



COUNTY OF SAN BERNARDINO (S&P AA+)

Child Support Services

191 N. Vineyard Avenue, Ontario, CA



OFFERING MEMORANDUM

- ANNUAL RENT INCREASES
- Adjacent to the future home of Up Clinic offering occupational therapy services. Other tenants in the area include Starbucks, Comfort Inn, Best Western.
- Located at the entrance to the Ontario International Airport

DISCLAIMER

Offered Exclusively By:

Gregory A. Cortese

gacortese@theroystongroup.com

Direct Dial: 310.395.3551

CA RE License #00757153

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The Royston Group

11661 San Vicente Blvd., Suite 707

Los Angeles, CA 90049

FINANCIAL OVERVIEW

TENANT: San Bernardino County

AGENCY: Child Support Services

LEASE START: August 1, 2023

LEASE EXPIRATION: July 31, 2033

ORIGINAL LEASE

TERM: 10 years

LEASE TERM

REMAINING: 7 plus years

TERMINATION RIGHTS: End of 8th year of the original lease term with one year notice to landlord

RENT INCREASES: 2.6% Annually

Price \$5,200,000

6.69% Return

LOCATION: The property is located at 191 N. Vineyard Avenue in Ontario, California.

LOT SIZE: Approximately .46 acres

IMPROVEMENTS: The improvement consist of a two (2) story 16,400 square foot office building, built in 2008.

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INCOME AND EXPENSES PROJECTED 2025

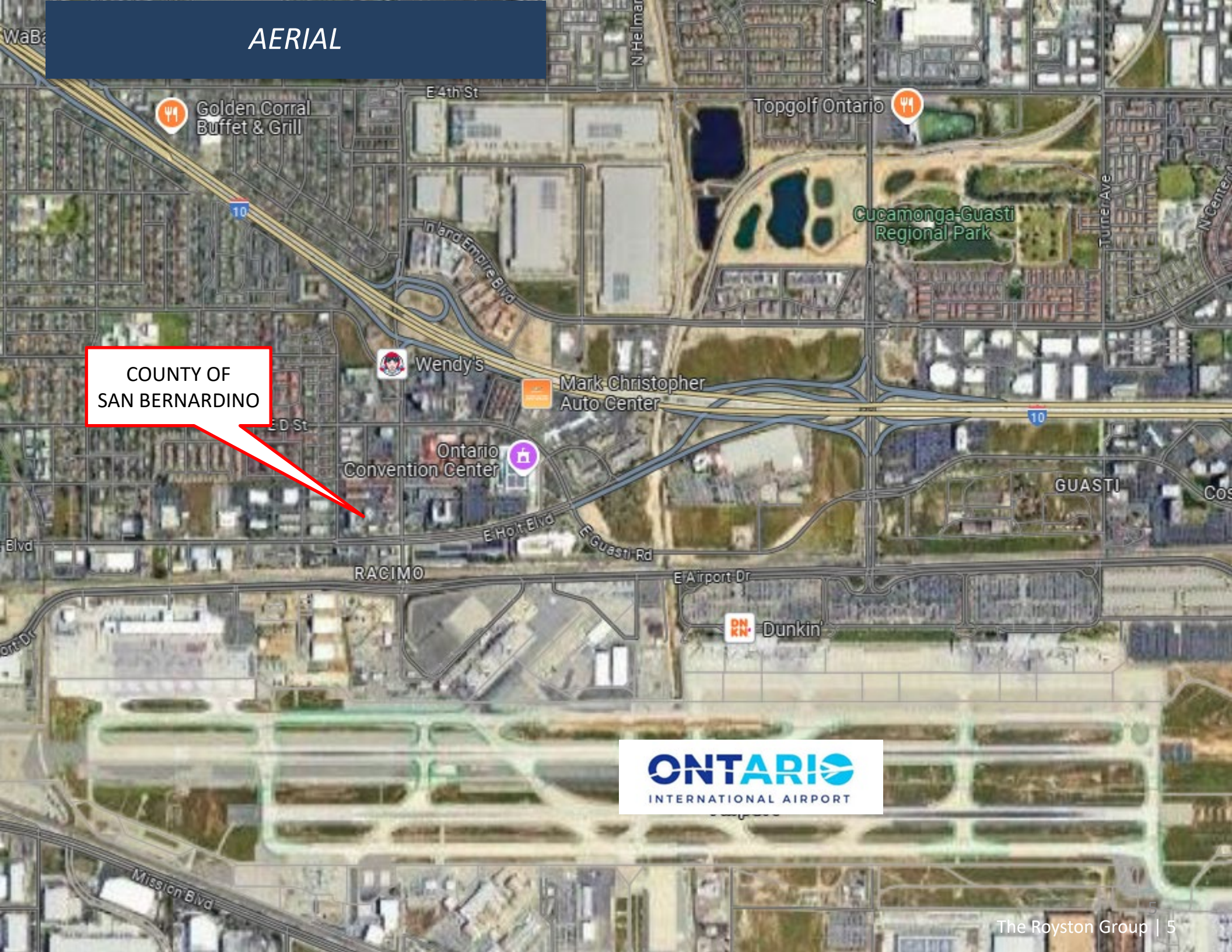
INCOME	Annual
Base Rent	\$645,146
Janitorial & Day Porter Reimb.	\$21,648
Utilities Reimb. Cap. \$68,880	\$73,096
Gross Income	\$739,890

