

CAMPUS AVENUE TRIPLEX

1155 N Campus Avenue, Ontario, CA 91764

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Marcus & Millichap

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Marcus & Millichap

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1155 N CAMPUS AVENUE
ONTARIO, CA 91764

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SUBJECT
PROPERTY



EXECUTIVE SUMMARY

CAMPUS AVENUE TRIPLEX

Marcus & Millichap

FINANCIAL DETAILS

CAMPUS AVENUE TRIPLEX

1155 N Campus Avenue, Ontario, CA 91764

OFFERING PRICE

\$990,000

CURRENT CAP RATE

4.50%

PRO FORMA CAP RATE

5.80%





INVESTMENT HIGHLIGHTS

- Unique three-unit property consisting of a 2-bedroom / 1-bathroom front residence, 2-bedroom / 1-bathroom rear unit, and 1-bedroom / 1-bathroom rear unit
- Front residence expected to be delivered vacant, providing flexibility for an owner-user or investor
- Two rear units currently occupied, providing in-place rental income
- Rear duplex comprehensively renovated in 2026, including new plumbing, electrical, exterior, and interior improvements
- Charming 1929 masonry single-family residence with private backyard, in-unit laundry hookups, and approximately ±150 SF basement
- Four garage parking spaces, including an attached two-car garage for the front residence and a separate two-car garage at the rear
- Large ±13,050 SF / 0.30-acre lot
- Potential opportunity to explore the addition of an ADU, subject to feasibility, City requirements, and buyer verification

EXECUTIVE SUMMARY

Marcus & Millichap Real Estate Investment Services is pleased to present the opportunity to acquire 1155 N Campus Avenue, a distinctive three-unit residential investment property located in Ontario, California. The offering consists of a charming single-family residence at the front of the property and a comprehensively renovated two-unit building at the rear, providing a versatile opportunity for both investors and owner-users.

Built in 1929, the front residence is a well-maintained masonry home featuring two bedrooms and one bathroom, an approximately 150-square-foot basement, in-unit laundry hookups, a private backyard, and an attached two-car garage. The residence is expected to be delivered vacant, creating an immediate opportunity for a buyer to occupy the home while benefiting from rental income generated by the two rear units, or lease the residence and operate the property as a fully rented three-unit investment.

The rear duplex consists of one two-bedroom / one-bathroom unit and one one-bedroom / one-bathroom unit and underwent a comprehensive renovation in 2026, including new plumbing, electrical, exterior, and interior improvements.

Situated on a large $\pm 13,050$ -square-foot (0.30-acre) lot, the property offers substantial outdoor space and the potential to explore the addition of an ADU, subject to feasibility, City requirements, and buyer verification.

Overall, 1155 N Campus Avenue presents a distinctive opportunity combining an attractive single-family residence, two income-producing units, substantial recent improvements, four garage parking spaces, and a large lot. With the front residence becoming available and the rear units already occupied, a new owner has the flexibility to pursue an owner-occupant strategy with supplemental rental income or operate all three units as an investment property, with additional long-term value potential through the site's available land.

Please do not disturb tenants. Interior inspections will be provided upon acceptance of an offer.









