaces 2.47 spaces/ du</b>

## OPEN SPACE REQUIRED

Private 60 SF / du	5,280 sf
Common 250 SF / du	22,000sf (one minor and one major rec facility required)
<b>Total</b>	<b>310 SF / du 27,280 sf</b>

## OPEN SPACE PROVIDED

Private 100 SF / du (2nd story deck)	8,800 sf
Common Passive	19,400 sf



# Seller's Entitled Project, 2023 | Site Plan & Renderings



North Elevation - Building 4



Driveway East Elevation - Building 8



West Elevation - Building 9




# Tentative Tract Map 20416





The Tentative Tract Map was approved in March 2023 by Planning Commission as part of the prior project's entitlements. It was not recorded and was stipulated in the approval to become void after two years. It is provided here for reference.

The vacation of the city's street property has been completed and that property has been deeded to the Seller.



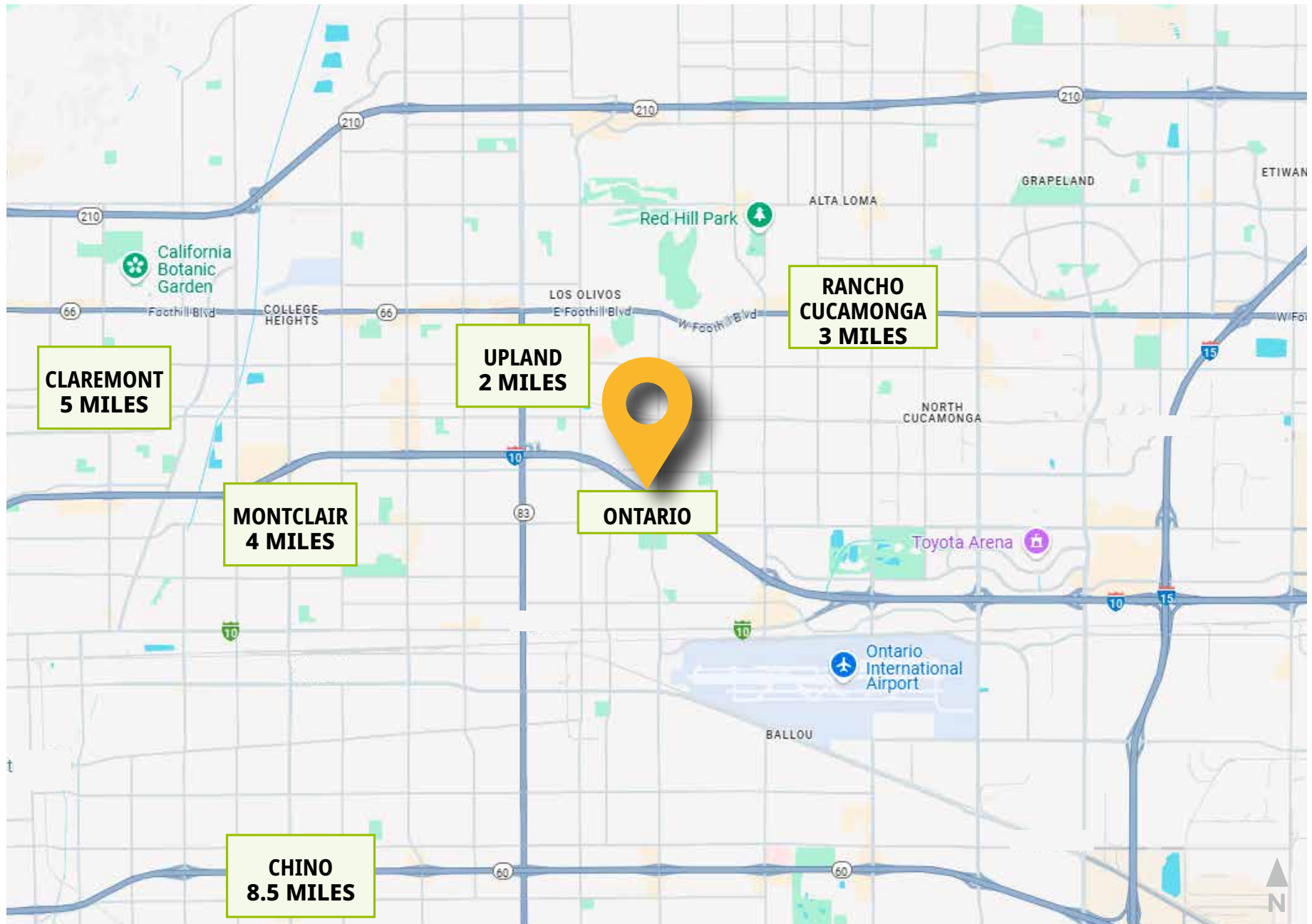
- Lot 1**

 Area of Lot 1 including Street Vacation Area  
153,535 sf (3.52 Acres)
- Lot A**

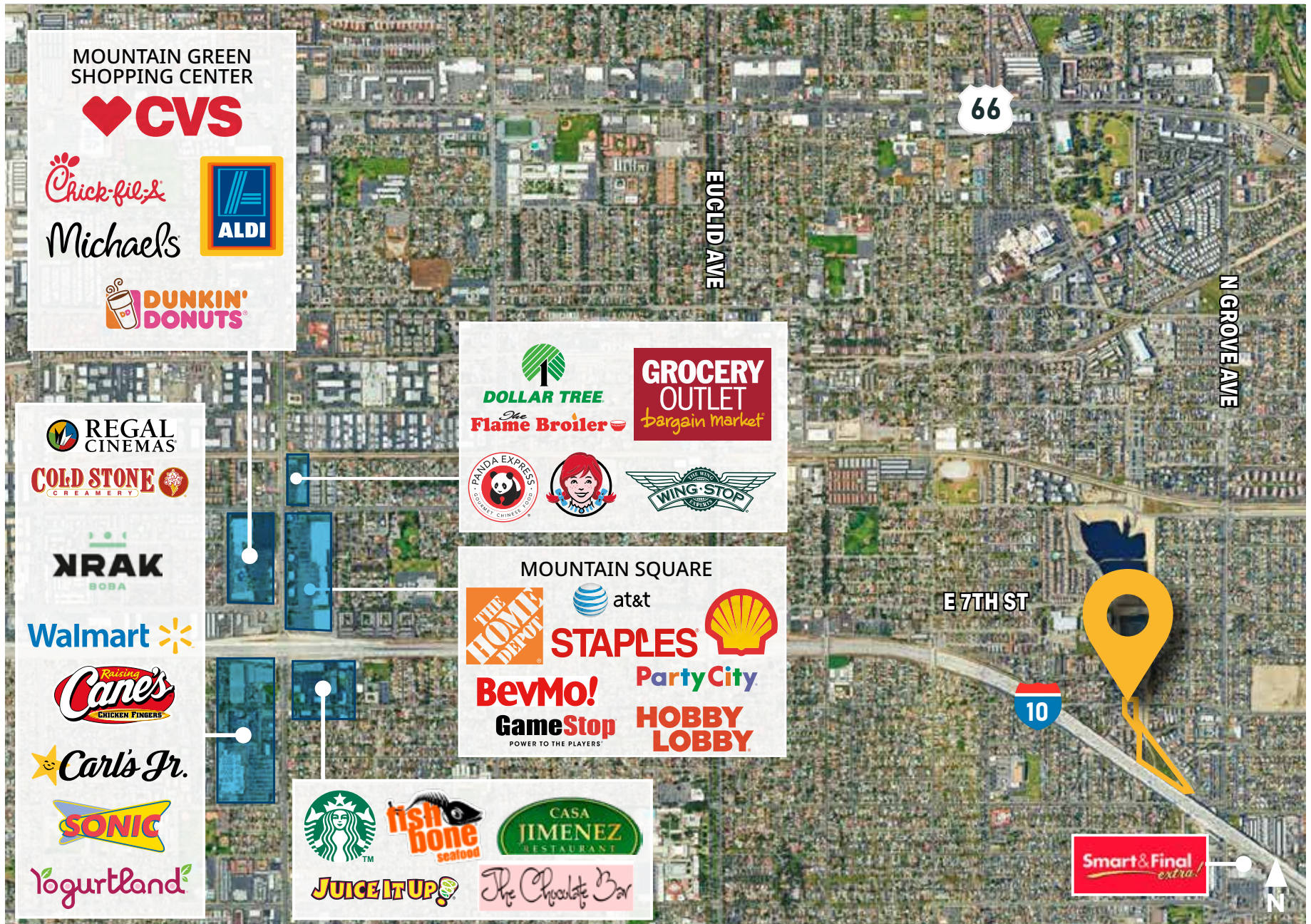
 Area of Lot A  
65,242 sf (1.50 Acres)
-  IEUA Sewer Easement (Nominally 15' wide)
-  Offsite 35' wide Access Easement to Sixth Street
-  SBCFCD paved access road



