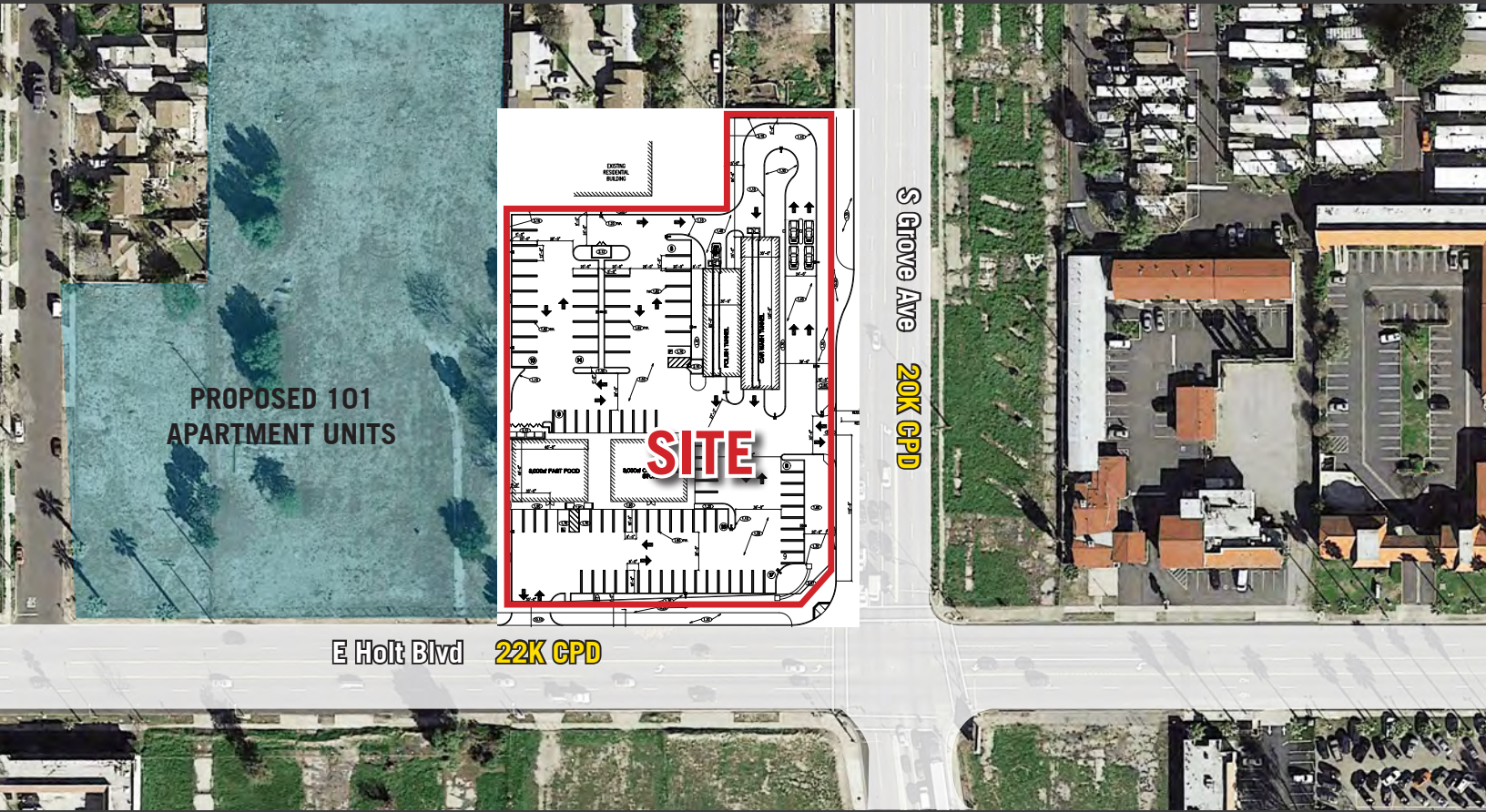




FOR LEASE - PROPOSED RETAIL DEVELOPMENT





NWC Holt Blvd. & Grove Ave.

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



FEATURES:

- Estimated 3Q 2017 Delivery
- Express Car Wash Proposed For Northern Portion Of Site
- Proposed Future Realignment of I-10 FWY To Exit Grove Ave.
- Shop And Pad Spaces From ±1,200 - ±5,000 SF
- Drive Thru Pads Available
- 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

| | | |
|---|--|--|
|  | ESTIMATED 2016 POPULATION 3 Mile Radius 172,094 | |
|  | DAYTIME EMPLOYEES 3 Mile Radius 62,829 | |
|  | AVERAGE HOUSEHOLD INCOME 3 Mile Radius \$61,219 | |
|  | TRAFFIC COUNTS On E Holt Blvd. 22K CPD On S Grove Ave. 20K CPD | |

