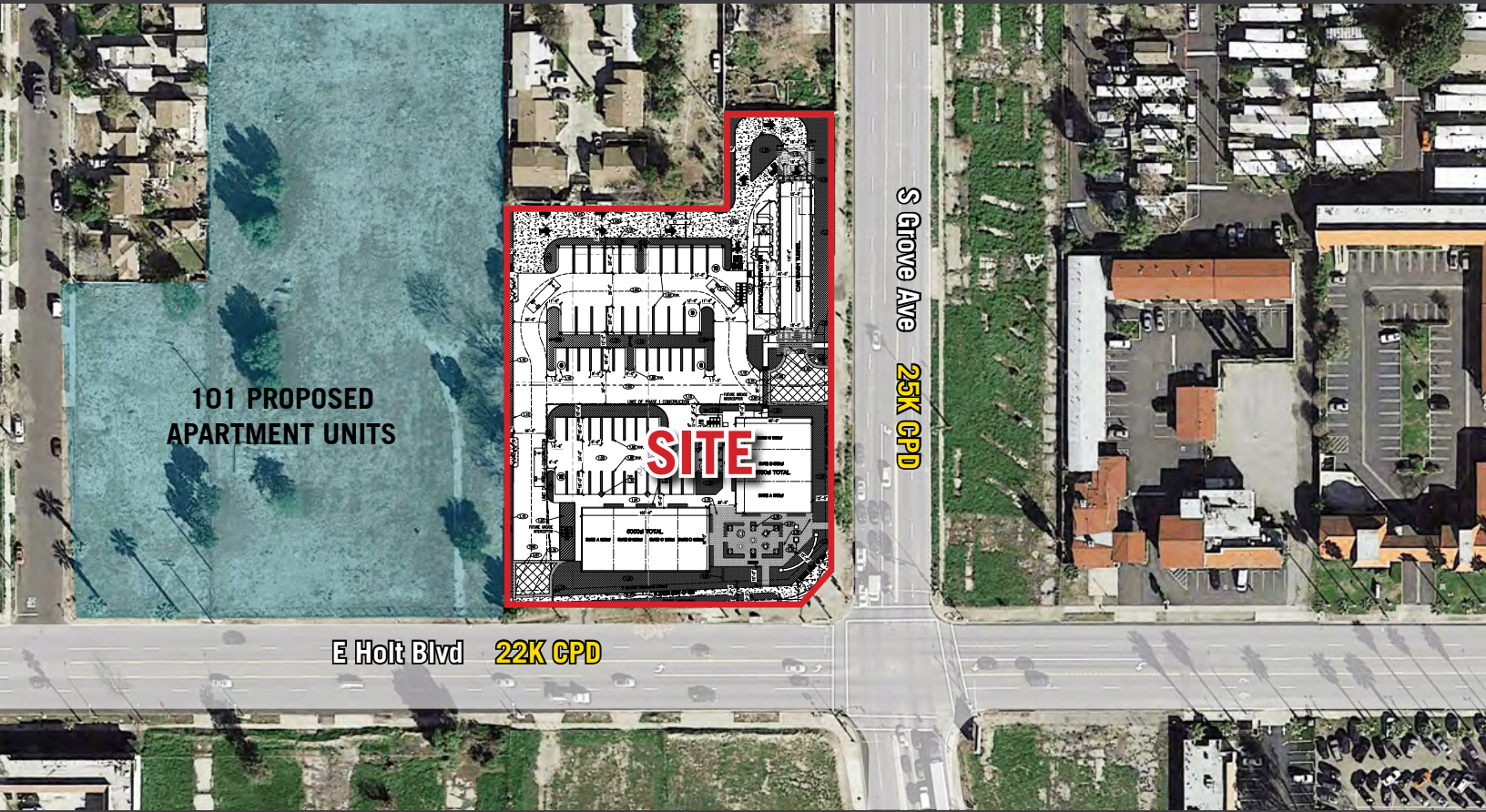




# FOR LEASE - PROPOSED RETAIL DEVELOPMENT






NWC Holt Blvd. & Grove Ave.