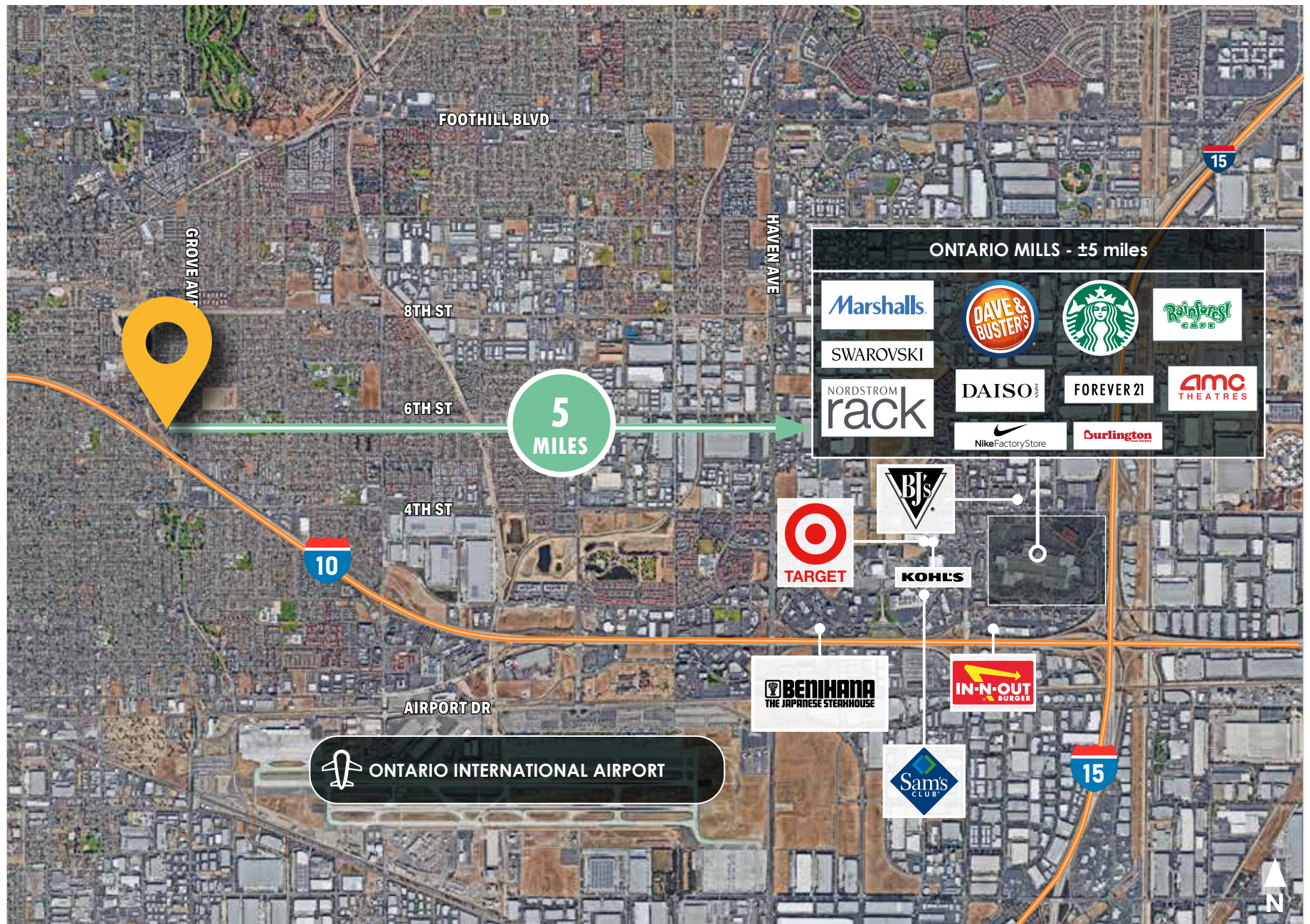
# Regional Map



# Local Retail



# Proximity To Ontario Mills



# Site Photos



Southeast view



South view



Northwest view



Southeast view. ±25 foot sound wall.



# Aerial Photos



Southeast view. ±25 foot sound wall.



Northwest view



North view



East view





# 3 MARKET OVERVIEW

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## Neighborhood New Home Sales

# Canopy

\*Source: Redfin.com | May 2026

<b>Builder</b>	Risewell Homes
<b>Year Built</b>	2025
<b>City</b>	Ontario



ADDRESS	AREA (S.F.)	BRXBA	SOLD DATE	SALE PRICE	PRICE/SF
1308 W. Cedar Haven Paseo					
Plan 2	1,533 - 1,553	3x2.5	Listed	From \$566,990	\$365-\$370
Plan 3	1,543 - 1,546	3x3	Listed	From \$565,990	\$366
Plan 4	1,729 - 1,732	4x4	Listed	From \$621,990	\$360



## Neighborhood New Home Sales

# Radius at Piemonte

\*Source: Redfin.com | May 2026

<b>Builder</b>	New Home Company
<b>Year Built</b>	2022
<b>City</b>	Ontario



ADDRESS	AREA (S.F.)	BRXBA	SOLD DATE	SALE PRICE	PRICE/SF
980 N Tangent Privado #301	1,557	3x2	12/16/2025	\$655,000	\$421
980 N Tangent Privado #201	1,557	3x2	12/8/2025	\$689,000	\$443
980 N Tangent Privado #305	1,459	3x2	12/19/2025	\$574,990	\$394
980 N Tangent Privado #101	1,393	2x2	12/15/2025	\$579,340	\$416