LEE & ASSOCIATES®
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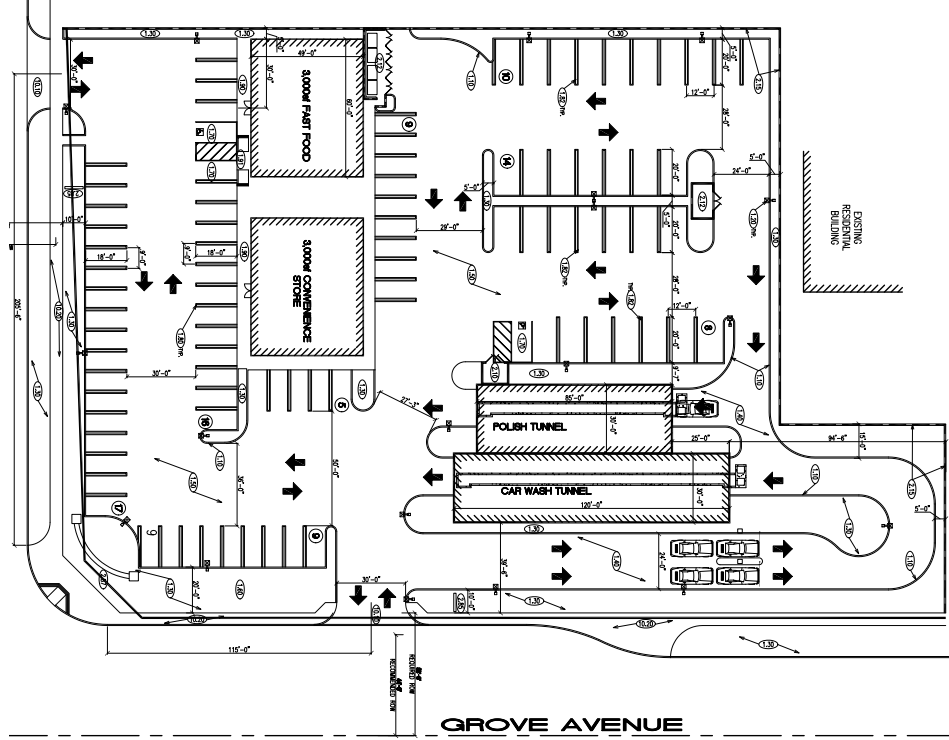
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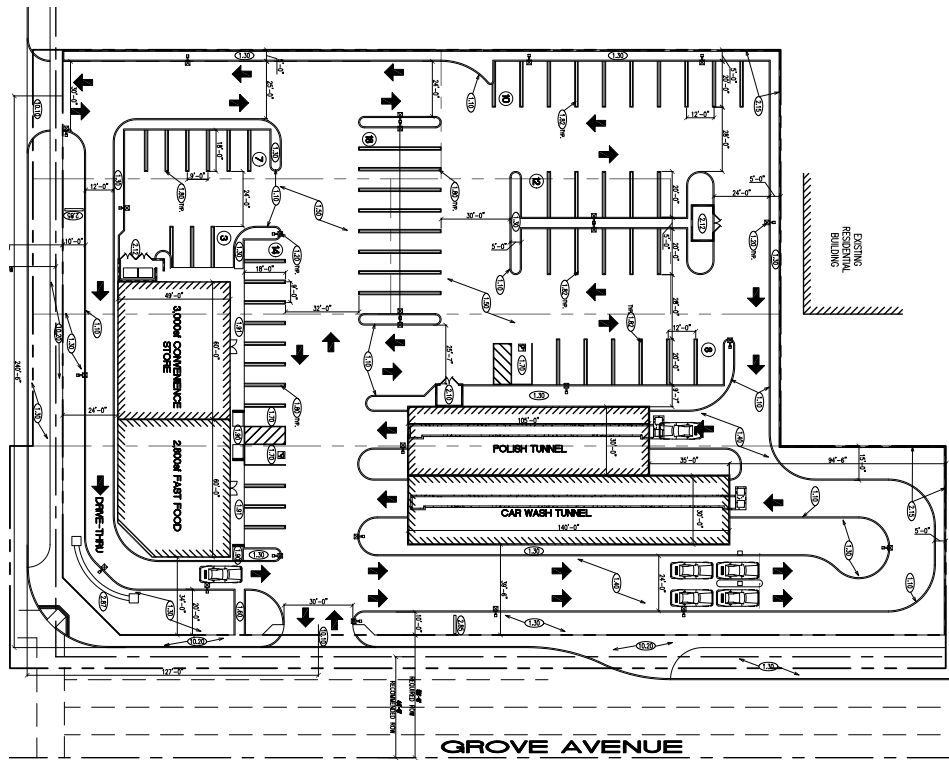
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Site Plan A



Site Plan B



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