

592
N. EUCLID AVENUE

FOR SALE

U P L A N D | C A 9 1 7 8 6

O F F E R I N G M E M O R A N D U M



CBRE

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EXECUTIVE SUMMARY



Offering Price
\$2,595,000



Building Size

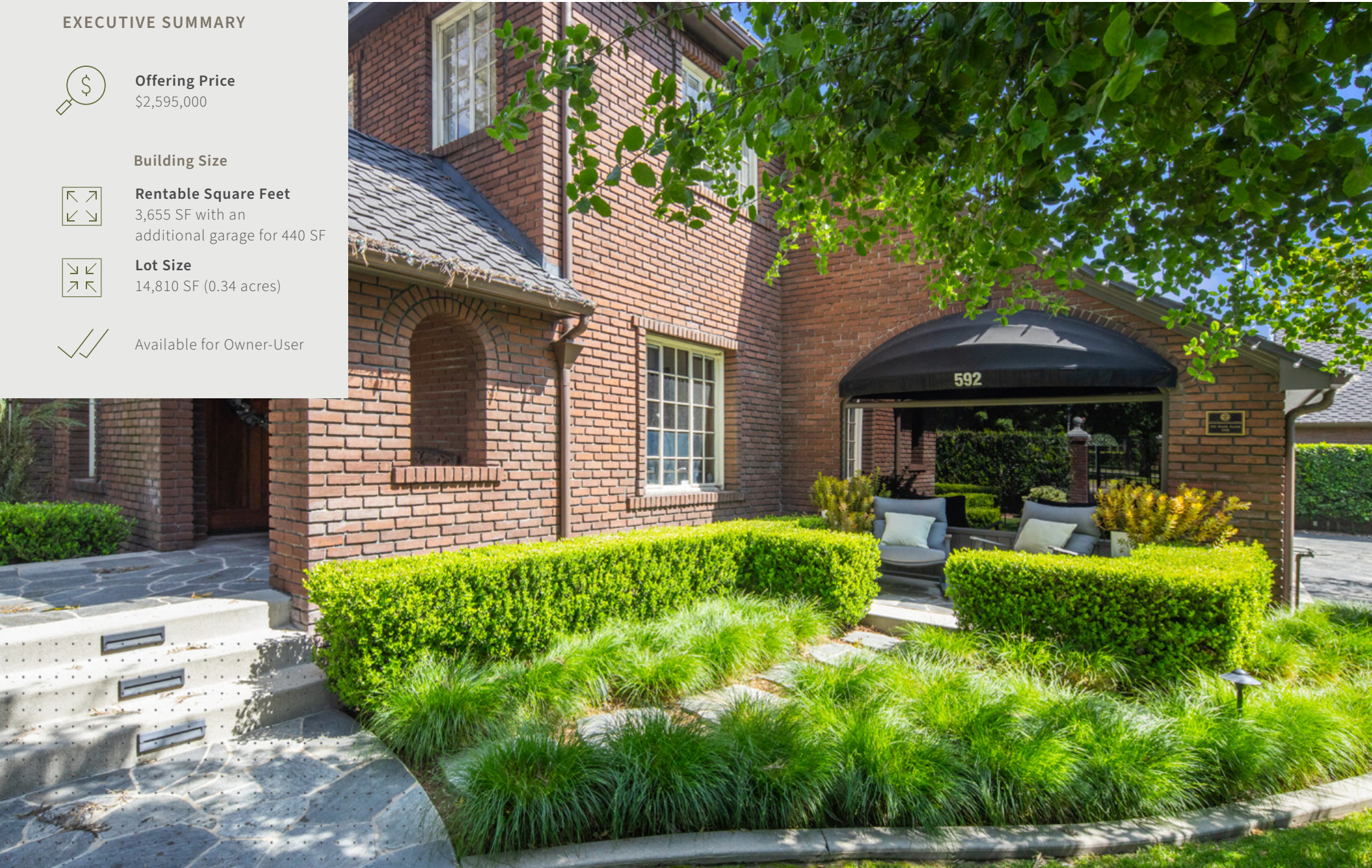
Rentable Square Feet
3,655 SF with an
additional garage for 440 SF



Lot Size
14,810 SF (0.34 acres)



Available for Owner-User



OWNER USE OPPORTUNITY

This offering is ideal for an owner-user seeking a corporate headquarters investment with a strong lease-versus-purchase advantage. Ownership provides numerous advantages:

1. Building Equity and Long-Term Financial Stability

Owning an office building transforms occupancy costs into an investment rather than an expense. Each mortgage payment builds equity, increasing the company's net worth over time. Unlike rent, which typically escalates annually and offers no return, ownership provides a tangible asset that can appreciate in value. This equity can later be leveraged for financing expansions or other business needs. Additionally, ownership offers predictable costs through fixed-rate loans, shielding businesses from rent hikes and market volatility, which is especially valuable for long-term planning.