EXPENSE	
Building Direct Expenses	
Water	\$2,340
Trash	\$7,290
Maintenance	\$9,652
Repairs	\$7,611
Janitorial & Day Porter	\$48,922
Gas	\$1,865
Electricity	\$141,976
Bldg. Interior	\$123,519
Parking Lot	\$18,457
Utilities (internet)	\$6,242
Total Building Direct Expenses	\$225,898

INCOME AND EXPENSES CONT.	
Common Area Expenses	
Landscaping	\$16,600
Security	\$45,137
Common Area Water	\$319
Common Area Day Porter	\$3,377
Common Back Flow Test	\$1,081
Total Common Area Expenses	\$66,514
General Expenses	
Insurance	\$12,231
Real Estate Taxes	\$61,600
Management Fee	\$25,704
Expenses	\$99,535
TOTAL EXPENSES	\$391,947
NET OPERATING INCOME	\$347,943

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AERIAL



COUNTY OF
SAN BERNARDINO



TENANTS IN THE AREA

COUNTY OF
SAN BERNARDINO

MOTEL 6
3.7 (931)
2-star hotel

DOUBLE TREE
by Hilton

ONTARIO
CONVENTION CENTER

Best Western Plus
Ontario Airport &...
4.2 (1188)
2-star hotel

Mariscos

VIA MAR
CANTINA

Folk Inn
3.3 (646)
3-star hotel

Comfort Inn
4.1 (818)
2-star hotel

MRS. FRIES
STARBUCKS COFFEE

Azure Hotel & Suites,
Trademark Collection...
4.1 (1848)
3-star hotel

A
Azure Hotel & Suites
Trademark Collection

UP
CLINICS

Quick Gas

Spires
Restaurants

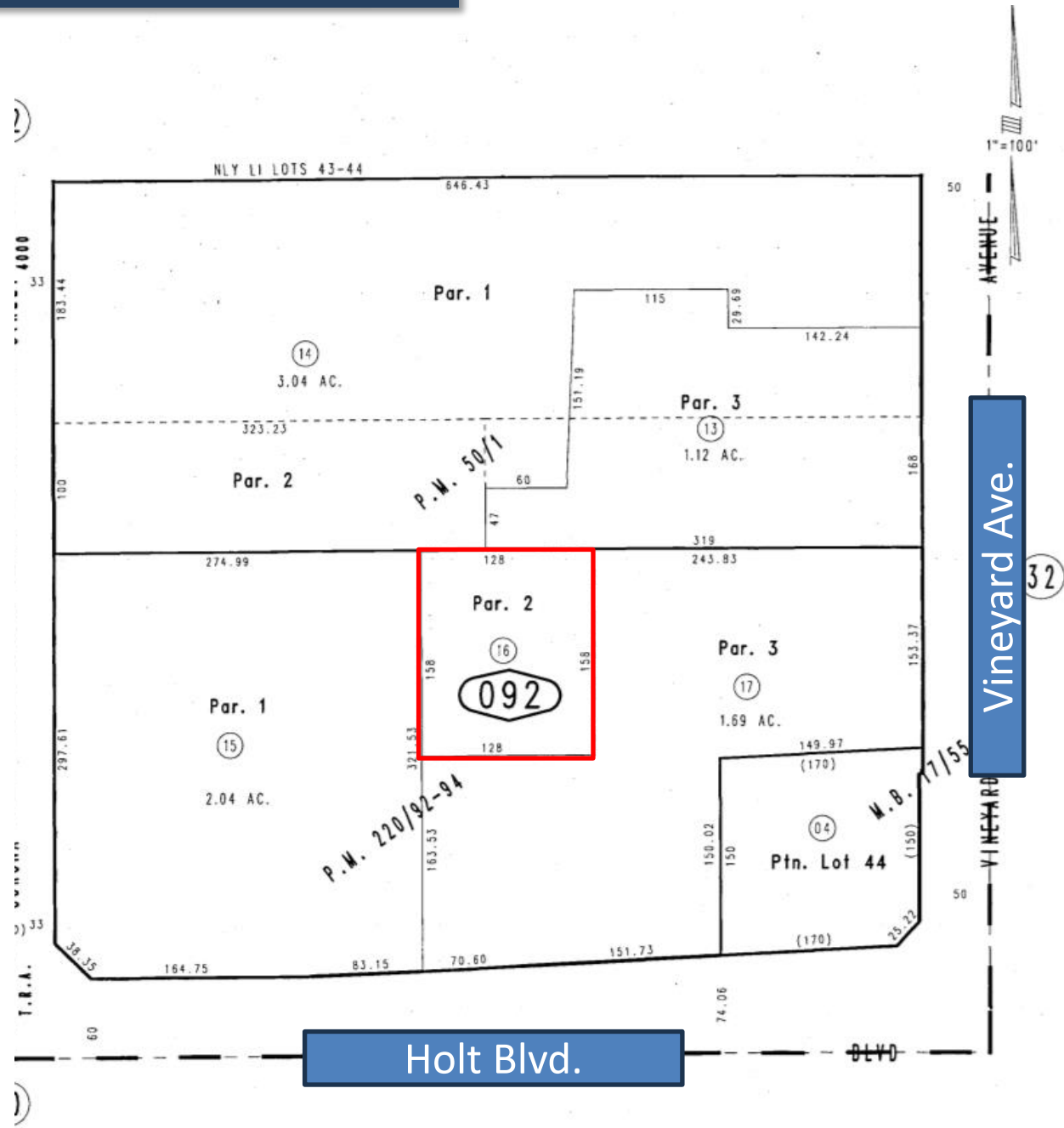
CANDLEWOOD
SUITES

76

CIRCLE K

ONTARIO
INTERNATIONAL AIRPORT

SITE PLAN



TENANT INFORMATION

Annual budget \$5.9 billion

Employees over 25,000

S&P Rating “AA+”

San Bernardino County officially the County of San Bernardino and sometimes abbreviated as S.B. County, is a county located in the southern portion of the U.S. state of California and is located within the Inland Empire area. As of the 2020 U.S. Census, the population was 2,181,654, making it the fifth-most populous county in California and the 14th-most populous in the United States. The county seat is San Bernardino.

While included within the Greater Los Angeles area, San Bernardino County is included in the Riverside–San Bernardino–Ontario metropolitan statistical area.

