

SINGLE CREDIT TENANT LEASED INVESTMENT

- 📍 CORE SOUTHERN CALIFORNIA LOCATION
- ✈️ 3 MI. FROM ONTARIO INTL. AIRPORT

FOR SALE

606
W. HOLT

ONTARIO, CALIFORNIA

±21,964 SF



STABILITY - 5 YEAR LEASE
UPSIDE - SIGNIFICANTLY UNDER MARKET RENT

EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH
100 BAYVIEW CIRCLE, SUITE 600
NEWPORT BEACH, CA 92660
949.724.1000
WWW.EE-ASSOCIATES.COM

DAVID KLUVER
SVP/PRINCIPAL
DRE # 01022800
949.7244716
DKLUVER@LEE-ASSOCIATES.COM

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

PROPERTY DESCRIPTION

PROPERTY PROFILE

<i>Property Address</i>	606 W. Holt Blvd, Ontario, CA
<i>Year Built/Complete Rehab*</i>	1988/2011*
<i>Building Size</i>	±21,964 Square Feet
<i>Zoning</i>	C3 (General Commercial)
<i>Parking</i>	± 6.83/1,000 SF
<i>Construction</i>	Reinforced Concrete/Stucco
<i>Land</i>	±1.96 Acre

* Over \$1M in IT's for Current Tenant

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dd's DISCOUNTS
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PROPERTY OVERVIEW

OFFERING SUMMARY

Lee & Associates – Newport Beach, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 606 W. Holt Boulevard, a 21,964 square foot neighborhood retail shopping center in the Inland Empire.

Built in 1988 and completely refurbished for existing tenant DD's in 2011. The building is located on a ±85,377 square foot lot. The property offers excellent visibility, direct adjacency to Stater Bros. Market, and strong surrounding national retailers. The subject premise features ample parking (6.83:1,000 SF), and is supported by strong one-mile demographics with an average household income of \$85,000, making it an attractive retail investment opportunity.

PROPERTY HIGHLIGHTS

- Heart of Southern California Location
- 3 Miles from Ontario International Airport
- Highly Active Shopping Center on the Corner of Major Streets (Holt/San Antonio)
- Directly Adjacent to Stater Bros.
- Surrounded by National Brand Retailers
- Large Lot - ±85,377 SF
- Extensive Parking (6.83:1,000 SF)
- \$85,000 Average HH Income

OFFERING SUMMARY

Offering Price:	\$6,369,560	\$290 / SF	
NOI (current)	\$296,514	(\$1.13 N/SF/Mo.**)	\$4.65% CAP
NOI (Jan 2027- Jan 2032)*	\$318,478	(\$1.20 N/SF Mo.**)	\$5.00% CAP
Building Size	±21,964 SF		
Lot Size	±85,777 SF	(1.96 acres)	

*Tenant exercised 5 yr option early. Additional 2-5 yr options to renew at market

**Rent is significantly under market. Giving substantial upside for 5 year options in 2032 & 2037



MARKET OVERVIEW