2. Control Over Space and Customization

Owning the property gives tenants full autonomy over design, layout, and improvements without landlord restrictions. This flexibility allows businesses to create a workspace that reflects their brand, optimizes functionality, and incorporates energy-efficient upgrades. Ownership also eliminates the risk of displacement due to lease expiration or landlord decisions, ensuring operational continuity. For companies with specialized needs—such as unique build-outs or security requirements—this control can significantly enhance productivity and employee satisfaction

3. Tax Advantages and Additional Revenue Opportunities

Property ownership offers substantial tax benefits, including deductions for mortgage interest, property taxes, and depreciation. These deductions can reduce taxable income and improve cash flow. Owners can also generate revenue by leasing unused space to other tenants, creating an additional income stream that offsets operating costs. In some cases, property can serve as collateral for future loans, further strengthening financial flexibility.

4. Asset Appreciation and Market Leverage

Commercial real estate generally maintains or increases its value over time, making ownership a strategic investment. In favorable markets, appreciation can deliver significant returns upon resale. Moreover, owning a building provides leverage during economic downturns—companies can refinance, sell, or repurpose the property to adapt to changing conditions. This permanence contrasts with leasing, where tenants face uncertainty and lack a fall-back asset if business conditions shift.



INVESTMENT HIGHLIGHTS



Prime Location

Situated at the bustling corner of **Historic Downtown Upland**, offering high visibility and strong traffic flow.



Excellent Accessibility

Easy access to **I-10 Freeway** and close proximity to **Metrolink commuter rail station**, enhancing connectivity for tenants and visitors.



Strong Surrounding Amenities

Walking distance to retail, restaurants, banks, and fitness centers, creating a vibrant business environment.



Prominent Historical Landmark

Rare Historical Site located in the Magnolia district of Upland with strong roots in the community.



Owner-User

Available immediately for owner-user group to occupy.











Market Strength

Located in the **Inland Empire**, one of California's fastest-growing regions, with strong demographics and projected population growth.



PROPERTY DESCRIPTION

	Address	592 N. Euclid Avenue, Upland, CA
	Office	2 Story Office
	Building Size	The main building is 3,655 SF with an additional garage for 440 SF
	Lot Size	14,810 SF (0.34 acres)
	Parking Spaces	13 Secured and Gated
	Year Built	1926 / Renovated 2022-2023
	Zoning	Specific Plan: Historical Downtown Upland
	Restrooms	2





