

±7,018 SF | RETAIL CONDO

OWNER/USER OR INVESTMENT OPPORTUNITY

# FOR SALE

\$2,400,000 SALE PRICE

921 N MILLIKEN AVE.

ONTARIO | CA 91764

FOR MORE INFORMATION, CONTACT:

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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## EXECUTIVE SUMMARY

### PROPERTY HIGHLIGHTS

<b>Building SF</b>	±7,018 SF
<b>Space Type</b>	Retail Condo
<b>Year Built</b>	2003
<b>Tenancy</b>	Single
<b>Parking</b>	4.99 / 1,000 SF
<b>Features:</b>	<ul style="list-style-type: none"><li>• Retail Owner/User or Investment Opportunity</li><li>• Located at The Marketplace at Ontario Mills, Neighboring National Retailers Including Sam's Club, Staples, and Adjacent to Ontario Mills Shopping Center</li><li>• High Daytime Consumer Traffic Generated by Regional Shopping and Tourism Destinations</li><li>• Convenient Access to Major Distribution Hubs, Business Parks, and Residential Communities Throughout Inland Empire</li><li>• Minutes to the Toyota Arena and the Newly Developed Ontario Sports Empire</li><li>• Immediate Access to I-10 and I-15 Freeways</li></ul>
<b>Sale Price:</b>	\$2,400,000 (\$341.98 / SF)
<b>In-Place Cap Rate</b>	6.6%
<b>Lease Rent</b>	\$13,365.00 / Month NNN
<b>Net Operating Income (NOI)</b>	\$160,380.00



921 N. Milliken Ave. is strategically located within the heart of Ontario's premier retail corridor, directly across from Ontario Mills and adjacent to Marketplace At Ontario Center. The property benefits from strong consumer traffic generated by one of Southern California's top regional shopping destinations and is surrounded by a dynamic mix of national retailers, restaurants, hotels, and entertainment venues.

The site offers immediate access to I-10 via Milliken Avenue and I-15 via 4th Street, providing excellent connectivity throughout the Inland Empire and greater Southern California region. Ontario International Airport is located just minutes away, further enhancing the property's regional accessibility and convenience.

Ontario continues to experience strong economic and population growth driven by the expansion of the Inland Empire's industrial, logistics, and residential sectors. Supported by a large daytime workforce and dense surrounding communities, the area provides an ideal environment for retailers, showroom users, and service-oriented businesses seeking exposure within a highly active commercial market.

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PHOTOS



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# AERIALS



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## LOCATION

### OVERVIEW

921 N. Milliken Ave. is located in the northern part of Ontario, California, within a well-established industrial and commercial corridor in San Bernardino County. The area is known for its proximity to major transportation routes, including Interstate 10, Interstate 15, and State Route 60, making it a strategic location for logistics, warehousing, and distribution operations. It also benefits from close access to the Ontario International Airport and nearby rail facilities, supporting regional and national connectivity. Surrounding land uses are primarily light industrial, manufacturing, and business parks, with supporting retail and service amenities available within a short drive. Overall, the location offers strong accessibility and infrastructure suited for commercial and industrial activities.