## Neighborhood New Home Sales

# Rose Glen

\*Source: Redfin.com | May 2026

<b>Builder</b>	Century Communities
<b>Year Built</b>	2025
<b>City</b>	Upland

NOTE: DETACHED

ADDRESS	AREA (S.F.)	BRXBA	SOLD DATE	SALE PRICE	PRICE/SF
1402 Rue Ct	1,550	3x2.5	1/2/26	\$645,000	\$416
467 Meyer Pl	1,824	4x3	10/22/25	\$800,000	\$439
1451 Praire Rose Ln	1,550	3x2.5	1/13/26	\$675,000	\$435
1431 Praire Rose Ln	1,509	3x2.5	1/7/26	\$665,000	\$441



## Neighborhood New Home Sales

# Sage at Ninth Street

\*Source: Redfin.com | May 2026

<b>Builder</b>	RC Homes
<b>Year Built</b>	2023
<b>City</b>	Upland



ADDRESS	AREA (S.F.)	BRXBA	SOLD DATE	SALE PRICE	PRICE/SF
964 N Divino Privado #54	1,654	3x3.5	9/15/2025	\$650,000	\$393
944 N Divino Privado #57	1,596	3x3.5	7/15/2025	\$645,000	\$404
964 N Divino Privado #52	1,494	3x2.5	12/16/2025	\$635,000	\$425



## Neighborhood New Home Sales

# Nuvo at Piemonte

\*Source: Redfin.com | May 2026

<b>Builder</b>	New Home Company
<b>Year Built</b>	2022
<b>City</b>	Ontario



ADDRESS	AREA (S.F.)	BRXBA	SOLD DATE	SALE PRICE	PRICE/SF
964 N Divino Privado #54	1,654	3x3.5	9/15/2025	\$650,000	\$393
944 N Divino Privado #57	1,596	3x3.5	7/15/2025	\$645,000	\$404
964 N Divino Privado #52	1,494	3x2.5	12/16/2025	\$635,000	\$425
964 N Divino Privado	1,596	3x4	n/a	\$650,000	\$407
964 N Divino Privado	1,390	3x3	n/a	\$635,000	\$457



## Neighborhood New Home Sales

# Citrus Pointe at the Orchards

\*Source: Redfin.com | May 2026

<b>Builder</b>	William Lyon Homes
<b>Year Built</b>	2016 - 2017
<b>City</b>	Upland

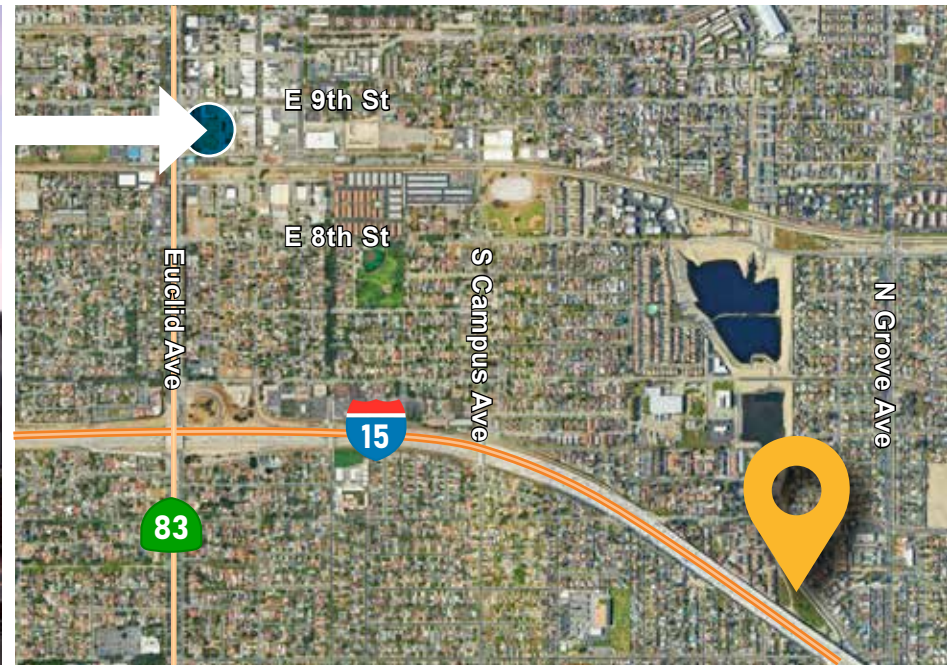
ADDRESS	AREA (S.F.)	BRXBA	SOLD DATE	SALE PRICE	PRICE/SF
147 Royal Way	1,497	3x2.5	4/16/2026	\$520,000	\$347
137 Macintosh Way	1,525	2x4	7/11/2025	\$540,000	\$392
596 Katy Dr	1,326	3x3	9/5/2025	\$585,000	\$338
196 Eureka Pl	1,497	3x2.5	3/25/2026	\$535,000	\$336