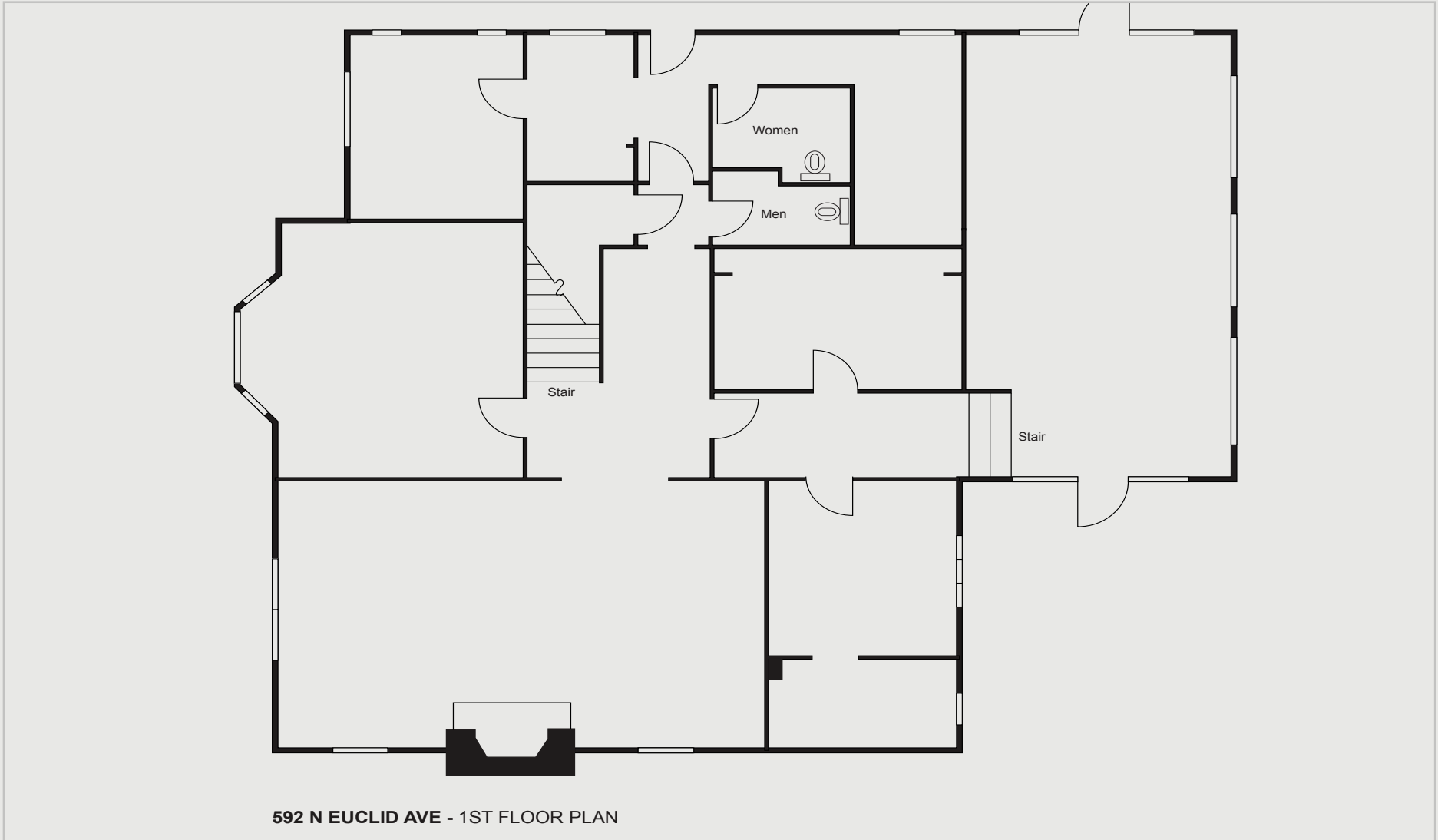
BUILDING HIGHLIGHTS

The owner remodeled the entire property in 2022 investing over half million in upgrades including the below:

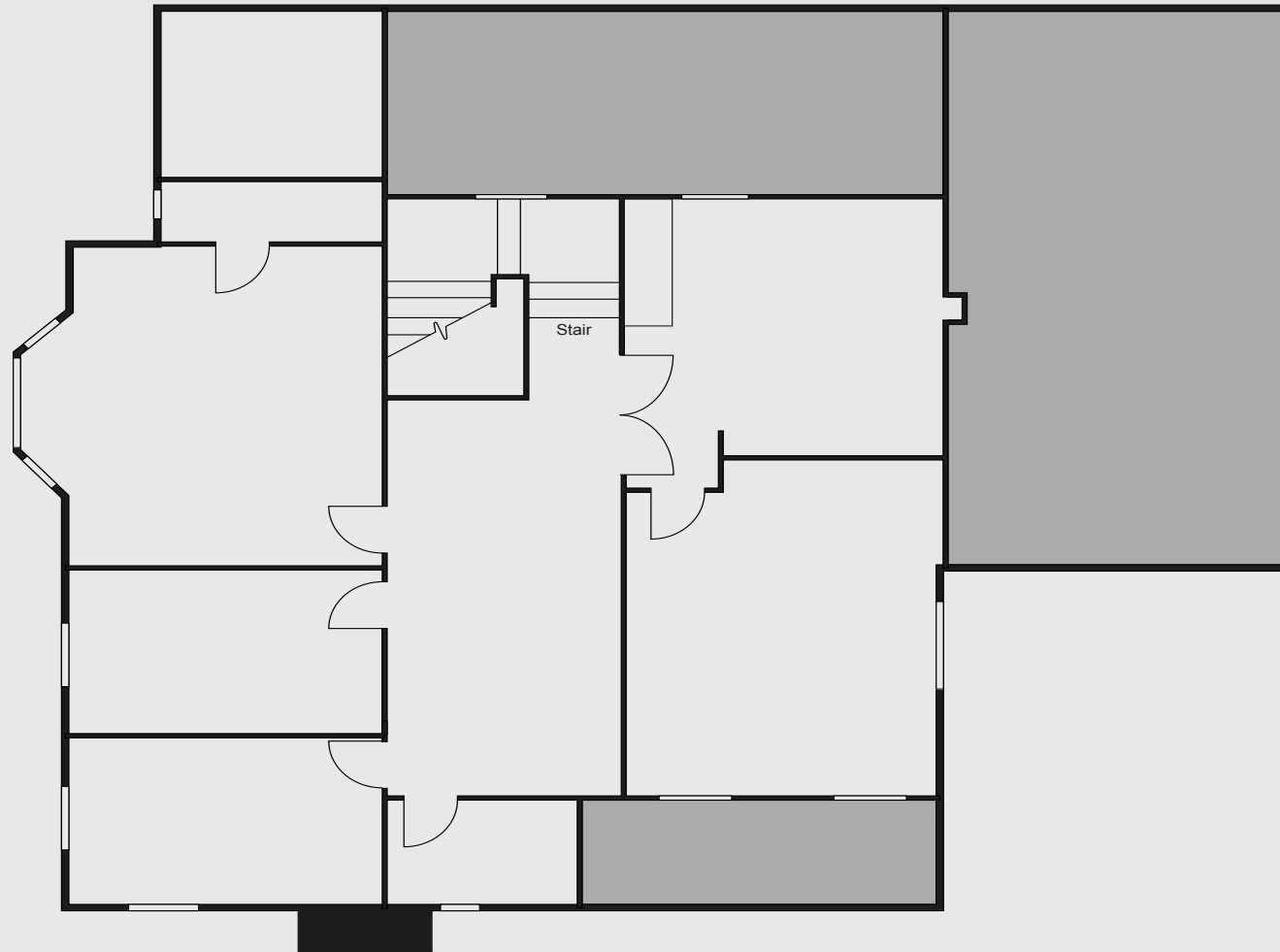
- » New roofs completed in 2022
- » New parking lot with LED lighting and automated secured gate
- » All new exterior landscaping and hardscaping with accent lighting
- » New tile flooring throughout
- » Refinished walls and new paint throughout
- » Fully remodeled restrooms
- » Refinished original oak floors to keep with the overall character of the project
- » Updated electric and light fixtures throughout



