

FOR LEASE
±89,000 SF Retail

PROPERTY HIGHLIGHTS

- Box is divisible
- Double loading area behind building
- Close proximity to Highway 60
- Heavily traveled Euclid Avenue corridor
- 482 parking spaces

DEMOGRAPHIC OVERVIEW

	1-MILE	3-MILES	5-MILES
Population	25,401	144,726	354,835
Average HH Income	\$89,099	\$81,908	\$81,673
Daytime Population	2,654	52,583	138,558

TRAFFIC COUNTS

- ±40,000 ADT on S. Euclid Ave.
- ±13,318 ADT on W. Walnut St.

2530 S. EUCLID AVENUE
NWC S. EUCLID AVENUE & W. WALNUT STREET | ONTARIO, CA 91762



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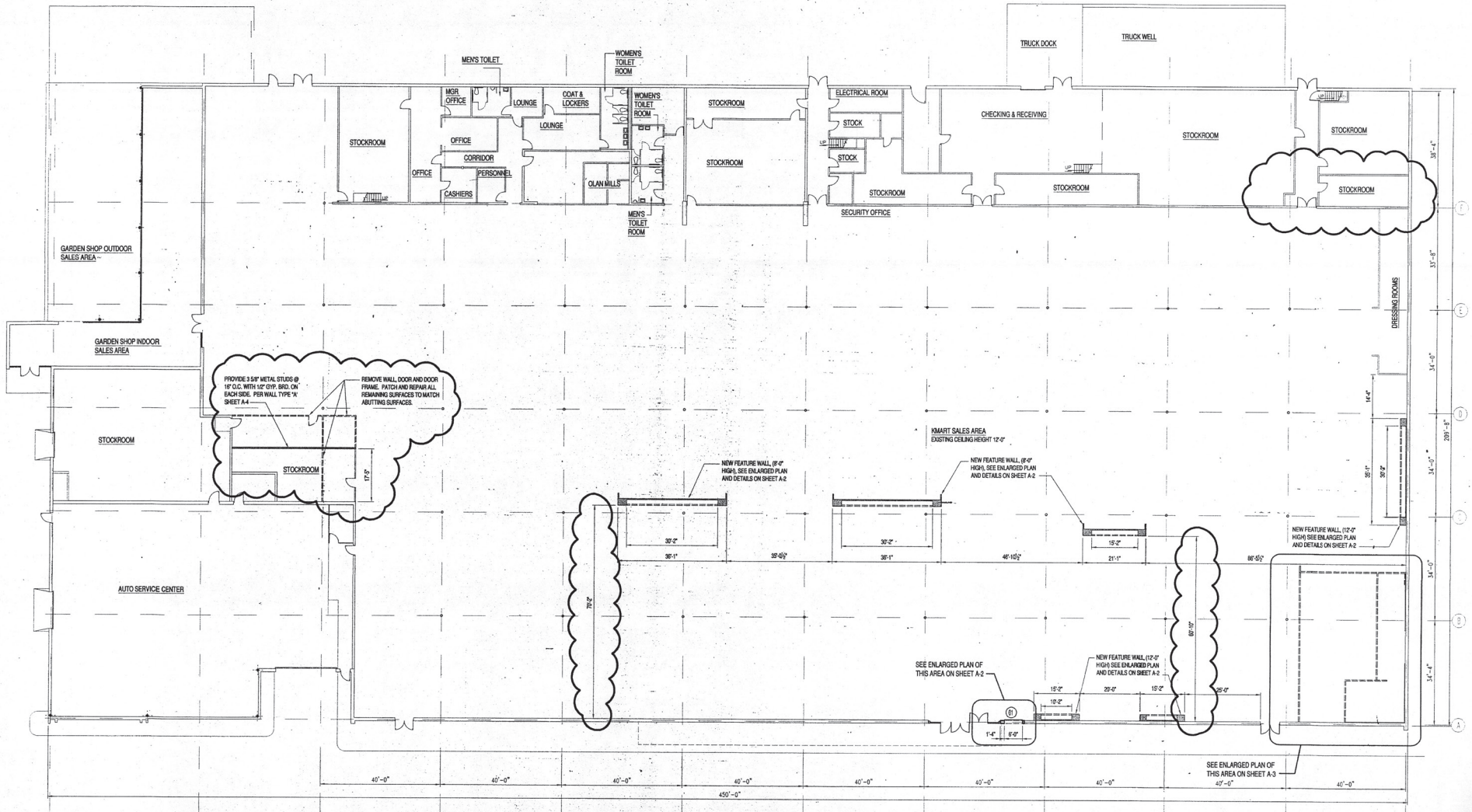