# New Home Sales Data | Upland

\*Source: Redfin.com | May 2026

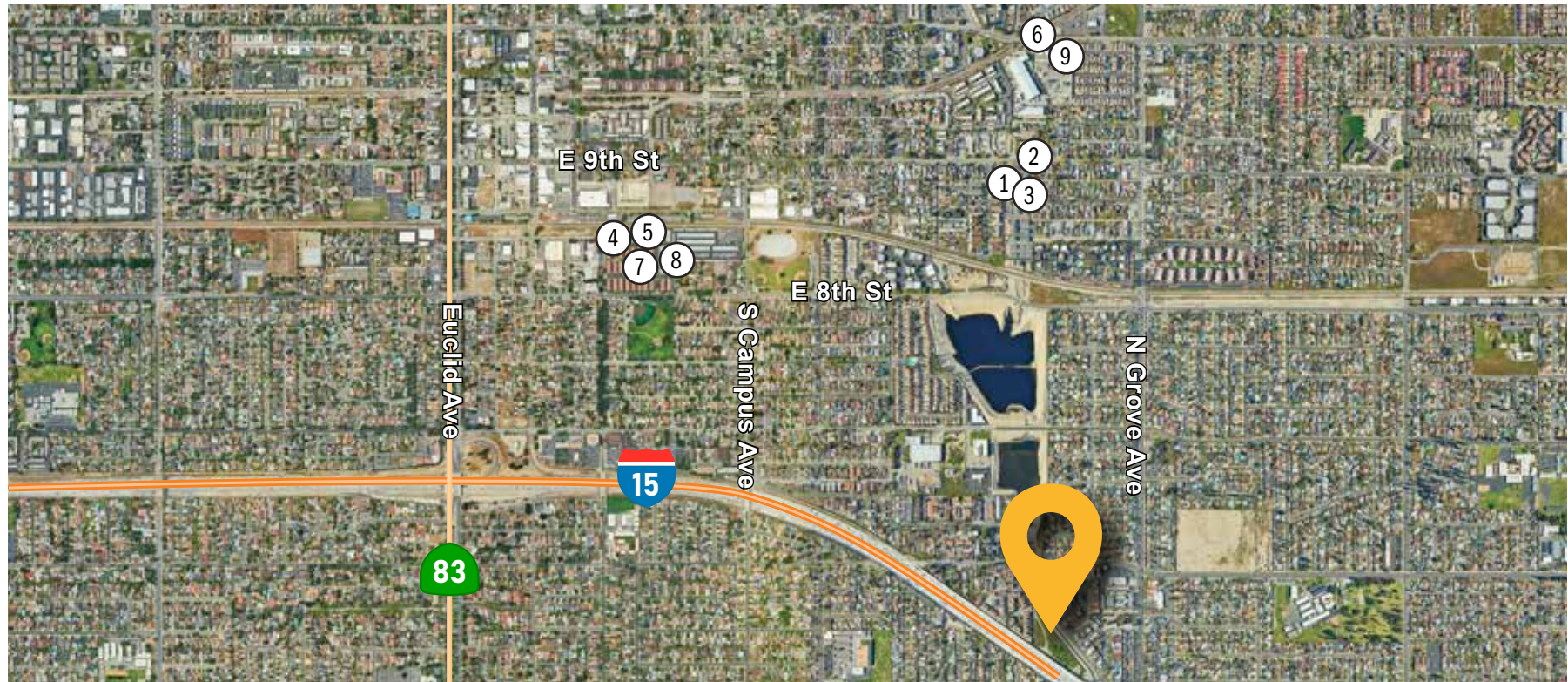
SOLD DATE	TYPE	ADDRESS	CITY	PRICE	BEDS	BATHS	SQ FT	BUILT	\$/SQ FT	HOA
2/20/2026	Townhouse	127 N First Ave	Upland	\$599,990	3	3	1,367	2025	\$439	\$302
1/28/2026	Townhouse	151 Towns Ave	Upland	\$549,990	3	3	1,367	2025	\$402	\$302
5/20/2025	Townhouse	129 Towns Ave	Upland	\$594,990	2	2.5	1,199	2025	\$496	\$302
9/26/2025	Townhouse	147 Towns Ave	Upland	\$549,990	2	2.5	1,199	2025	\$459	\$302
5/20/2025	Townhouse	105 Towns Ave	Upland	\$589,990	2	2.5	1,199	2024	\$492	\$302
1/22/2026	Townhouse	121 Towns Ave	Upland	\$553,990	3	3	1,367	2025	\$405	\$302
12/29/2025	Townhouse	125 Towns Ave	Upland	\$549,990	3	3	1,368	2025	\$402	\$302
12/3/2025	Townhouse	117 Towns Ave	Upland	\$600,000	3	3.5	1,564	2025	\$384	\$302
12/17/2025	Townhouse	119 N First Ave	Upland	\$609,990	3	3.5	1,564	2025	\$390	\$302
12/23/2025	Townhouse	109 Towns Ave	Upland	\$549,990	3	3	1,368	2025	\$402	\$302
<b>Averages</b>				<b>\$574,891</b>			<b>1,356</b>		<b>\$427</b>	