FLOOR PLANS



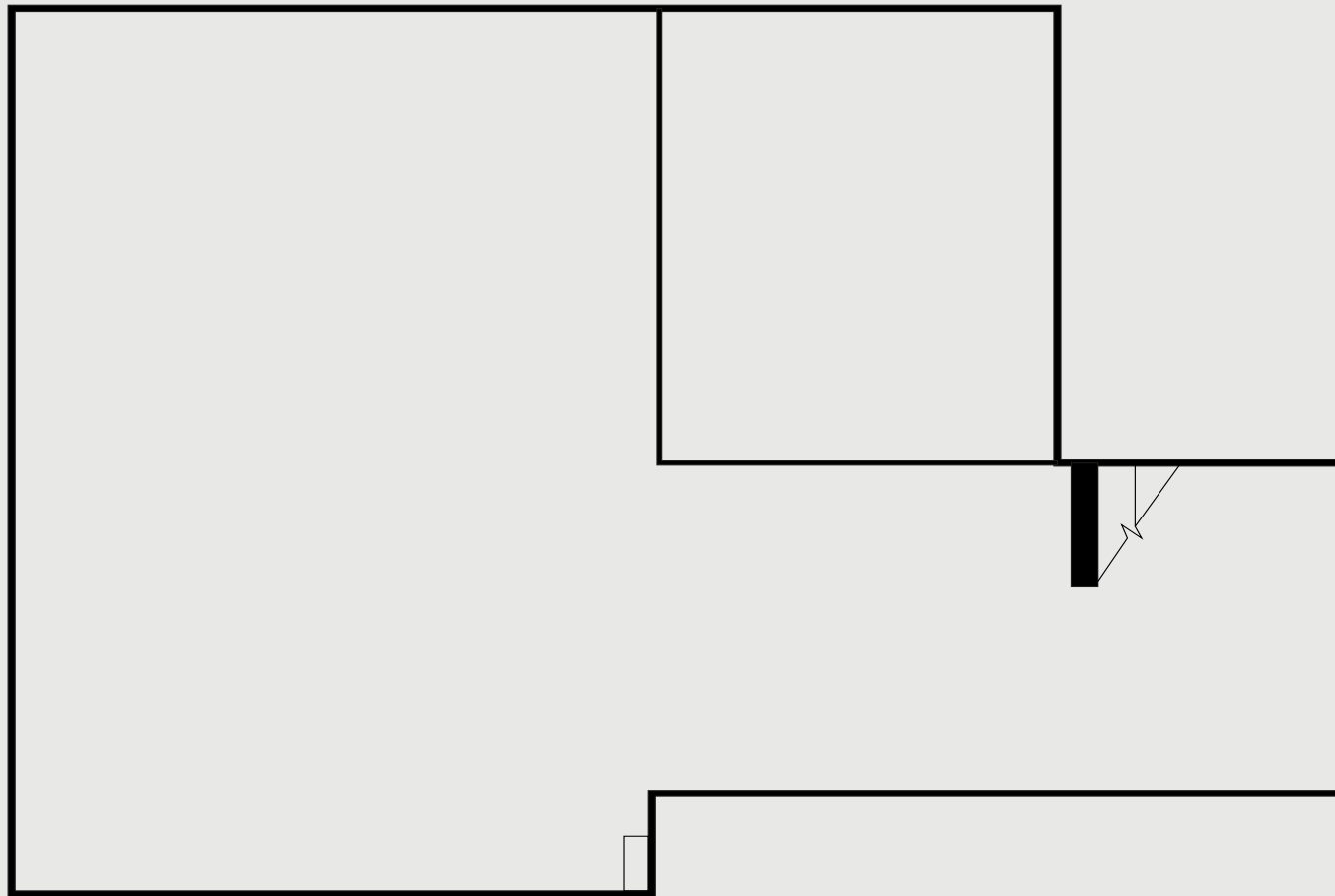
FLOOR PLANS



592 N EUCLID AVE - 2ND FLOOR PLAN

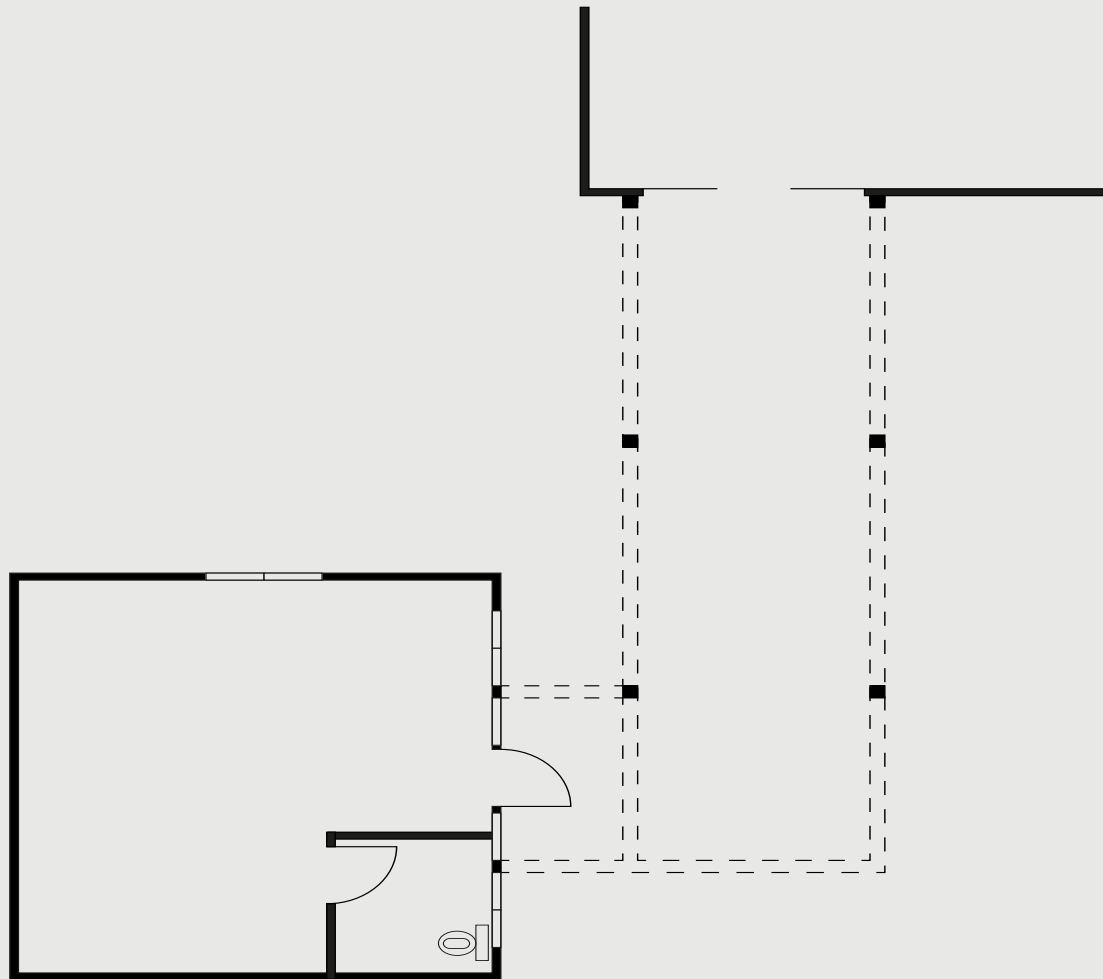


FLOOR PLANS



592 N EUCLID AVE - BASEMENT FLOOR PLAN

FLOOR PLANS

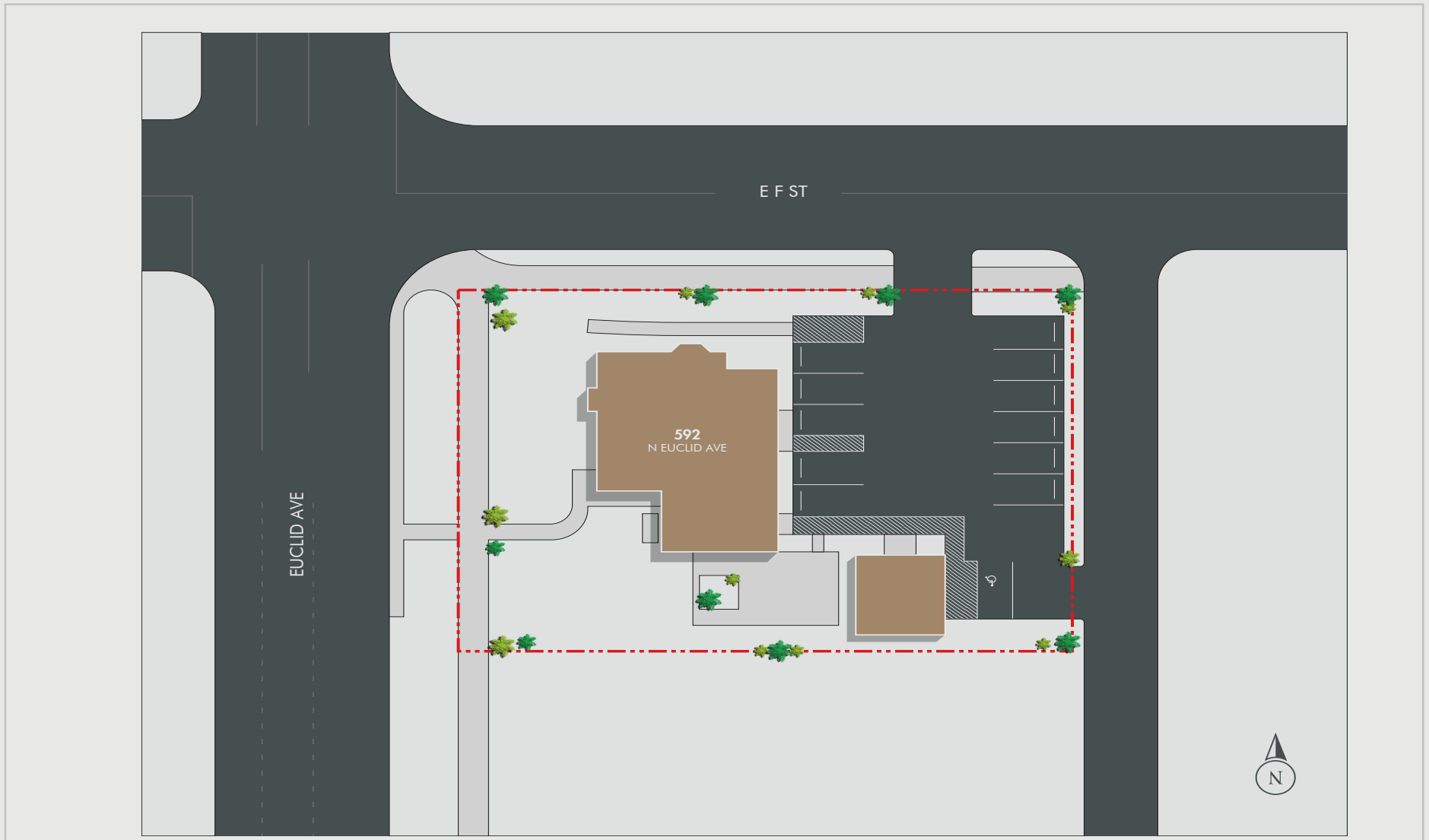


CARRIAGE HOUSE - FLOOR PLAN

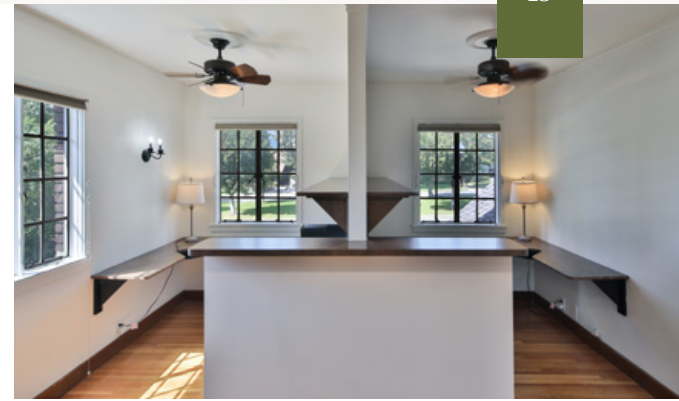
CARRIAGE
HOUSE



SITE PLAN



SITE
PLAN





AMENITY MAP



Carl's Jr.

CVS

Pollo Loco

Upland Junior High School

SAN ANTONIO REGIONAL HOSPITAL

UNITED STATES POSTAL SERVICE

OMO MERCADO
A Neighborhood Natural Wine Bar • Market

Rancho Cucamonga

North Cucamonga

