

1405 W. MISSION BLVD., ONTARIO



ASKING PRICE: \$1,349,000

THE OPPORTUNITY:

Great opportunity to purchase the real estate and business of a TURNKEY and PROFITABLE Mexican restaurant in the city of Ontario. Furniture, fixtures and equipment included in the sale price. Sales in 2021 are in excess of \$45,000 per month.

- Building Size:** ±1,202 SF
- Lot Size:** ±7,405 SF (0.17 ac.)
- Parking:** 12 spaces
- Year Built:** 1915
- Traffic Counts** ±19,300 - 21,960 CPD

- Property Features:**
- Fully equipped restaurant
 - Highly visible corner property
 - Excellent signage & street exposure
 - Fully built-out restaurant with grease interceptor

- Location:**
- Near Ontario International Airport
 - Near 10 and 71 freeways



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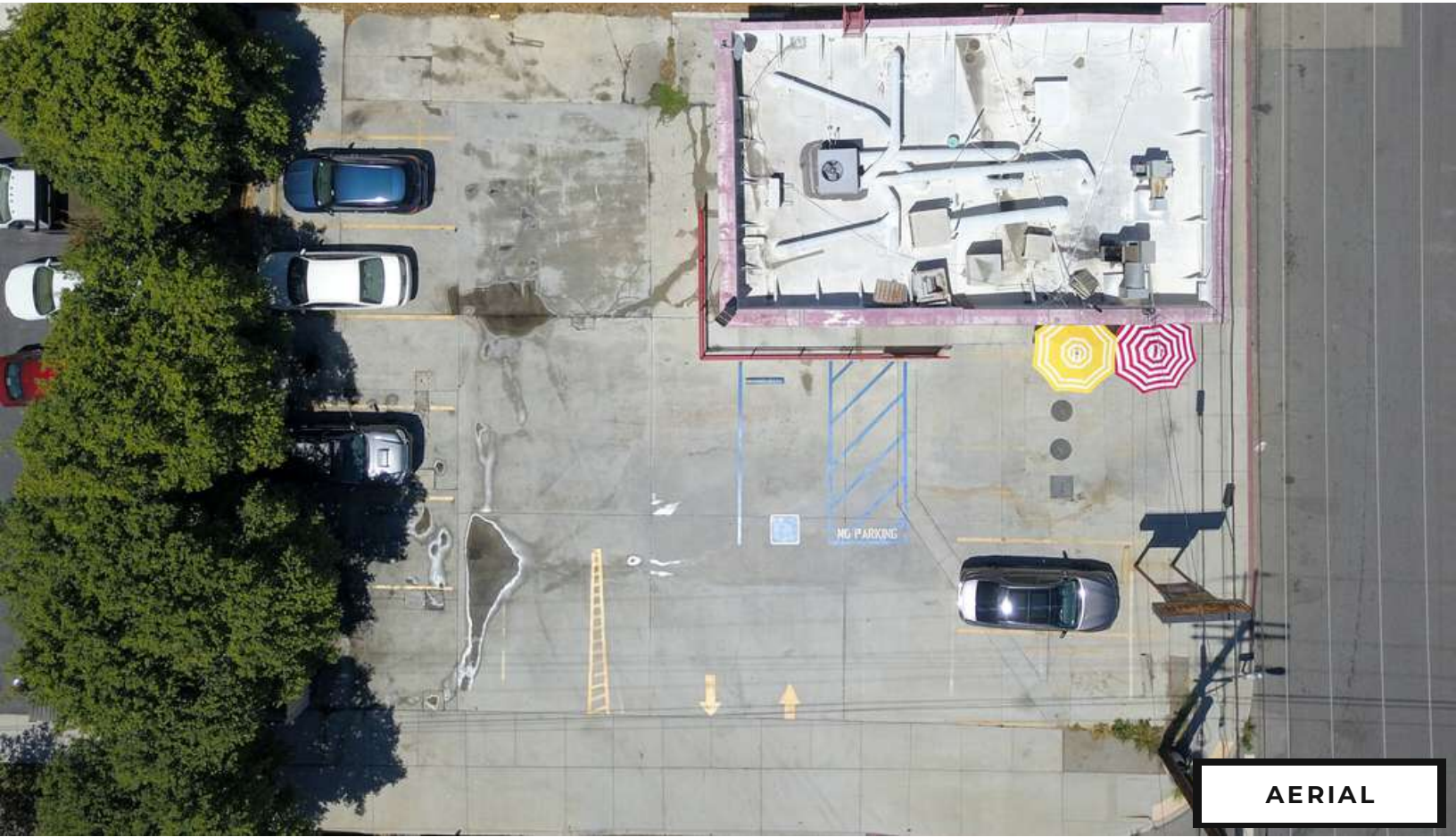
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PHOTOS