# Re-Sale Data | Upland

Source: Redfin.com | May 2026

MAP NO.	SOLD DATE	TYPE	ADDRESS	CITY	PRICE	BEDS	BATHS	SQ FT	BUILT	\$/SQ FT
1	9/15/2025	Townhouse	1368 ANISE WAY	Upland	\$601,000			1,280	2023	\$470
2	12/16/2025	Townhouse	163 TARRAGON WAY	Upland	\$536,500	3	2.5	1,280	2020	\$419
3	7/15/2025	Townhouse	1353 CLARY CT	Upland	\$450,500	3	2.5	1,280	2021	\$352
4	9/16/2025	Townhouse	143 DORSETT AVE	Upland	\$383,000	2	3	1,318	2017	\$291
5	7/11/2025	Townhouse	137 MACINTOSH WAY	Upland	\$377,500	2	4	1,377	2017	\$274
6	1/9/2026	Townhouse	1431 PRAIRIE ROSE LN	Upland	\$728,000	3	2.5	1,509	2024	\$482
7	3/25/2026	Townhouse	196 EUREKA PL	Upland	\$434,000	3	2.5	1,593	2016	\$272
8	9/5/2025	Townhouse	596 KATY DR	Upland	\$585,000	3	3	1,729	2015	\$338
9	10/22/2025	Townhouse	467 MEYER PL	Upland	\$801,500	4	3	1,824	2024	\$439
<b>Averages</b>					<b>\$544,111</b>			<b>1,466</b>		<b>\$371</b>



BEAUTIFUL PARK WITHIN CITY OF ONTARIO



# 4 AREA OVERVIEW

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# ONTARIO DEMOGRAPHICS

California  
STATE

San Bernardino  
COUNTY

Paul S. Leon  
MAYOR

December 10, 1891  
INCORPORATION

ontarioca.gov  
WEBSITE

## MAJOR EMPLOYERS

According to the City's Annual Financial Report, the top employers in the city are:

1	Ontario International Airport	5,000-9,999
2	United Parcel Service (UPS)	5,000-9,999
3	Workforce Personnel, Inc	5,000-9,999
4	Chaffey Union High School	1,000-4,999
5	City of Ontario	1,000-4,999
6	Ontario-Montclair School District	1,000-4,999
7	Primary Care Assoc Med Group	1,000-4,999
8	FedEx	500-999
9	The Home Depot	500-999
10	QVC, Inc	500-999



34.1

YEARS OLD  
MEDIAN AGE



49,252

NO. OF  
HOUSEHOLDS



177,812

CITY  
POPULATION



\$79,177

MEDIAN HOUSEHOLD  
INCOME



\$673K

MEDIAN HOME VALUE



56.2%

HOMEOWNERSHIP  
RATE

## WEATHER



January  
Average

67.7° Hi  
34.7° Lo



July  
Average

93.8° Hi  
64.7° Lo



Precipitation  
Average

11.64"  
per Year

Source: Zonda/ Realtor.com/ City of Ontario



# City Highlights



Ontario Ranch Ranks #5  
Among the Nation's Best-Selling  
Master-Planned Communities



Home to the Ontario  
International Airport, the 15th  
busiest airport in the United  
States by cargo carried



Ontario is known as,  
"The Gateway to  
Southern California"



One of the largest  
single-story malls on  
the West Coast



## TOP GOLF ONTARIO

Top Golf has climate-controlled hitting bays for year-round comfort with HDTVs in every bay and throughout our sports bar and restaurant. Using our complimentary clubs or your own, take aim at the giant outfield targets and our high-tech balls will score themselves. You will find an accomplished Executive Chef and experienced team, using high-quality ingredients to deliver a fresh twist on familiar favorites. The way we see it, we're not just a place to play, we're one of the best places to eat in the Ontario, CA area. <https://topgolf.com/us/ontario/>



## ONTARIO INTERNATIONAL AIRPORT

This airport is a medium-hub, full-service airport with commercial jet service to major U.S. cities and through service to international destinations. ONT is located in the Inland Empire, approximately 35 miles east of downtown Los Angeles. The airport is the centerpiece of one of the fastest-growing transportation regions in the United States. ONT's service area includes a population of six million people living in San Bernardino and Riverside Counties and portions of north Orange County and east Los Angeles County. In 2012, 4.3 million passengers used the airport and 454,880 tons of air freight were shipped. [www.flyontario.com](http://www.flyontario.com)



## TOYOTA ARENA

This multi-purpose arena, in Ontario hosts local sporting events and concerts. Construction officially began on March 7, 2007 and the arena was opened on October 18, 2008. It is suitable for indoor events, including basketball, ice hockey, ice shows, boxing, graduation ceremonies and concerts. The arena's basketball capacity is 10,832. It also seats 9,736 for hockey and its full capacity is 11,089. The 225,000-square-foot (20,900 m<sup>2</sup>) venue also has 36 luxury suites on two levels. It is the biggest and most modern arena within the Inland Empire region of California. [www.toyota-arena.com](http://www.toyota-arena.com)