Padua PASTA MAKERS

Upland Dental Aesthetics & Orthodontics

Riverside

ONT
Ontario International Airport
8 Min | 4.9 Mi

METROLINK

Bee Z Auto Care

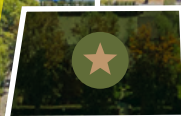
Gulf Upland

Upland

KINGS BREWING CO

Molly's Souper

Upland Endodontic Group:
Dr. John G. Hockin II DDS MS



SAMIS LIQUOR

CITY OF UPLAND

N Euclid Ave



N Euclid Ave

AMENITY MAP



ONT
Ontario
International Airport
8 Min | 4.9 Mi

METROLINK

KITODDLE CREATORS
EMPIRE

rad
COFFEE

COTERIE TEA ROOM

Molly's Souper



Ontario

CROSSFIT FORTEM

Upland

IHOP

G&M

ARCO

Public Storage



WESTERN CHRISTIAN SCHOOLS

Chino

METROLINK

Fern Reservoir Park

THE CITY OF UPLAND
Upland Public Library
For all the shoppers of your life

Upland Flowers
Say it with Flowers

E Arrow Hwy

E Arrow Hwy

592
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Euclid Ave

N Laurel Ave



INLAND EMPIRE OVERVIEW

The Inland Empire (IE), encompassing Riverside and San Bernardino counties, has transformed from an agricultural hub into one of Southern California’s fastest-growing markets. Today, it combines suburban and rural communities with strong tourism, industrial, and commercial sectors, supported by a \$200B economy.