PROPERTY DESCRIPTION

CAMPUS AVENUE TRIPLEX

Marcus & Millichap

PROPERTY HIGHLIGHTS



LEASABLE AREA
± 2,995 SF



OWNERSHIP
FEE SIMPLE



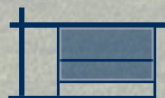
YEAR BUILT/RENOVATED
1929/2026



STORIES
1 & 2



TOPOGRAPHY
FLAT/LEVEL



PARCEL SIZE
± 0.30 ACRES



APN
1047-511-20

PARKING

**TWO- 2 CAR ENCLOSED
GARAGES
OPEN SPACE PARKING**

ZONING

**LDR-5 LOW DENSITY
RESIDENTIAL**

NUMBER OF UNITS

3

AMENITIES

IN-UNIT LAUNDRY HOOK-UPS

CROSS STREET

**N CAMPUS AVE &
E PRINCETON AVE**

HIGHWAY ACCESS

I-10



SUBJECT
PROPERTY





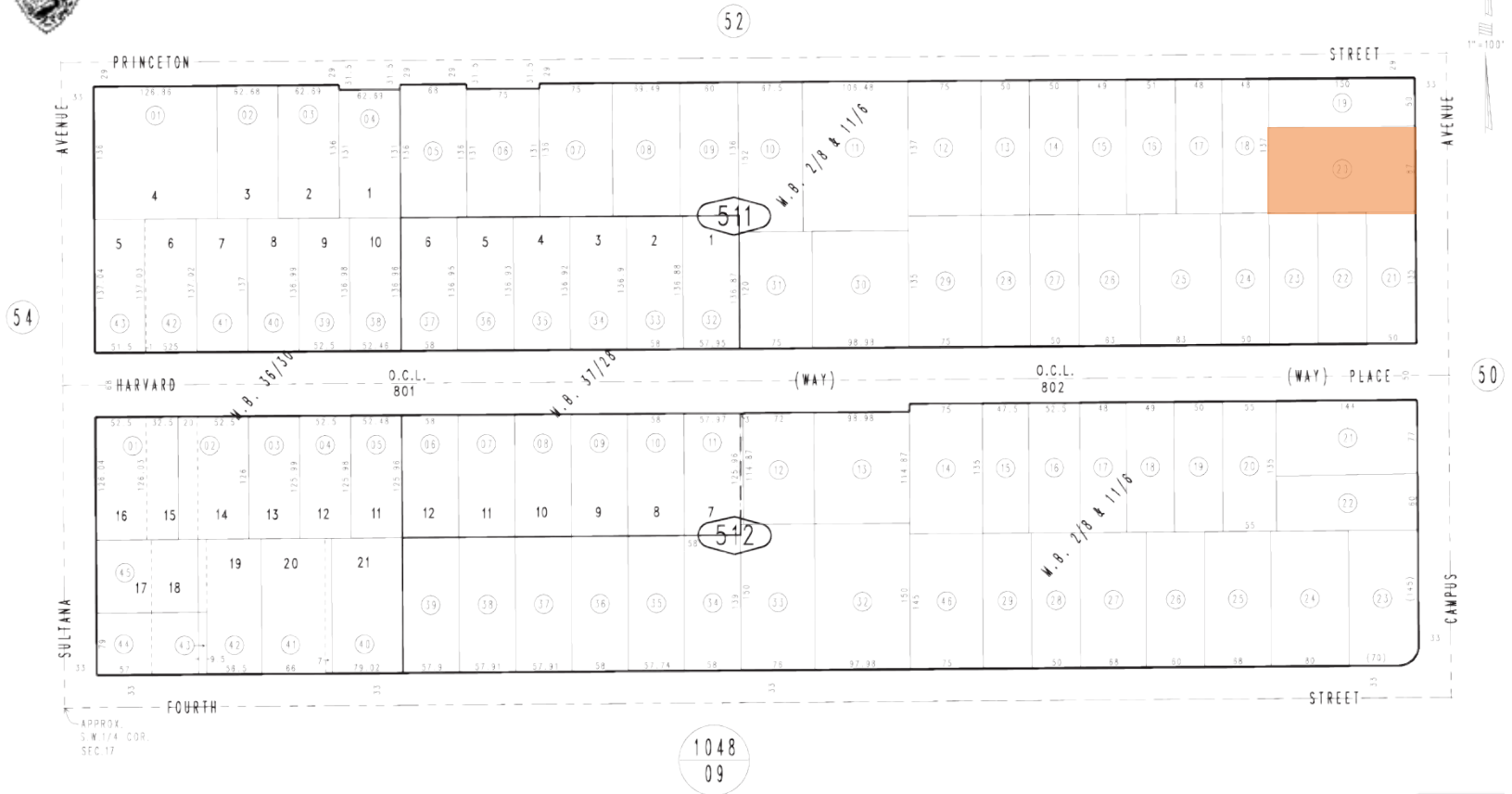
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Ontario Colony Lands
M.B. 2/8 & 11/6

City of Ontario
Tax Rate Area
4000

1047 - 51



October 2004

Tract No. 2617, M.B. 37/28
Tract No. 2489, M.B. 36/30

Ptn. S.W.1/4, Sec.17
T.1S.,R.7W.