1405 W. MISSION BLVD., ONTARIO, CA



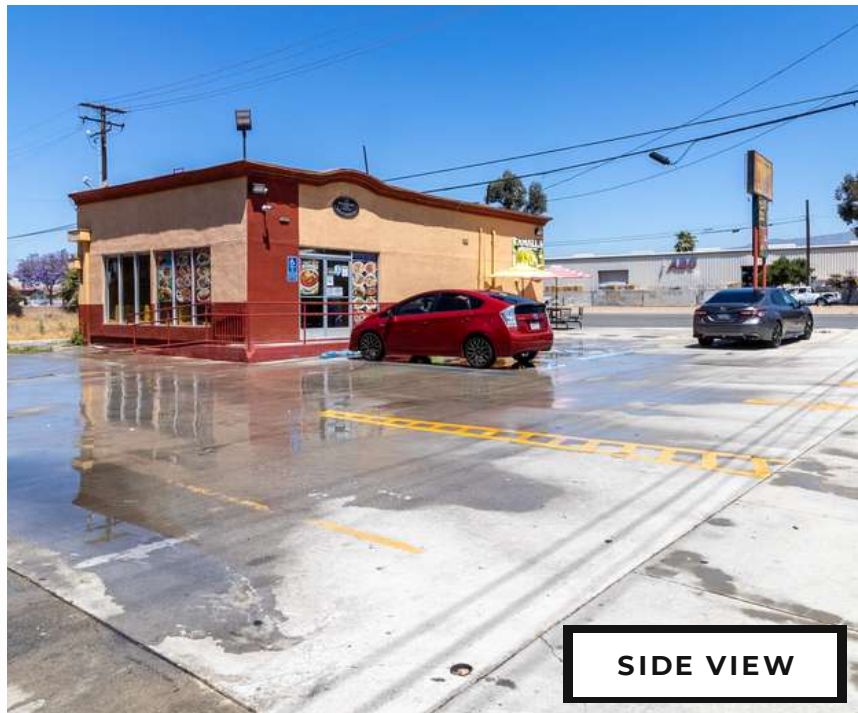
VIDEO TOUR



AERIAL



REAR VIEW



SIDE VIEW

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EXTERIOR



KITCHEN



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DEMOGRAPHICS

1 MILE RADIUS

Summary	Census 2010	Census 2020	2022	2027				
Population	20,597	21,200	21,567	22,276				
Households	5,833	6,387	6,528	6,763				
Families	4,615	-	5,107	5,284				
Average Household Size	3.52	3.31	3.29	3.28				
Owner Occupied Housing Units	3,143	-	3,350	3,513				
Renter Occupied Housing Units	2,690	-	3,178	3,250				
Median Age	29.7	-	32.0	33.7				
Trends: 2022-2027 Annual Rate	Area	State	National					
Population	0.65%	-0.06%	0.25%					
Households	0.71%	-0.01%	0.31%					
Families	0.68%	-0.01%	0.28%					
Owner HHs	0.95%	0.05%	0.53%					
Median Household Income	3.06%	3.60%	3.12%					
Households by Income	Census 2010		2022	2027				
	Number	Percent	Number	Percent				
<\$15,000	303	4.6%	220	3.3%				
\$15,000 - \$24,999	491	7.5%	305	4.5%				
\$25,000 - \$34,999	538	8.2%	435	6.4%				
\$35,000 - \$49,999	845	12.9%	765	11.3%				
\$50,000 - \$74,999	1,337	20.5%	1,345	19.9%				
\$75,000 - \$99,999	1,092	16.7%	1,228	18.2%				
\$100,000 - \$149,999	1,216	18.6%	1,469	21.7%				
\$150,000 - \$199,999	411	6.3%	564	8.3%				
\$200,000+	295	4.5%	432	6.4%				
Median Household Income		\$68,682		\$79,854				
Average Household Income		\$87,757		\$104,057				
Per Capita Income		\$25,637		\$30,489				
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	1,807	8.8%	1,704	7.9%	1,718	7.7%		
5 - 9	1,709	8.3%	1,755	8.1%	1,690	7.6%		
10 - 14	1,758	8.5%	1,673	7.8%	1,800	8.1%		
15 - 19	1,859	9.0%	1,550	7.2%	1,578	7.1%		
20 - 24	1,621	7.9%	1,536	7.1%	1,460	6.6%		
25 - 34	3,242	15.7%	3,626	16.8%	3,353	15.1%		
35 - 44	3,093	15.0%	3,022	14.0%	3,388	15.2%		
45 - 54	2,498	12.1%	2,547	11.8%	2,659	11.9%		
55 - 64	1,742	8.5%	2,039	9.5%	2,103	9.4%		
65 - 74	776	3.8%	1,403	6.5%	1,571	7.1%		
75 - 84	383	1.9%	544	2.5%	760	3.4%		
85+	109	0.5%	170	0.8%	196	0.9%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	10,923	53.0%	4,807	22.7%	4,748	22.0%	4,343	19.5%
Black Alone	1,239	6.0%	1,038	4.9%	1,034	4.8%	1,027	4.6%
American Indian Alone	253	1.2%	565	2.7%	590	2.7%	684	3.1%
Asian Alone	1,289	6.3%	1,892	8.9%	1,958	9.1%	2,178	9.8%
Pacific Islander Alone	56	0.3%	44	0.2%	44	0.2%	44	0.2%
Some Other Race Alone	5,984	29.1%	8,272	39.0%	8,504	39.4%	9,098	40.8%