# Area Attractions West Inland Empire

## MAJOR RETAIL

1. Ontario Mills Mall
2. Victoria Gardens
3. Galleria at Tyler

## HISTORICAL

4. Mission Inn Hotel & Spa

## UNIVERSITIES & COLLEGES

5. University of California, Riverside
6. Riverside City College
7. Norco College
8. La Sierra University
9. Cal Baptist University
10. Loma Linda University
11. San Bernardino Valley College

## RECREATION & ENTERTAINMENT

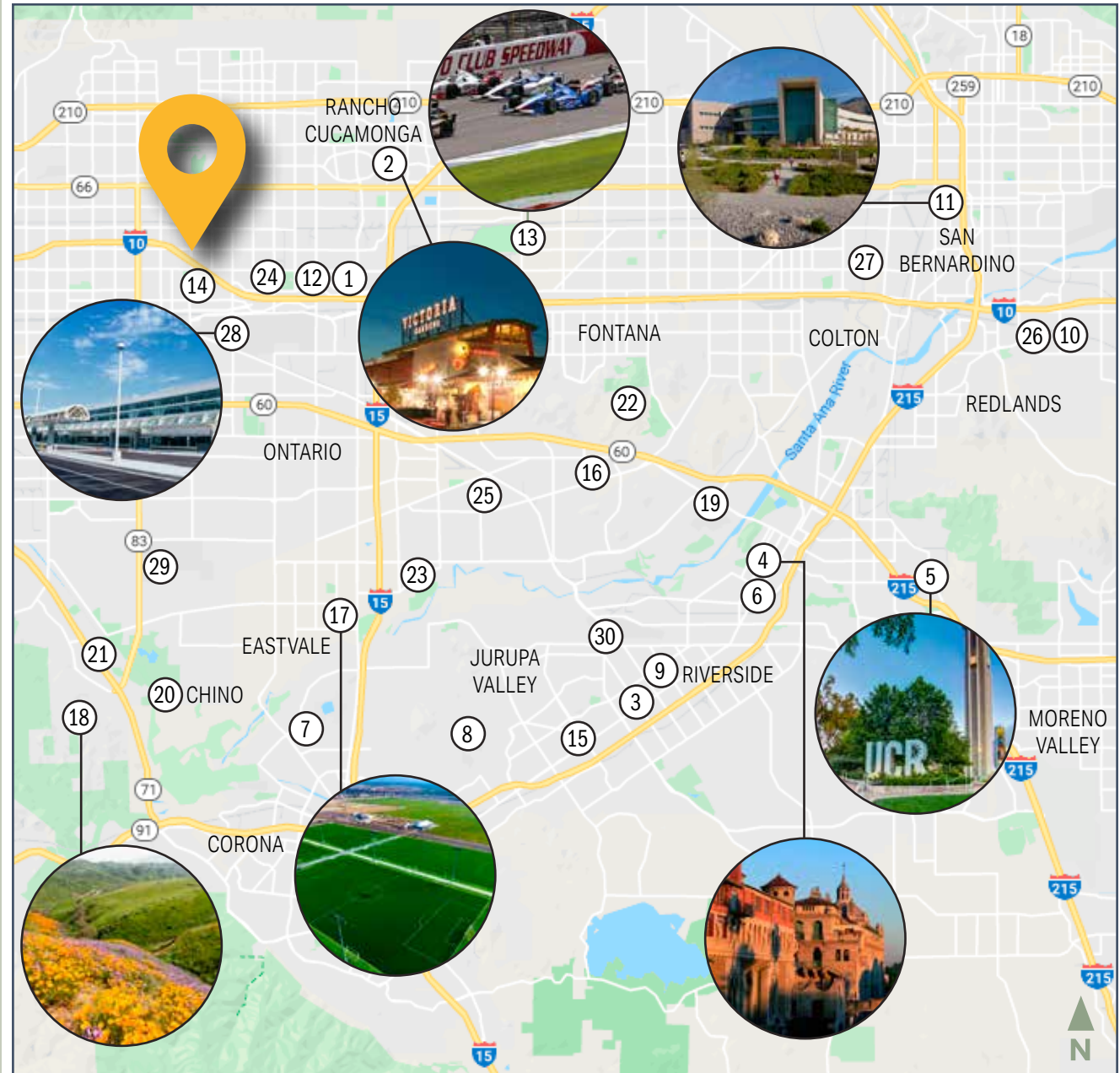
12. Toyota Arena
13. Auto Club Speedway
14. Ontario Convention Center
15. Castle Park
16. The Cove Waterpark
17. Silverlakes Equestrian & Sports Park
18. Chino Hills State Park
19. Mt. Rubidoux
20. Prado Regional Park
21. Prado Olympic Shooting Park
22. Oak Quarry Golf Club
23. Goose Creek Golf Club
24. TopGolf Ontario
25. Big League Dreams

