

■ FOR SALE OR LEASE ■

# 1153 & 1201 W. HOLT BLVD

## ONTARIO, CA

4,898 SQFT | 1.29 ACRES | 2 PARCELS



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# EXECUTIVE SUMMARY

LOUIS ESTATE GROUP IS PLEASED TO PRESENT THE OPPORTUNITY TO ACQUIRE A HIGH-VISIBILITY INFILL RETAIL / AUTO ASSET LOCATED ALONG HOLT BLVD IN ONTARIO, CA.

THE PROPERTY CONSISTS OF TWO FREESTANDING BUILDINGS TOTALING 4,898 SF SITUATED ON 1.29 ACRES, OFFERING A RARE COMBINATION OF FUNCTIONAL IMPROVEMENTS AND EXCESS LAND IDEAL FOR OWNER-USERS, INVESTORS, OR REDEVELOPMENT STRATEGIES.

THE ASSET IS SPLIT BETWEEN 1153 W HOLT BLVD (2,384 SF ON 0.63 ACRES, RENOVATED IN 2018) AND 1201 W HOLT BLVD (2,514 SF ON 0.66 ACRES, BUILT IN 2013). THIS CONFIGURATION ALLOWS FOR FLEXIBLE USE, INCLUDING INDEPENDENT OR COMBINED OCCUPANCY, MULTI-TENANT SETUPS, OR AN OWNER-USER WITH ADDITIONAL INCOME POTENTIAL.

DELIVERED VACANT, THE PROPERTY PROVIDES IMMEDIATE CONTROL AND MULTIPLE PATHS TO CREATE VALUE THROUGH LEASE-UP, OWNER OCCUPANCY, OR FUTURE REPOSITIONING.



# PROPERTY PICS

1.29 AC INFILL REDEVELOPMENT SITE | FREESTANDING AUTO FACILITY







# FINANCIAL OVERVIEW



**ASKING PRICE**  
\$3,800,000

**PRICE/ SF**  
\$776/SF

**ASKING RENT**  
\$24,000  
(\$12,000+\$10,000)

**RENT/ SF**  
\$/SF/MONTH  
(NNN)

**ANNUAL  
RENT \$**

**IMPLIED CAP RATE**  
7.6%

# LOCATION OVERVIEW



## Dense Population Base

**±350K+ residents  
within 5 miles**



## Strong Income Profile

**~\$90K average  
household income  
(3–5 mile radius)**



## Established Retail Corridor

**Prime frontage  
along W Holt Blvd  
Strong demand  
for auto and  
service retail**



## Strategic Freeway Access

**Immediate access  
to I-10, I-15, and  
SR-60**