Population growth has surged—nearly four times faster than the regional average since 1990—driven by affordability and migration from coastal counties. The IE offers businesses a cost-effective alternative to Los Angeles and Orange County, with abundant real estate, modern infrastructure, and a skilled workforce from nearby universities.

As the region continues to expand, demand for housing, jobs, and commercial space is accelerating. With low living costs, steady job growth, and ongoing investment, the Inland Empire is well-positioned to meet future business needs and remain Southern California’s premier growth market.

MAJOR TRANSPORTATION INFRASTRUCTURES

Freeways & Highways



Public Transit & Commuter Rail



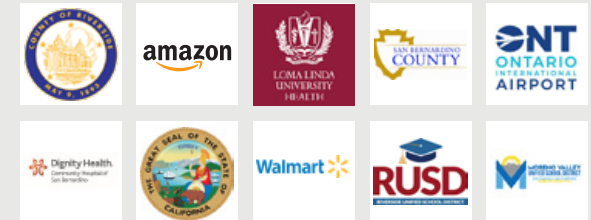
Airports



SURROUNDING UNIVERSITIES



TOP EMPLOYERS



Population
4,720,603

Number Of Employers
140,901

Average Property Value
\$614,605

Median Age
36.7 YEARS

UNEMPLOYMENT RATE / AUGUST 2025
6%

Average Household Income
\$117,499

College-Educated Population
1,781,917

Labor Force
2,241,733

Annual Household Spending Budget
\$70,000

DOWNTOWN UPLAND

Historic Roots

Downtown Upland traces its origins to the late 19th century when visionary developer George Chaffey transformed the area from ranchland into part of his Ontario Model Colony. Upland, incorporated in 1906, was initially known for its citrus groves and irrigation systems that fueled agricultural prosperity. Euclid Avenue, a grand boulevard designed by Chaffey, remains a defining feature of the city's layout and historic charm. This foundation established Upland as a hub of commerce and community life in the Inland Empire, with its downtown serving as the symbolic heart of the city.

Cultural Significance

Today, Downtown Upland embodies a blend of historic character and modern vibrancy. Its walkable streets feature locally owned boutiques, antique shops, and restaurants that celebrate Upland's small-town appeal. Cultural institutions like the Cooper Regional History Museum preserve the city's rich heritage, while annual events such as the Lemon Festival honor its agricultural roots. These elements foster a strong sense of identity and community pride, making downtown a gathering place for residents and visitors alike.

Regional Connectivity

Strategically located in the Inland Empire, Downtown Upland offers excellent access to Southern California's major destinations. The Metrolink station, just steps from downtown, provides direct rail service to Los Angeles, while nearby freeways connect Upland to Orange County and beyond. Its position along historic Route 66 adds nostalgic appeal and draws travelers exploring California's iconic highway. This connectivity enhances downtown's role as both a commuter-friendly hub and a leisure destination.