## MEDICAL & WELLNESS

26. Loma Linda Medical Center
27. Arrowhead Regional Medical

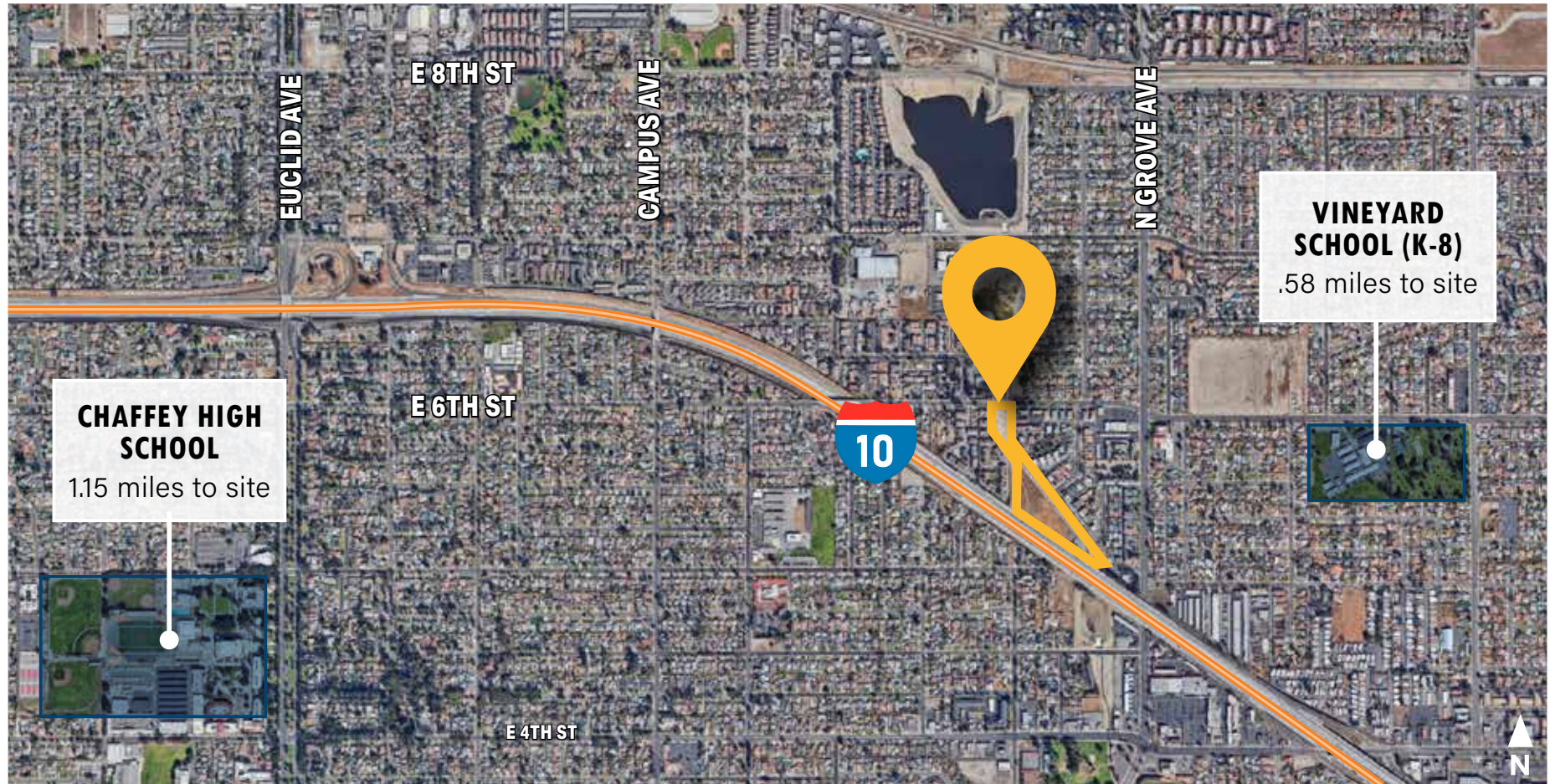
## MAJOR TRANSPORTATION

28. Ontario International Airport
29. Chino Airport
30. Riverside Municipal Airport



# Area Designated Schools

Source: GreatSchools.org



\*School boundaries subject to change.

## VINEYARD ELEMENTARY & MIDDLE SCHOOL (K-8)

1500 East 6th Street, Ontario, CA 91764

Tel (909) 984-2306

Ontario-Montclair School District

Great Schools Score: **5/10**

629 Students | Public School | 7/10 Academic Progress Rating

## CHAFFEY HIGH SCHOOL (9-12)

1245 North Euclid Avenue Ontario, CA 91762

Tel (909) 988-5560

The Chaffey Joint Union High School District

Great Schools Score: **6/10**

3,346 Students | Public School | 6/10 Test Score Rating



# PROPOSED TOWNHOME OR MULTIFAMILY PROJECT

ONTARIO, CALIFORNIA



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