With an area of 20,105 square miles, San Bernardino County is the largest county in the contiguous United States by area, although some of Alaska's boroughs and census areas are larger. The county is close to the size of West Virginia.

This vast county stretches from where 93% of the county population resides in three Census County Divisions (Fontana, San Bernardino, and Victorville-Hesperia), counting 1,793,186 people as of the 2010 Census, covering 1,730 square miles, across the thinly populated deserts and mountains. It spans an area from south of the San Bernardino Mountains in San Bernardino Valley, to the Nevada border and the Colorado River.

With a population that is 53.7% Hispanic as of 2020, it is California's most populous majority-Hispanic county and the second-largest nationwide.

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AREA INFORMATION

Ontario is a city in southwestern San Bernardino County in the U.S. state of California, 35 miles east of downtown Los Angeles and 23 miles west of downtown San Bernardino, the county seat. Located in the western part of the Inland Empire metropolitan area, it lies just east of Los Angeles County and is part of the Greater Los Angeles Area. As of the 2020 Census, the city had a population of 175,265. It takes its name from the Ontario Model Colony development established in 1882 by the Canadian engineer George Chaffey and his brothers William Chaffey and Charles Chaffey. They named the settlement after their home province of Ontario.

The city is home to the Ontario International Airport, which is the 15th-busiest airport in the United States by cargo carried. Ontario handles the mass of freight traffic between the ports of Los Angeles and Long Beach and the rest of the country. The Ontario International Airport provides domestic and international air travel. Because of the many manufacturing companies and warehouses in the city, the airport also serves as a major hub for freight, especially for FedEx and UPS.