Assessor's Map
Book 1047 Page 51
San Bernardino County

REVISED

N CAMPUS AVENUE



LEGEND



www.ontarioplan.org

Residential

AR-2, Residential-Agricultural	MDR-11, Low-Medium Density Residential
RE-2, Rural Estate	MDR-18, Medium Density Residential
RE-4, Residential Estate	MDR-25, Medium-High Density Residential
LDR-5, Low Density Residential	HDR-45, High Density Residential

Mixed Use



Mixed Use

- | | |
|--------------------|-------------------------|
| 1. Downtown | 8b. Mountain and Fourth |
| 3. Centrelake West | 8c. West Holt |
| 6. East Holt | 8d. Euclid and Francis |
| | 8e. Euclid and Walnut |

Retail/Service

CS, Corner Store	CCS, Convention Center Support Commercial
CN, Neighborhood Commercial	OL, Low Intensity Office
CC, Community Commercial	OH, High Intensity Office
CR, Regional Commercial	

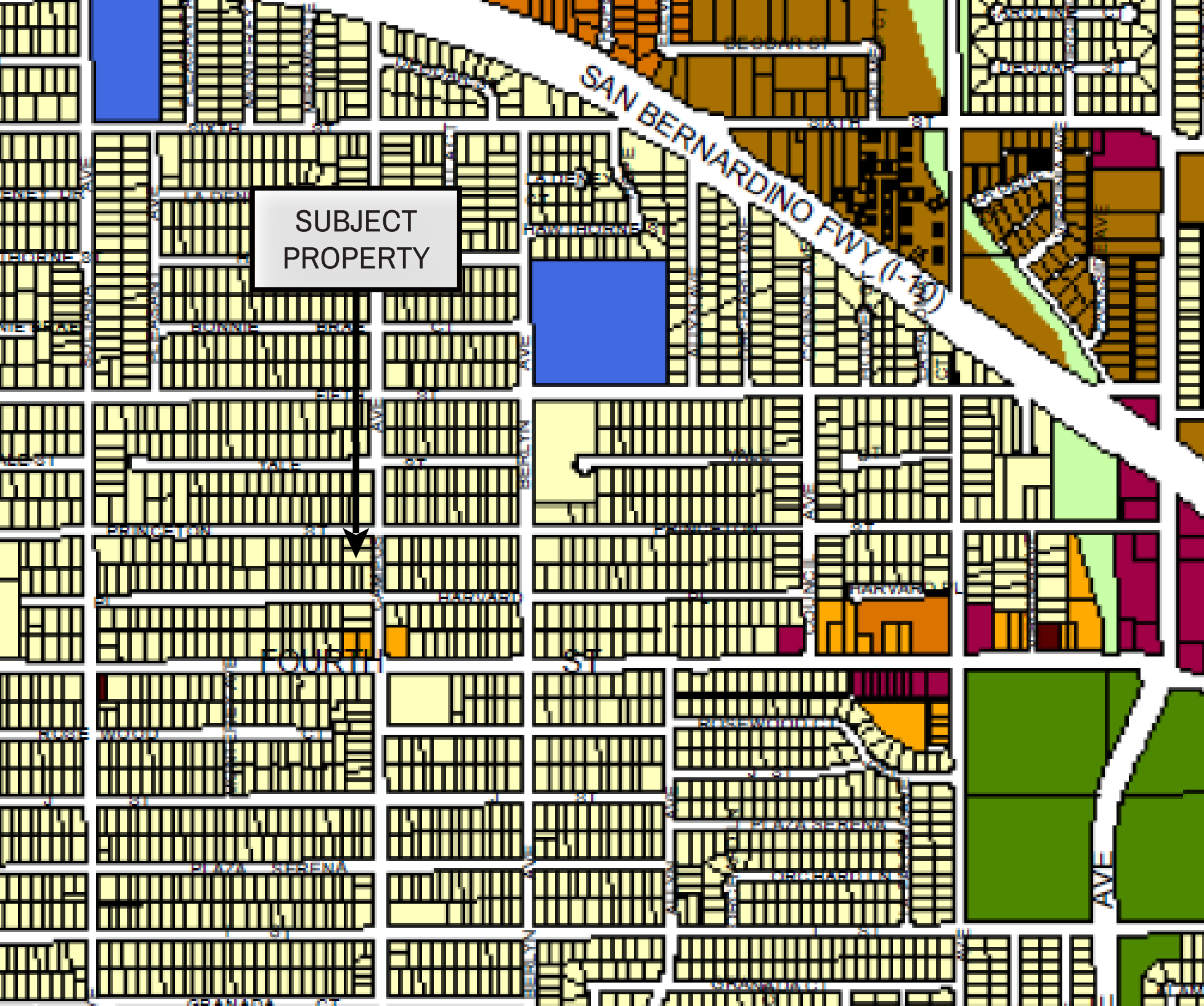
Employment

BP, Business Park	IG, General Industrial
IP, Industrial Park	IH, Heavy Industrial
IL, Light Industrial	

Other

PUD, Planned Unit Development	OS-C, Open Space-Cemetery
MHP, Mobile Home Park	UC, Utilities Corridor
na Airport	RC, Rail Corridor
CIV, Civic	SP, Specific Plan