Revitalization and Growth

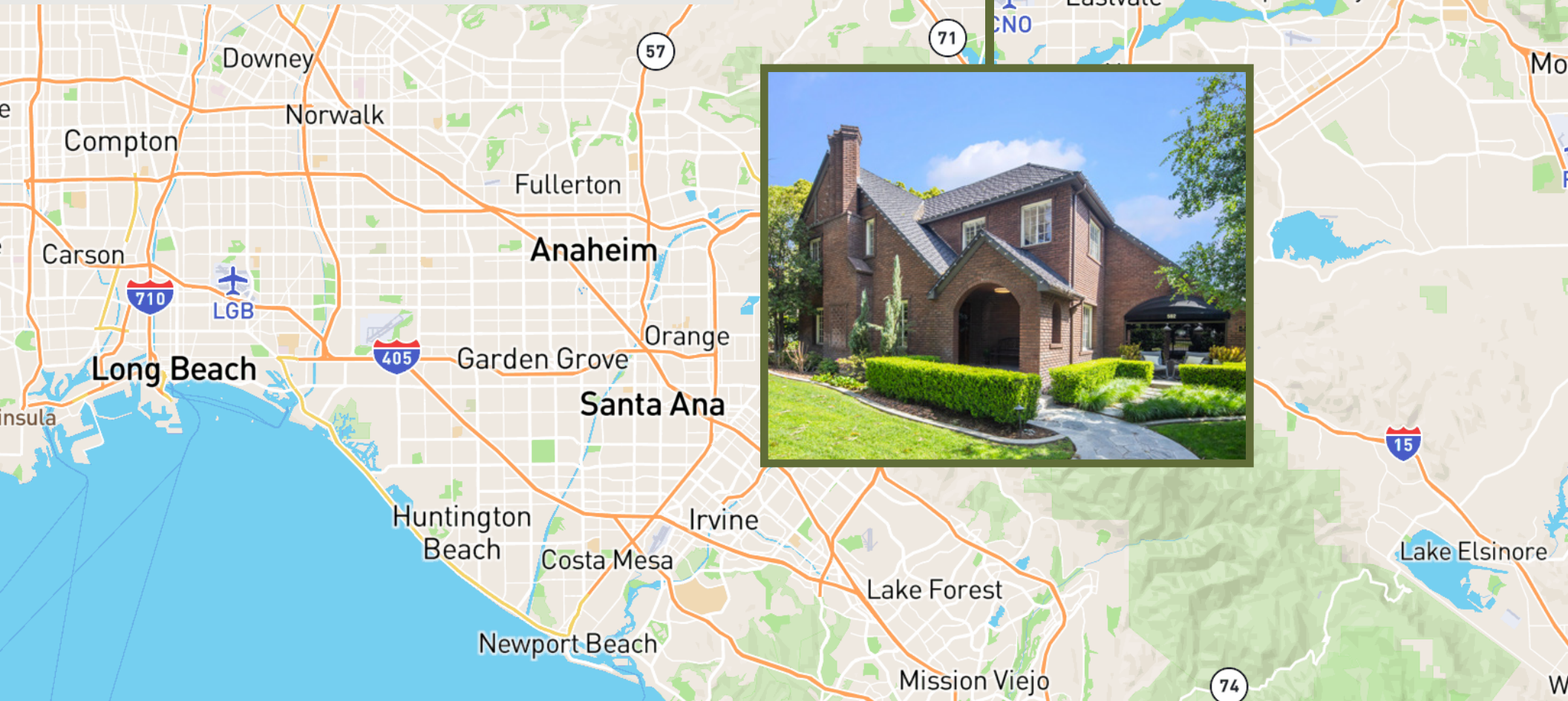
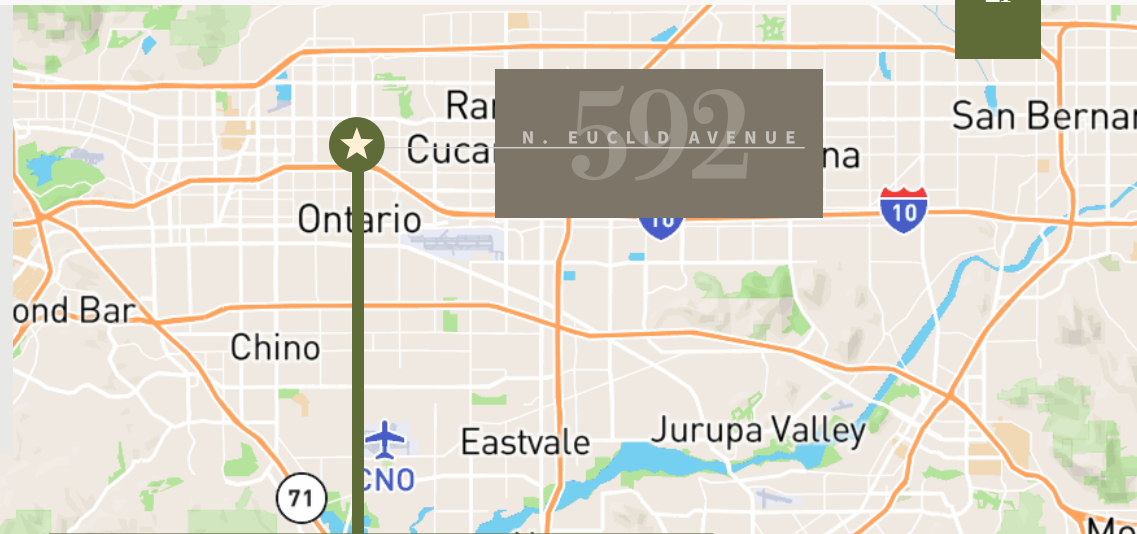
Downtown Upland is undergoing significant revitalization to meet the needs of a growing population. Recent projects include new residential developments like the "Towns on First," adaptive reuse of historic buildings, and plans for a multi-story parking structure with retail space. The city has also introduced parklets, façade improvements, and an urban plaza to create inviting public spaces. These efforts, combined with new restaurants, breweries, and event venues, are transforming downtown into a vibrant center for living, dining, and entertainment while preserving its historic charm.



AREA OVERVIEW

Upland's landscape is rapidly transforming as developers, businesses, and investors recognize the city's untapped potential and emerging opportunities.

Several mixed-use projects combining multifamily housing and retail spaces are underway, fostering the retention of current residents and companies while attracting new ones to the area.





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