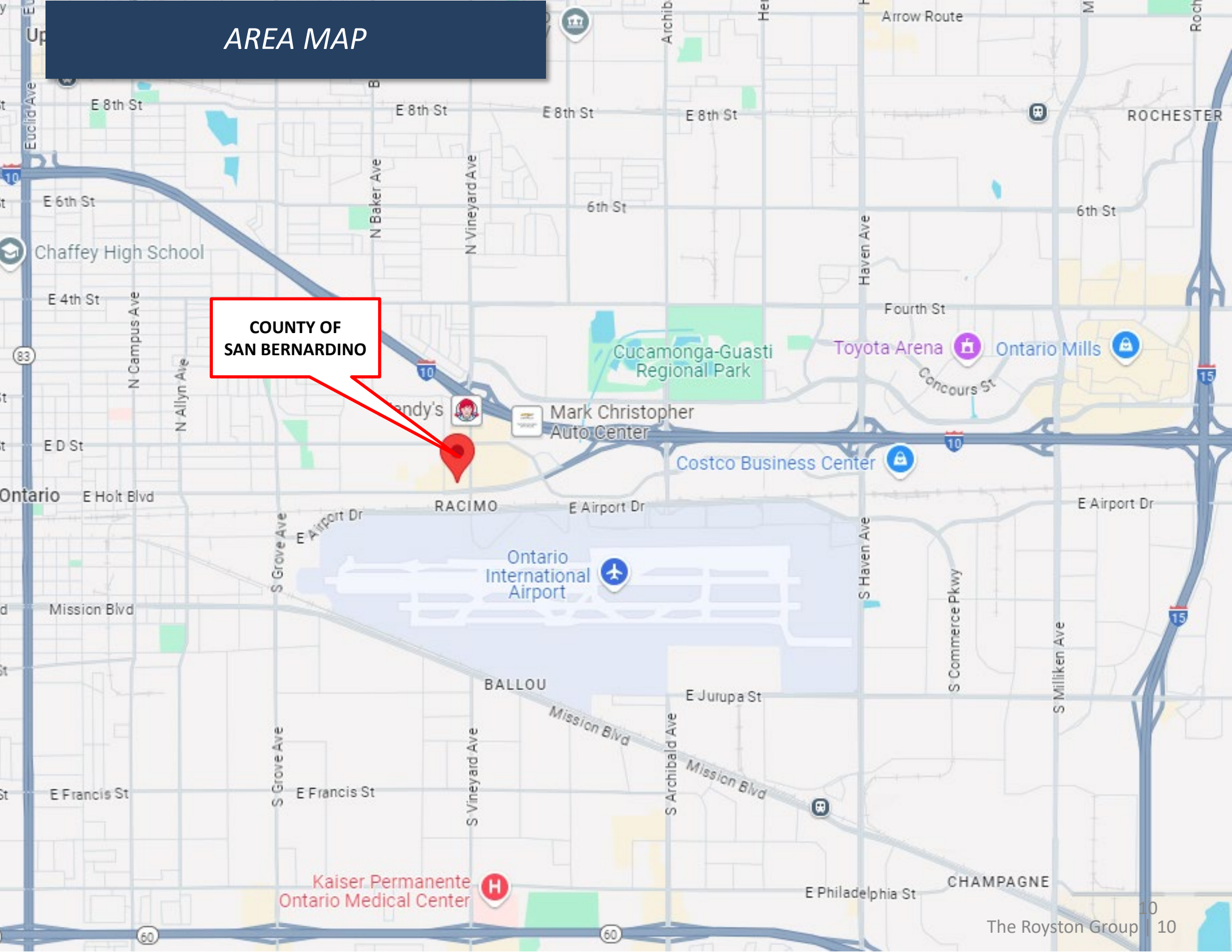
Because Ontario is a major hub for passengers and freight, the city is also served by several major freeways. Interstate 10 and the Pomona Freeway (State Route 60) run east–west through the city. Interstate 10 is north of the Ontario airport while the Pomona freeway is south of the airport. Interstate 15 runs in the north–south directions at the eastern side of the city. State Route 83, also known as Euclid Avenue, also runs in the north–south direction at the western side of the city.

The Toyota Arena is a multipurpose arena which opened in late 2008. It is owned by Ontario, but is operated by SMG Worldwide. It is an 11,000-seat multi-purpose arena, the largest enclosed arena in the Inland Empire. Over 125 events are held annually featuring sporting competitions, concerts, and family shows.