Two or More Races	853	4.1%	4,582	21.6%	4,688	21.7%	4,903	22.0%
Hispanic Origin (Any Race)	14,635	71.1%	15,271	72.0%	15,559	72.1%	16,140	72.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

3 MILE RADUIS

Summary	Census 2010		Census 2020		2022	2027
Population	203,229		205,072		204,042	205,499
Households	55,848		59,687		59,862	60,565
Families	44,057		-		46,896	47,403
Average Household Size	3.62		3.41		3.38	3.37
Owner Occupied Housing Units	30,738		-		31,774	32,228
Renter Occupied Housing Units	25,111		-		28,088	28,336
Median Age	30.4		-		32.5	34.3
Trends: 2022-2027 Annual Rate	Area		State		National	
Population	0.14%		-0.06%		0.25%	
Households	0.23%		-0.01%		0.31%	
Families	0.22%		-0.01%		0.28%	
Owner HHs	0.28%		0.05%		0.53%	
Median Household Income	2.98%		3.60%		3.12%	
Households by Income	Census 2010		Census 2020		2022	2027
	Number		Percent		Number	Percent
<\$15,000	3,492		5.8%		2,461	4.1%
\$15,000 - \$24,999	3,714		6.2%		2,424	4.0%
\$25,000 - \$34,999	4,315		7.2%		3,125	5.2%
\$35,000 - \$49,999	7,464		12.5%		5,821	9.6%
\$50,000 - \$74,999	12,035		20.1%		12,123	20.0%
\$75,000 - \$99,999	9,698		16.2%		10,736	17.7%
\$100,000 - \$149,999	11,372		19.0%		13,209	21.8%
\$150,000 - \$199,999	4,676		7.8%		6,573	10.9%
\$200,000+	3,096		5.2%		4,092	6.8%
Median Household Income			\$71,837		\$83,178	
Average Household Income			\$91,636		\$108,450	
Per Capita Income			\$26,948		\$32,033	
Population by Age	Census 2010		Census 2020		2022	2027
	Number		Percent		Number	Percent
0 - 4	16,731		8.2%		15,202	7.4%
5 - 9	15,936		7.8%		15,365	7.5%
10 - 14	16,920		8.3%		14,950	7.3%
15 - 19	17,956		8.8%		14,307	7.0%
20 - 24	16,586		8.2%		15,473	7.6%
25 - 34	31,225		15.4%		35,126	17.2%
35 - 44	28,958		14.2%		27,715	13.6%
45 - 54	25,696		12.6%		23,392	11.5%
55 - 64	17,490		8.6%		20,043	9.8%
65 - 74	8,871		4.4%		13,665	6.7%
75 - 84	4,861		2.4%		6,345	3.1%
85+	1,999		1.0%		2,459	1.2%
Race and Ethnicity	Census 2010		Census 2020		2022	2027
	Number		Percent		Number	Percent
White Alone	107,931		53.1%		49,374	24.2%
Black Alone	9,931		4.9%		8,666	4.2%
American Indian Alone	2,185		1.1%		5,153	2.5%
Asian Alone	11,905		5.9%		16,861	8.3%
Pacific Islander Alone	546		0.3%		465	0.2%
Some Other Race Alone	61,662		30.3%		81,733	40.1%
Two or More Races	9,069		4.5%		41,790	20.5%
Hispanic Origin (Any Race)	140,910		69.3%		146,106	71.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