CAMPUS AVENUE TRIPLEX // PROPERTY DESCRIPTION





SFR

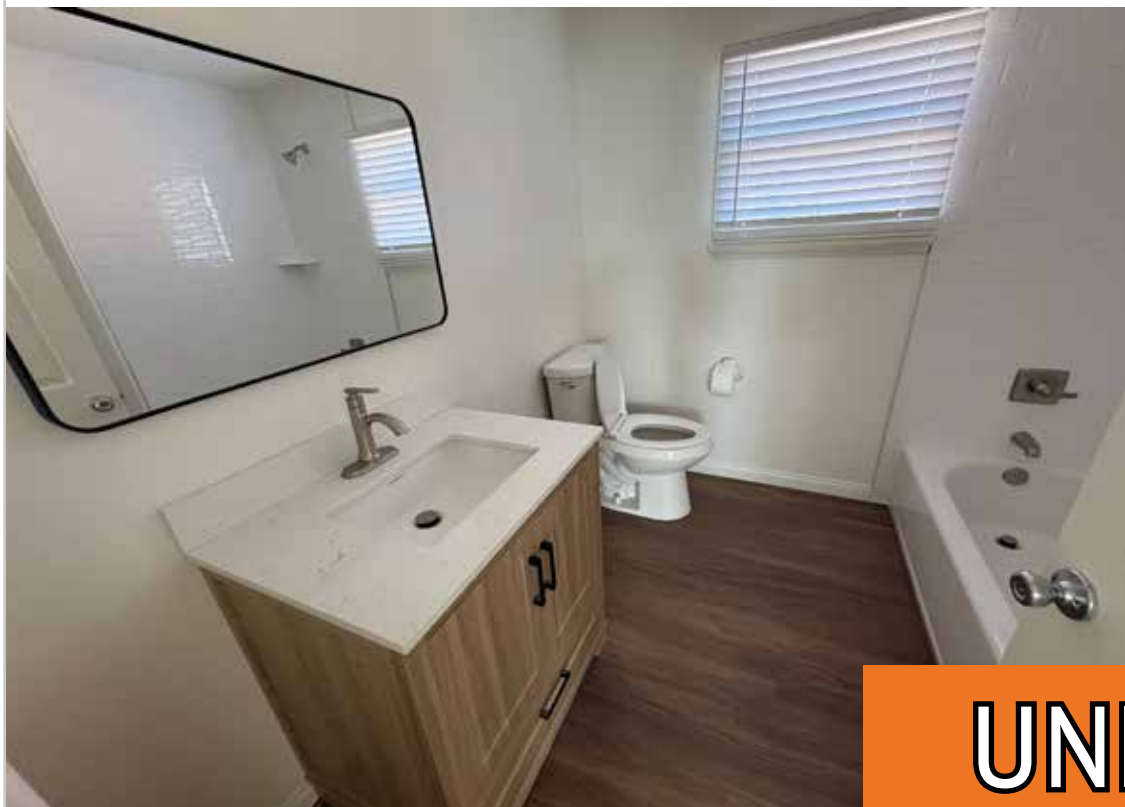








DUPLEX



UNIT A



UNIT B



N CAMPUS AVE

SUBJECT
PROPERTY



SUBJECT
PROPERTY

N CAMPUS AVE



**SUBJECT
PROPERTY**



FINANCIAL ANALYSIS

CAMPUS AVENUE TRIPLEX

Marcus & Millichap

RENT ROLL

		CURRENT	PPRO FORMA
UNIT	UNIT TYPE	RENT/MONTH	RENT/MONTH
1155	2 BD/1BA SFR	\$2,375	\$2,700
A	2 BD/1BA	\$1,700	\$2,195
B	1 BD/1BA	\$1,650	\$1,995
Total		\$5,725	\$6,890

FINANCIAL SUMMARY

BUILDING DATA	
Address	1155 N Campus Avenue
City, State, Zip	Ontario, CA 91764
APN	1047-511-20
Rentable SF	± 2,995
Number of Units	3
Parcel Size	± 0.30 Acres
Year Built/Renovated	1929/2026
FINANCIAL INDICATORS	
Price	\$990,000
Down Payment 100%	\$990,000
Price/Unit	\$330,000
Price/SF	\$330.55
Current/Pro Forma Cap	4.50%/5.80%
Current/Pro Forma GRM	14.41/11.97

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent		\$68,700		\$82,680
Less: Vacancy/Deductions	3.0%	\$2,061	3.0%	\$2,480
Total Effective Rental Income		\$66,639		\$80,200
Effective Gross Income		\$66,639		\$80,200
Less: Expenses	33.2%	\$22,130	28.4%	\$22,761
Net Operating Income		\$44,509		\$57,439
Cash Flow		\$44,509		\$57,439