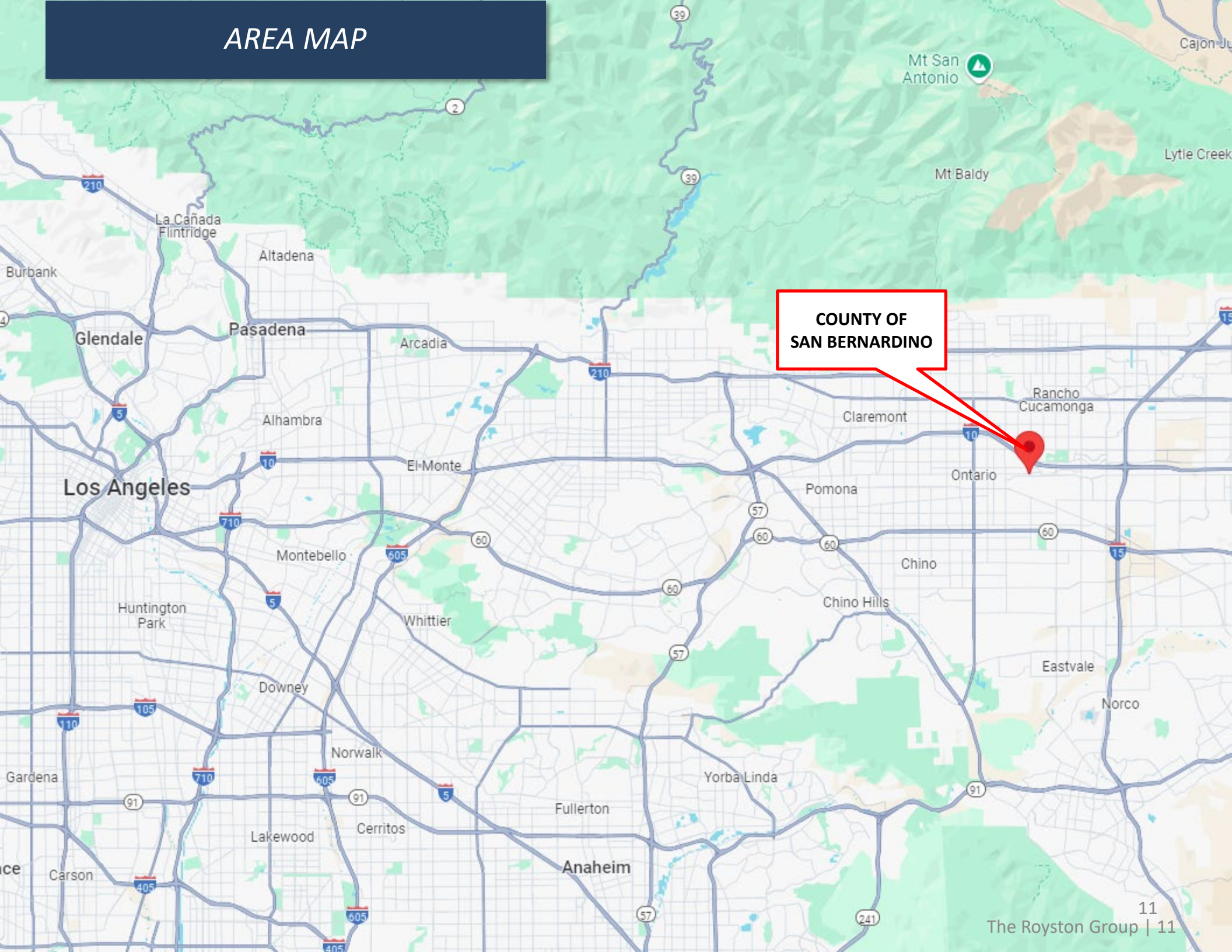
In January 2015, the American Hockey League, a minor league above the ECHL, announced that it was forming a new Pacific Division and would be replacing the ECHL Ontario Reign with a relocated team. The Kings relocated the Manchester Monarchs, a franchise they had owned and operated since 2012, and became the Ontario Reign beginning with the 2015–16 AHL season.