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Summary	Census 2010	Census 2020	2022	2027				
Population	439,635	456,815	458,237	458,521				
Households	122,782	134,567	135,797	136,545				
Families	95,208	-	104,770	105,248				
Average Household Size	3.49	3.30	3.28	3.27				
Owner Occupied Housing Units	69,005	-	74,083	74,903				
Renter Occupied Housing Units	53,780	-	61,714	61,642				
Median Age	31.1	-	33.0	34.7				
Trends: 2022-2027 Annual Rate	Area	State	National					
Population	0.01%	-0.06%	0.25%					
Households	0.11%	-0.01%	0.31%					
Families	0.09%	-0.01%	0.28%					
Owner HHS	0.22%	0.05%	0.53%					
Median Household Income	2.73%	3.60%	3.12%					
Households by Income	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
<\$15,000	8,203	6.0%	5,677	4.2%				
\$15,000 - \$24,999	7,878	5.8%	4,949	3.6%				
\$25,000 - \$34,999	9,489	7.0%	6,349	4.6%				
\$35,000 - \$49,999	14,861	10.9%	11,701	8.6%				
\$50,000 - \$74,999	25,326	18.6%	25,648	18.8%				
\$75,000 - \$99,999	21,308	15.7%	23,443	17.2%				
\$100,000 - \$149,999	26,917	19.8%	29,792	21.8%				
\$150,000 - \$199,999	12,644	9.3%	16,470	12.1%				
\$200,000+	9,171	6.8%	12,515	9.2%				
Median Household Income		\$76,870		\$87,955				
Average Household Income		\$99,006		\$117,827				
Per Capita Income		\$29,504		\$35,265				
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	33,838	7.7%	32,355	7.1%	32,103	7.0%		
5 - 9	32,911	7.5%	32,865	7.2%	30,801	6.7%		
10 - 14	35,304	8.0%	32,122	7.0%	31,979	7.0%		
15 - 19	39,249	8.9%	33,985	7.4%	32,359	7.1%		
20 - 24	37,859	8.6%	35,925	7.8%	32,675	7.1%		
25 - 34	65,310	14.9%	77,018	16.8%	71,203	15.5%		
35 - 44	61,430	14.0%	60,961	13.3%	68,649	15.0%		
45 - 54	56,824	12.9%	51,935	11.3%	51,983	11.3%		
55 - 64	39,710	9.0%	46,190	10.1%	45,055	9.8%		
65 - 74	20,357	4.6%	32,272	7.0%	34,985	7.6%		
75 - 84	11,800	2.7%	15,811	3.5%	19,343	4.2%		
85+	5,041	1.1%	6,799	1.5%	7,386	1.6%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	237,589	54.0%	127,254	27.9%	123,993	27.1%	112,223	24.5%
Black Alone	26,432	6.0%	24,140	5.3%	24,099	5.3%	23,386	5.1%
American Indian Alone	4,524	1.0%	9,772	2.1%	10,077	2.2%	11,315	2.5%
Asian Alone	31,790	7.2%	46,897	10.3%	48,295	10.5%	52,092	11.4%
Pacific Islander Alone	1,028	0.2%	1,011	0.2%	1,008	0.2%	1,002	0.2%
Some Other Race Alone	117,882	26.8%	161,199	35.3%	163,089	35.6%	169,091	36.9%
Two or More Races	20,391	4.6%	86,543	18.9%	87,675	19.1%	89,411	19.5%
Hispanic Origin (Any Race)	277,555	63.1%	294,078	64.4%	295,091	64.4%	296,612	64.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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