1179 & 1191 E. Holt Blvd., Ontario, CA 91761



## FEATURES:

- Estimated Delivery 4th Q 2019
- Express Car Wash Proposed For Northern Portion Of Site
- Proposed Future Realignment of I-10 FWY To Exit Grove Avenue
- Shops and Restaurant Space Available from ±9,500 SF Total With ±4,500 SF Max Contiguous
- Signalized Intersection With Strong Traffic Counts
- Within 2 Miles Of The Ontario International Airport, Averaging 6.2 Million Passengers Per Year (Wikipedia.com)
- Under-Served Trade Area With A Growing Daytime Population

	<b>ESTIMATED 2019 POPULATION</b> 3 Mile Radius <b>180,005</b>	
	<b>DAYTIME EMPLOYEES</b> 3 Mile Radius <b>74,623</b>	
	<b>AVERAGE HOUSEHOLD INCOME</b> 3 Mile Radius <b>\$73,367</b>	
	<b>TRAFFIC COUNTS</b> On E Holt Blvd. <b>22K CPD</b> On S Grove Ave. <b>25K CPD</b>	

Source: Regis Online 2019



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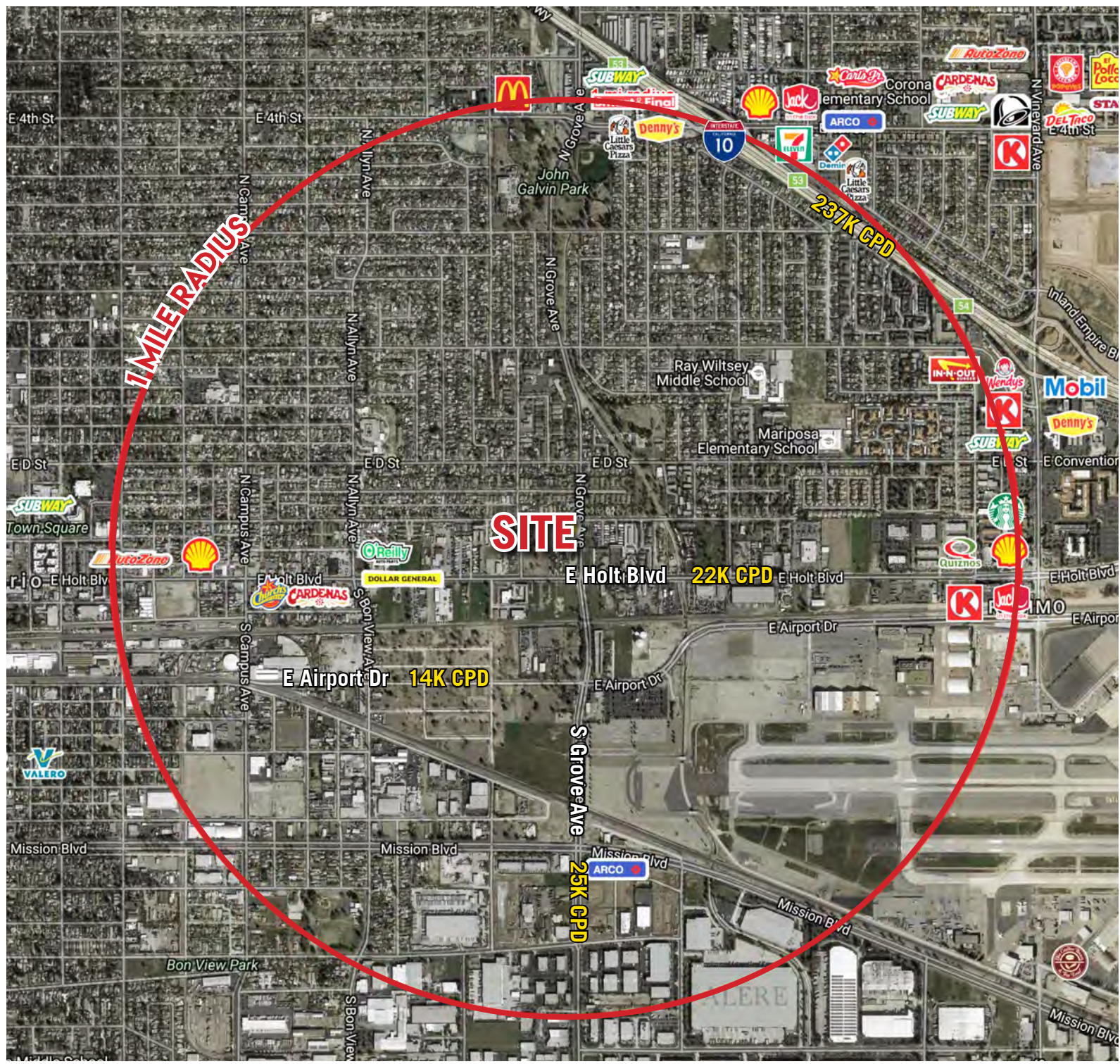




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Rev.1.4.19



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