AREA MAP

**COUNTY OF
SAN BERNARDINO**

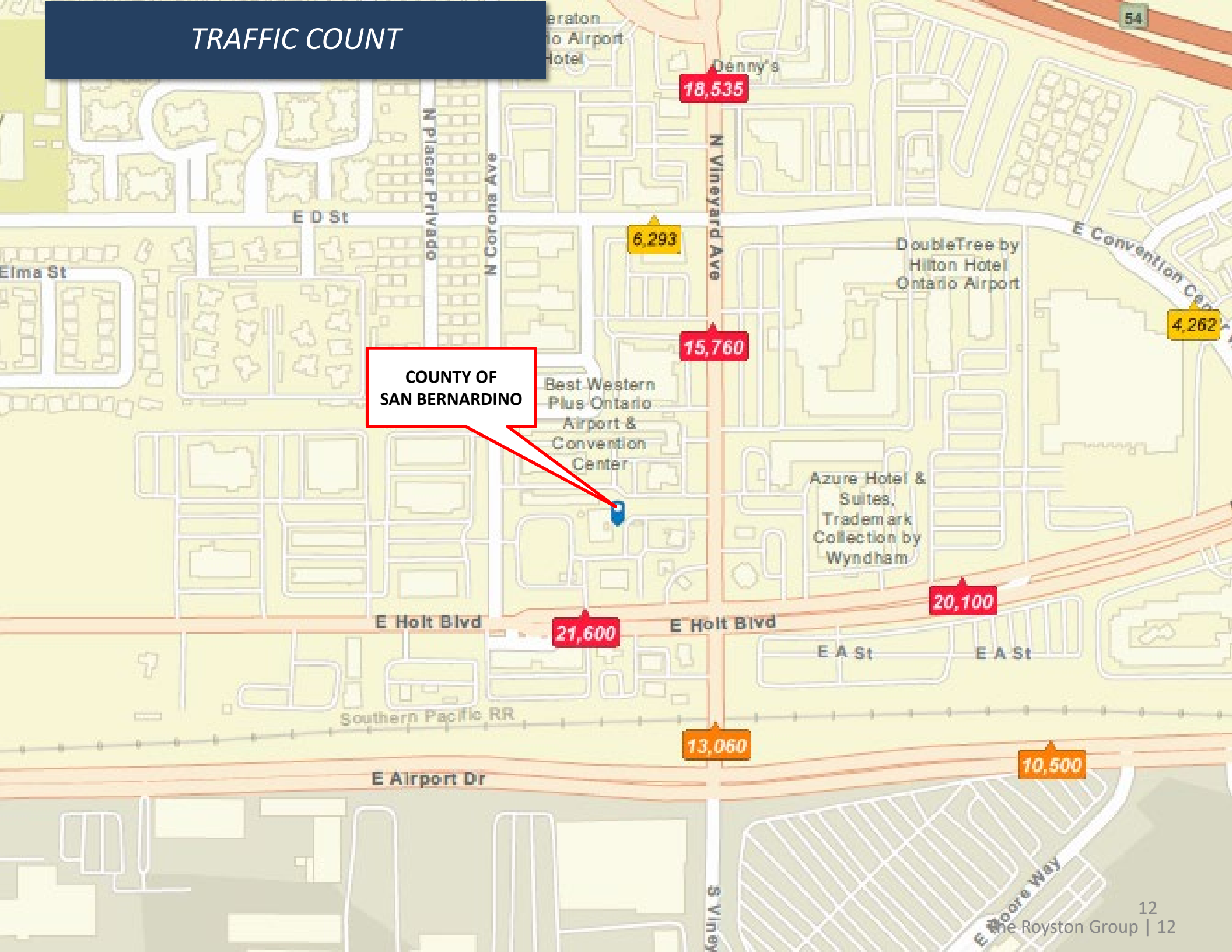


AREA MAP



**COUNTY OF
SAN BERNARDINO**

TRAFFIC COUNT



COUNTY OF
SAN BERNARDINO

DEMOGRAPHICS

191 N. Vineyard Ave., Ontario, CA



2024 Population – 5 Miles

369,027



2024 Average Household Income

\$109,077



Average Home Value

\$677,010

<i>Population Summary</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2024 Total Population	11,621	135,749	369,027
<i>Income</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2024 Average Household Income	\$86,408	\$95,593	\$109,077
<i>Households</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
Households	3,481	41,344	119,167

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ONTARIO
INTERNATIONAL AIRPORT

Community
Christian Fellowship



Child Support Services



Gregory A. Cortese
gacortese@theroystongroup.com
Direct Dial: 310.395.3551
CA RE License #00757153