### STREET & LOCAL ACCESS

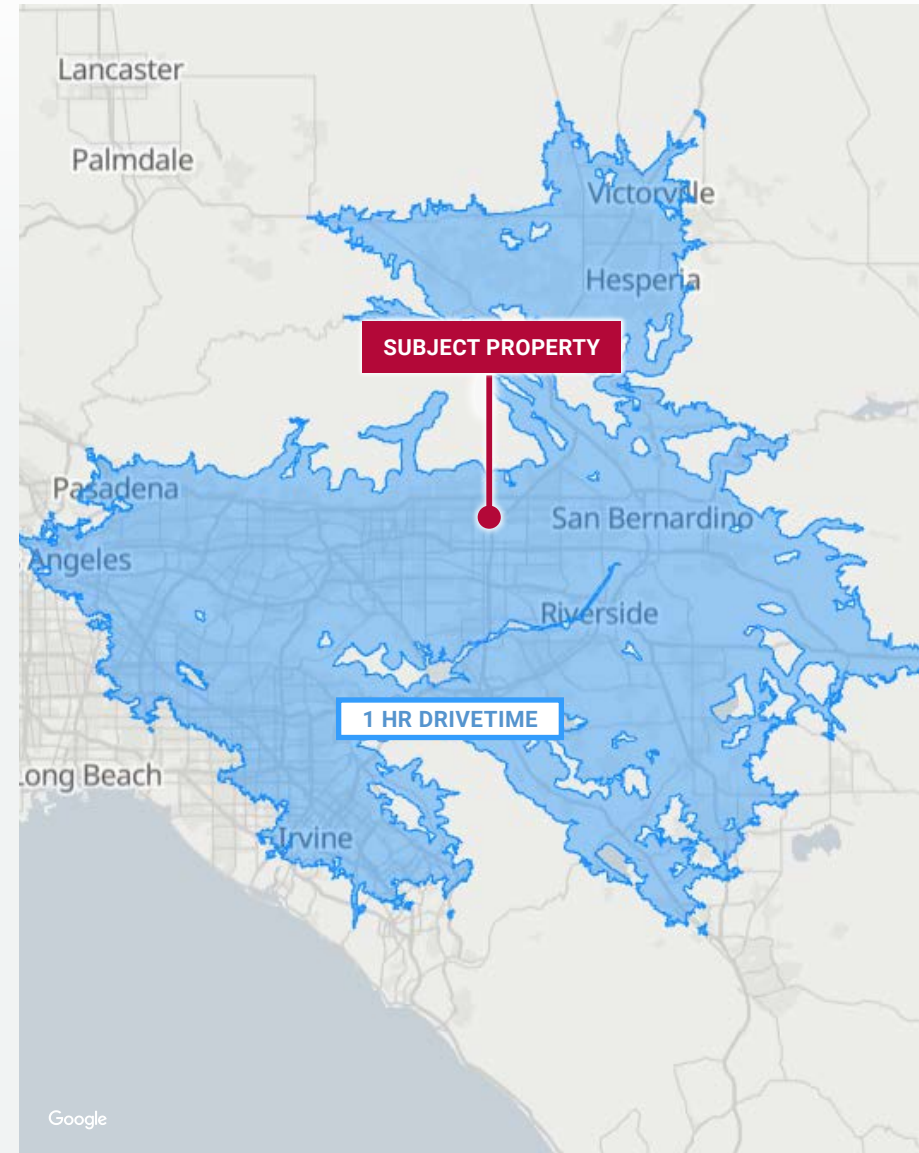
- Immediate access to Interstate 10 and Interstate 15
- Convenient ingress and egress via signalized intersections
- Strong connectivity to nearby retail, dining, and entertainment amenities
- Located within the highly trafficked Ontario Mills retail corridor
- Easy access to surrounding residential and business communities

### PUBLIC TRANSPORTATION & REGIONAL ACCESS

- Convenient access to Omnitrans regional bus routes
- Central location within the Inland Empire transportation network
- Direct regional connectivity throughout Southern California
- Accessible to major employment centers throughout the Inland Empire

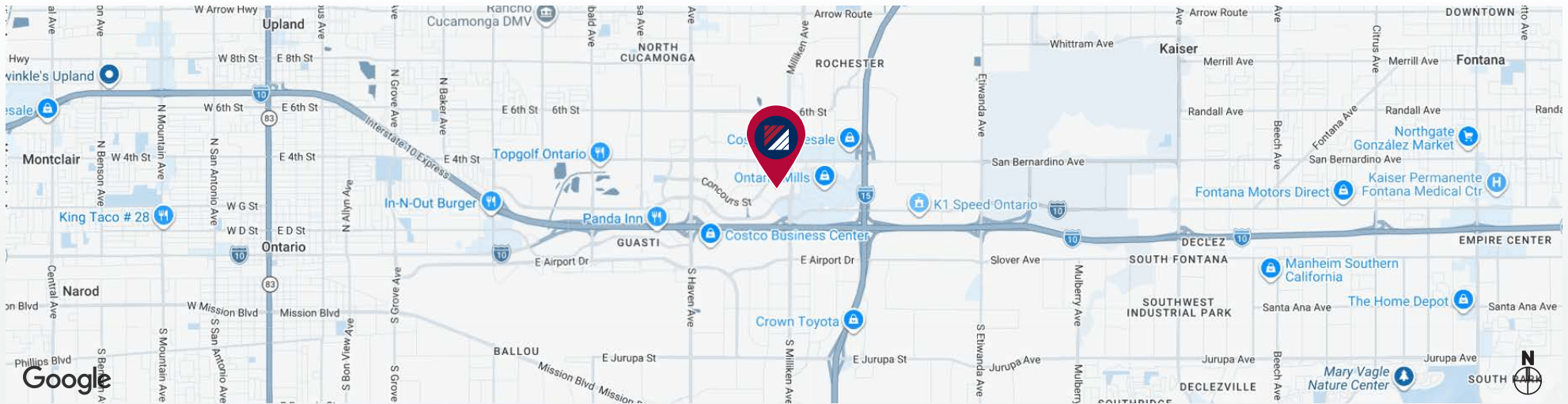
### PUBLIC TRANSPORTATION & REGIONAL ACCESS