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FLOOR PLAN



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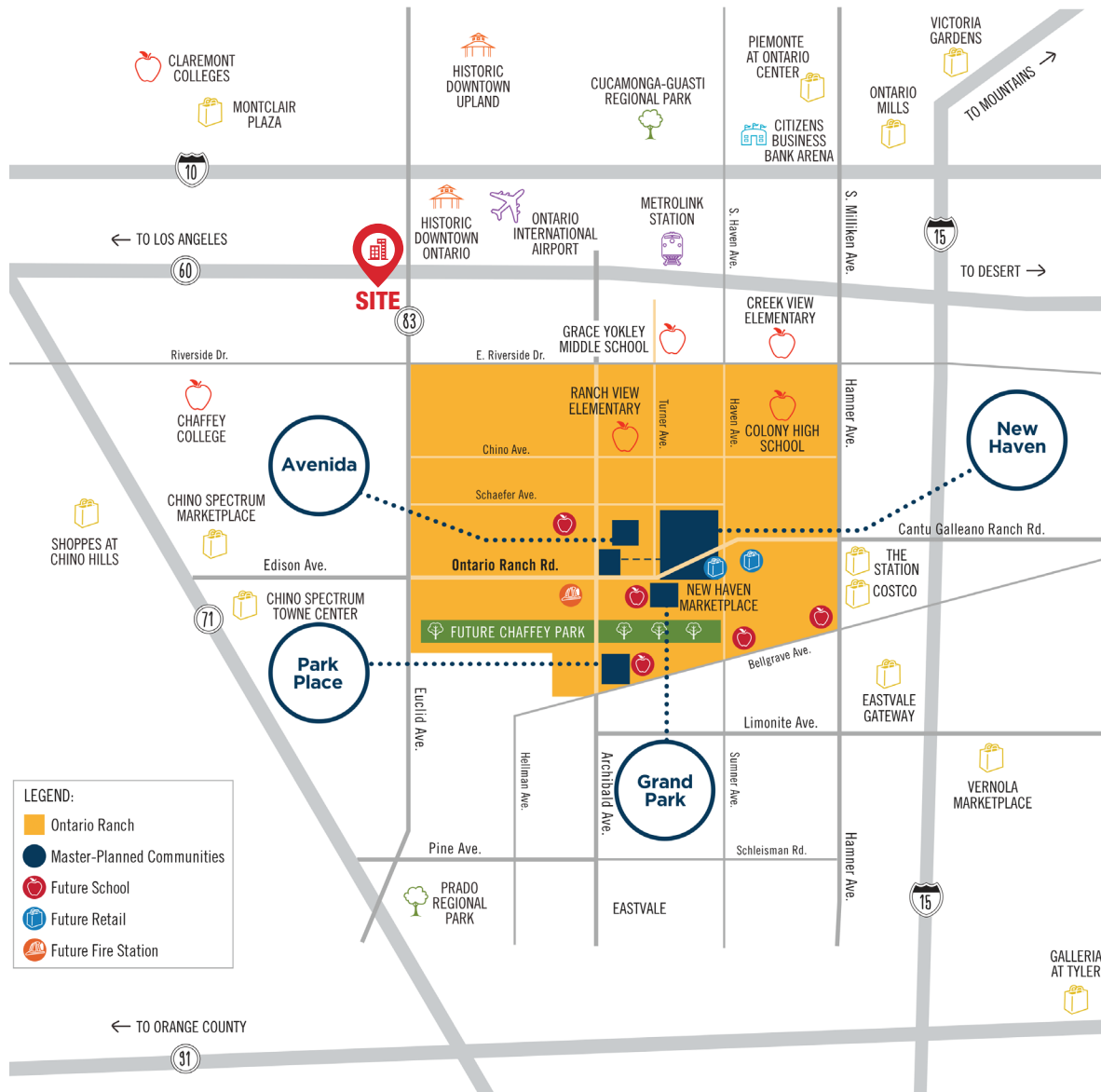
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ONTARIO RANCH