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	4.50%	\$44,509	5.80%	\$57,439
Principal Reduction		\$0		\$0
TOTAL RETURN	4.50%	\$44,509	5.80%	\$57,439

EXPENSES	CURRENT		PRO FORMA	
Real Estate Taxes (1.095%)		\$10,841		\$10,841
Insurance		\$2,369		\$3,000
Utilities - Water, Sewer & Trash		\$3,720		\$3,720
Repairs & Maintenance (Est)		\$3,600		\$3,600
Landscaping (Est)		\$1,200		\$1,200
Misc. Expenses		\$400		\$400
TOTAL EXPENSES		\$22,130		\$22,761
Expenses/Unit		\$7,377		\$7,587
Expenses/SF		\$7.39		\$7.60

RENT ROLL SUMMARY		CURRENT RENT	PRO FORMA RENT
UNIT TYPE	# OF UNITS	RENT	RENT
2 Bedroom / 1 Bath SFR	1	\$2,375	\$2,700
2 Bedroom / 1 Bath	1	\$1,700	\$2,195
1 Bedroom / 1 Bath	1	\$1,650	\$1,995
Total/Averages	3	\$5,725	\$6,890



**SUBJECT
PROPERTY**



MARKET OVERVIEW

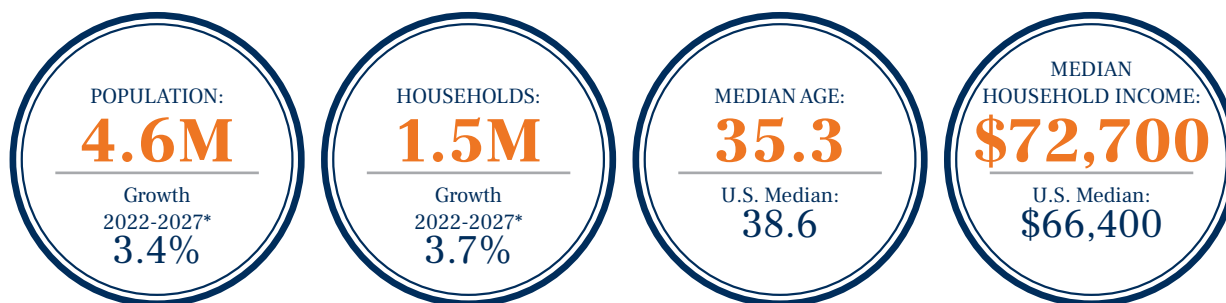
CAMPUS AVENUE TRIPLEX

Marcus & Millichap

DEMOGRAPHICS

- The metro is expected to add nearly 160,000 people through 2027, and during this time, more than 53,000 households will be formed, generating demand for newly-built single-family homes and rentals.
- The homeownership rate of 63 percent exceeds other large metros in the state.
- The median home price of roughly \$560,000 is more affordable than other Southern California markets.