- Minutes from Ontario International Airport
- Located near one of the nation's largest industrial and logistics markets
- Excellent access to regional distribution and fulfillment centers
- Convenient connectivity to the Ports of Los Angeles and Long Beach via I-10 Freeway



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## LOCAL AMENITIES



921 N. Milliken Ave. is surrounded by an extensive mix of retail, dining, entertainment, hospitality, and business amenities within Ontario's premier commercial corridor. Nearby destinations include Ontario Mills, Toyota Arena, major national retailers, restaurants, hotels, and Ontario International Airport, providing strong consumer traffic and convenience for both employees and visitors. The area's continued residential and commercial growth further enhances the property's long-term appeal within one of the Inland Empire's most active trade areas.

The surrounding market is also supported by a large daytime workforce driven by the region's expanding industrial and logistics sectors. Immediate freeway access to Interstate 10 and Interstate 15 allows for convenient connectivity throughout Southern California and the Inland Empire. Continued investment throughout the Ontario Airport area, Arena District, and Ontario Ranch communities is expected to further strengthen consumer demand and economic activity across the trade area.



ONTARIO MILLS



TOYOTA ARENA



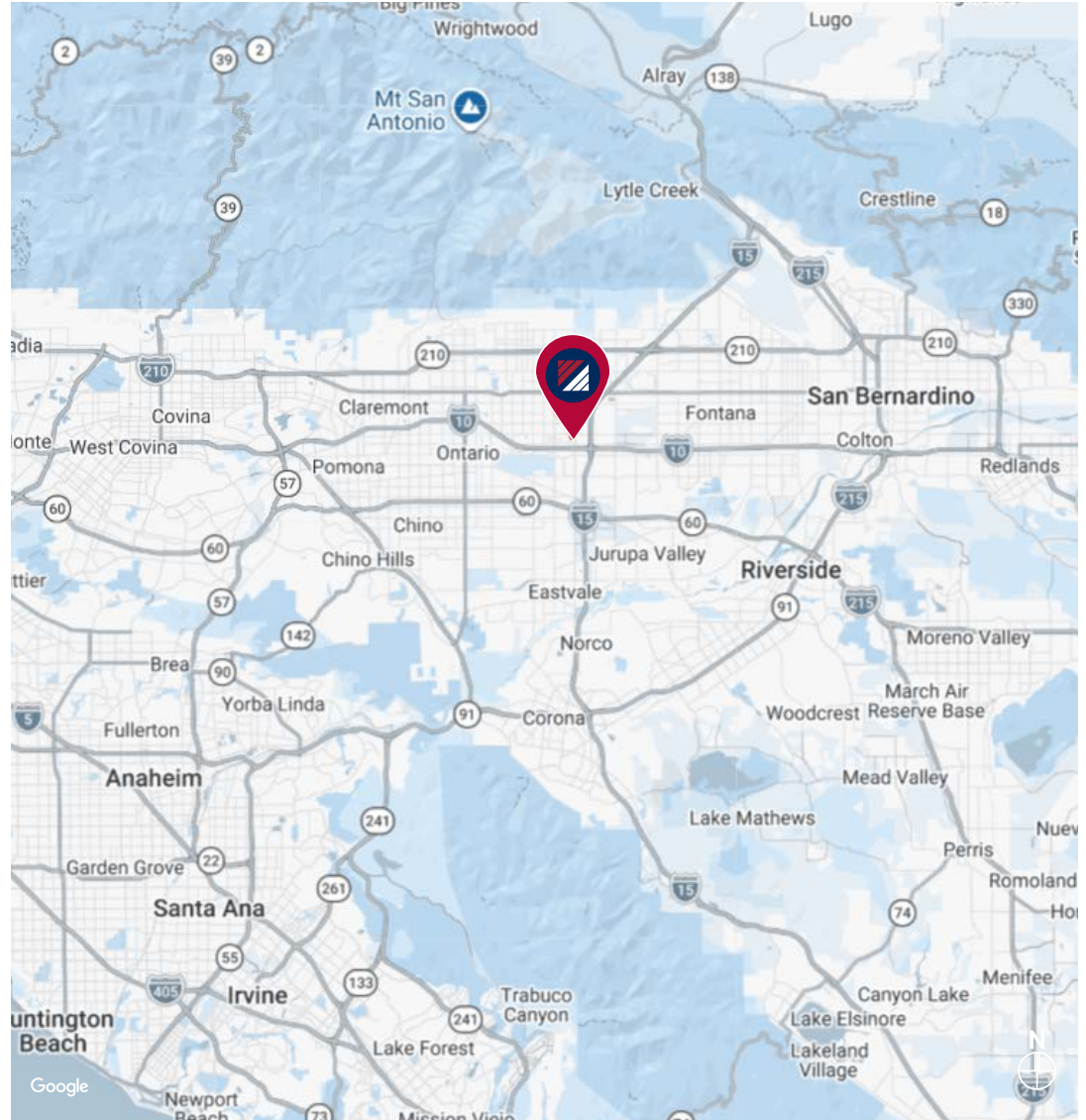
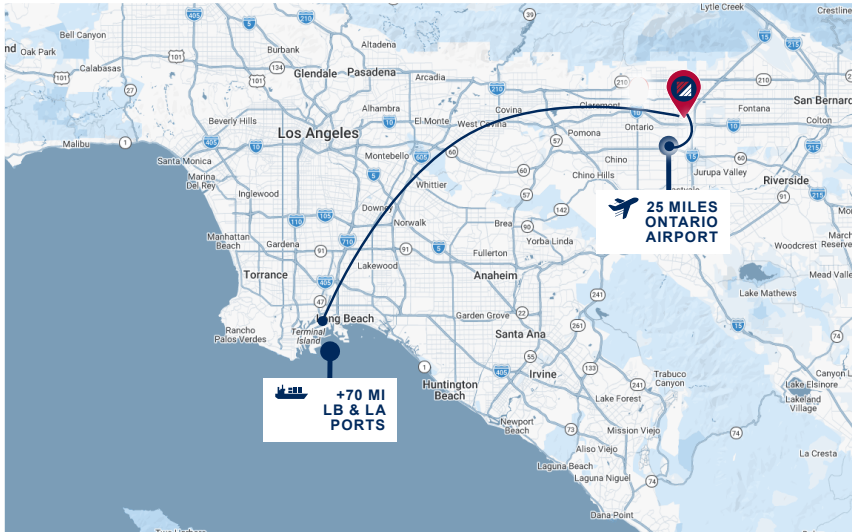
ONTARIO INTERNATIONAL AIRPORT



ONTARIO SPORTS EMPIRE

# LOCATION

The property is strategically located within the heart of Ontario’s premier retail and commercial corridor, directly across from Ontario Mills and adjacent to Marketplace At Ontario Center. The property benefits from exceptional visibility and accessibility within one of the Inland Empire’s most active trade areas, surrounded by a strong concentration of national retailers, entertainment venues, restaurants, hotels, and business amenities. Positioned near the I-10 and I-15 interchange, the site provides outstanding regional connectivity throughout Southern California, including convenient access to Los Angeles, Orange County, Riverside, and San Bernardino counties. The property is minutes from Ontario International Airport, one of the region’s fastest-growing air cargo and passenger airports.



DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
2020 Population	5,327	53,884	287,573
2025 Population	6,533	55,759	286,942
2030 Population Projection	6,858	56,691	289,295
2020 Households	2,467	18,595	90,214
2025 Households	3,095	19,525	90,207
2030 Household Projection	3,261	19,891	90,965
Total Specified Consumer Spending	\$85.8M	\$632.5M	\$3.4B
Avg Household Income	\$103,361	\$106,514	\$118,885
Median Household Income	\$92,364	\$92,165	\$98,408