Ontario Ranch, California spans over 8,000 acres and 13 square miles, with new master-planned communities offering beautiful neighborhoods, plus family-friendly recreation that present an endless invitation for adventure, leisure and connection. A visionary model for California Growth, Ontario Ranch is the first gigabit community in southern California, and will feature ultra-high bandwidth home-data services, plus an expansive park and trail system, new schools and independent sources of water. Future plans include over 46,000 new homes. A convenient location offers direct access to the I-15 via the new connection at Cantu Galleano Ranch Road with the introduction of Ontario Ranch Road as well connection to the 60 freeway via the newly improved Archibald Avenue.

NEW HAVEN

- Developed by Brookfield Residential
- 5 new homes neighborhoods

PARK PLACE

- Developed by Lewis Community Developers and Stratham Communities
- 9 new homes neighborhoods

GRAND PARK

- Developed by Lennar
- 3 new home neighborhoods

AVENIDA

- Developed by D.R. Horton & Express Homes
- 3 new home neighborhoods

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ONTARIO SNAPSHOT

	DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	2018 Estimated Population	25,401	144,726	354,835
	2023 Projected Population	26,384	150,556	373,902
	2010 Census Population	24,024	135,246	326,521
	2000 Census Population	22,442	129,334	306,521
	Growth 2010-2018	0.68%	0.82%	1.01%
	Growth 2018-2023	0.76%	0.79%	1.05%
	2018 Estimated Median Age	33.8	32.3	32.3
	Total Businesses	340	4,541	11,604
	Total Employees	2,654	52,583	138,558
	HOUSEHOLDS	2018 Estimated Households	7,108	38,897
2023 Projected Households		7,370	40,469	101,713
2010 Census Households		6,717	36,318	88,957
2000 Census Households		6,141	34,119	83,727
Growth 2010-2018		0.69%	0.84%	1.01%
Growth 2018-2023		0.73%	0.80%	1.03%
2018 Est. Average Household Size		3.57	3.64	3.61
INCOME	2018 Est. Median Household Income	\$75,987	\$63,214	\$62,870
	2023 Prj. Median Household Income	\$84,592	\$73,909	\$73,812
	2018 Est. Average Household Income	\$89,099	\$81,908	\$81,673
	2023 Prj. Average Household Income	\$103,834	\$96,775	\$96,913
	2018 Estimated Per Capita Income	\$25,041	\$22,385	\$22,708
HOUSING	2018 Estimated Housing Units	7,269	40,494	101,269
	2018 Est. Owner Occupied Units	4,992	22,095	55,188
	2018 Est. Renter Occupied Units	2,116	16,802	41,436
	2018 Estimated Vacant Units	161	1,597	4,646
	2018 Est. Median Housing Value	\$379,096	\$388,275	\$384,251
	2018 Est. Average Housing Value	\$421,414	\$426,384	\$424,770



174,883

Total Population



48,125

Total Households



\$75,687

Avg. H.H. Income



96,804

Daytime Population

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