2023 POPULATION BY AGE



QUALITY OF LIFE

Regionally affordable housing continues to draw residents from other Southern California markets to the Inland Empire. The median home price in Riverside-San Bernardino is lower than in Los Angeles, Orange and San Diego counties. The Inland Empire provides cultural opportunities, including the Riverside Metropolitan Museum and the Ontario Museum of History & Art. The Riverside County Philharmonic performs classical music concerts throughout the area. The region features an impressive offering of higher education institutions, including nine community colleges, California State University, San Bernardino, the University of Redlands and the University of California, Riverside.

SPORTS

Hockey	AHL ONTARIO REIGN
Baseball	MILB INLAND EMPIRE 66ERS
Basketball	NBA - G ONTARIO CLIPPERS
Baseball	MLB LAKE ELSINORE STORM
Soccer	MASL EMPIRE STRYKERS
Hockey	AHL COACHELLA VALLEY FIREBIRDS

EDUCATION

RIVERSIDE CITY COLLEGE
 UNIVERSITY OF CALIFORNIA, RIVERSIDE
 CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO

ARTS & ENTERTAINMENT

MISSION INN HOTEL & SPA
 ONTARIO MUSEUM OF HISTORY AND ART
 COACHELLA
 RIVERSIDE COUNTY PHILHARMONIC
 RIVERSIDE METROPOLITAN MUSEUM

* Forecast
 Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection Total Population	24,948	191,247	402,752
2022 Estimate Total Population	24,659	189,522	396,431
2010 Census Total Population	23,725	182,215	376,932
2000 Census Total Population	22,785	170,154	348,160
Daytime Population 2022 Estimate	19,664	161,316	396,027

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2027 Projection Total Households	7,996	61,141	128,563
2022 Estimate Total Households	7,912	60,461	126,018
Average (Mean) Household Size	3.0	3.1	3.1
2010 Census Total Households	7,436	57,018	117,371
2000 Census Total Households	7,516	54,089	107,599

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2022 Estimate			
\$200,000 or More	2.8%	5.2%	7.3%
\$150,000 - \$199,999	5.0%	8.3%	9.2%
\$100,000 - \$149,999	16.5%	18.6%	19.4%
\$75,000 - \$99,999	15.7%	15.9%	15.9%
\$50,000 - \$74,999	19.7%	18.0%	17.6%
\$35,000 - \$49,999	12.7%	10.8%	10.1%
\$25,000 - \$34,999	8.7%	8.0%	7.1%
\$15,000 - \$24,999	9.5%	7.3%	6.4%
Under \$15,000	9.5%	8.1%	7.0%
Average Household Income	\$76,465	\$91,741	\$101,920
Median Household Income	\$63,216	\$72,158	\$77,581
Per Capita Income	\$24,895	\$29,397	\$32,780

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population By Age			
2022 Estimate Total Population	24,659	189,522	396,431
Under 20	28.1%	27.4%	26.7%
20 - 34 Years	23.8%	23.2%	23.6%
35 - 49 Years	20.7%	20.1%	19.7%
50 - 59 Years	11.2%	11.6%	11.8%
60 - 64 Years	4.6%	5.2%	5.5%
65 - 69 Years	3.5%	4.2%	4.5%
70 - 74 Years	2.7%	3.2%	3.3%
Age 75+	5.4%	5.2%	5.0%
Median Age	33.9	34.6	34.8

Population by Gender			
2022 Estimate Total Population	24,659	189,522	396,431
Male Population	48.5%	49.0%	49.0%
Female Population	51.5%	51.0%	51.0%

Travel Time to Work			
Average Travel Time to Work in Minutes	33.0	33.0	33.0

A photograph of a single-story stone house with a gabled roof and a chimney. The house features several arched windows and doorways. A large, multi-paned window is visible on the right side. The house is surrounded by greenery and a lawn.

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