

RESTAURANT PAD W/ DRIVE THRU FOR LEASE

1060 W. 4th St., Ontario, CA 91762



NEW 5.8 ACRE REDEVELOPMENT!

- ±2,500 SF RESTAURANT PAD AVAILABLE
- SIGNALIZED CORNER
- 51,000+ CARS PER DAY
- LESS THAN 1 MILE TO THE 10 FWY
- PAD OPPORTUNITIES AVAILABLE
- EASY ACCESS TO 60 & 15 FWYS
- STRONG MARKET DEMOS
- ADJACENT TO CHAFFEY HIGH SCHOOL
- COME JOIN 7-11, AN EXPRESS CAR WASH AND NEW ±84 UNIT RESIDENTIAL PROJECT

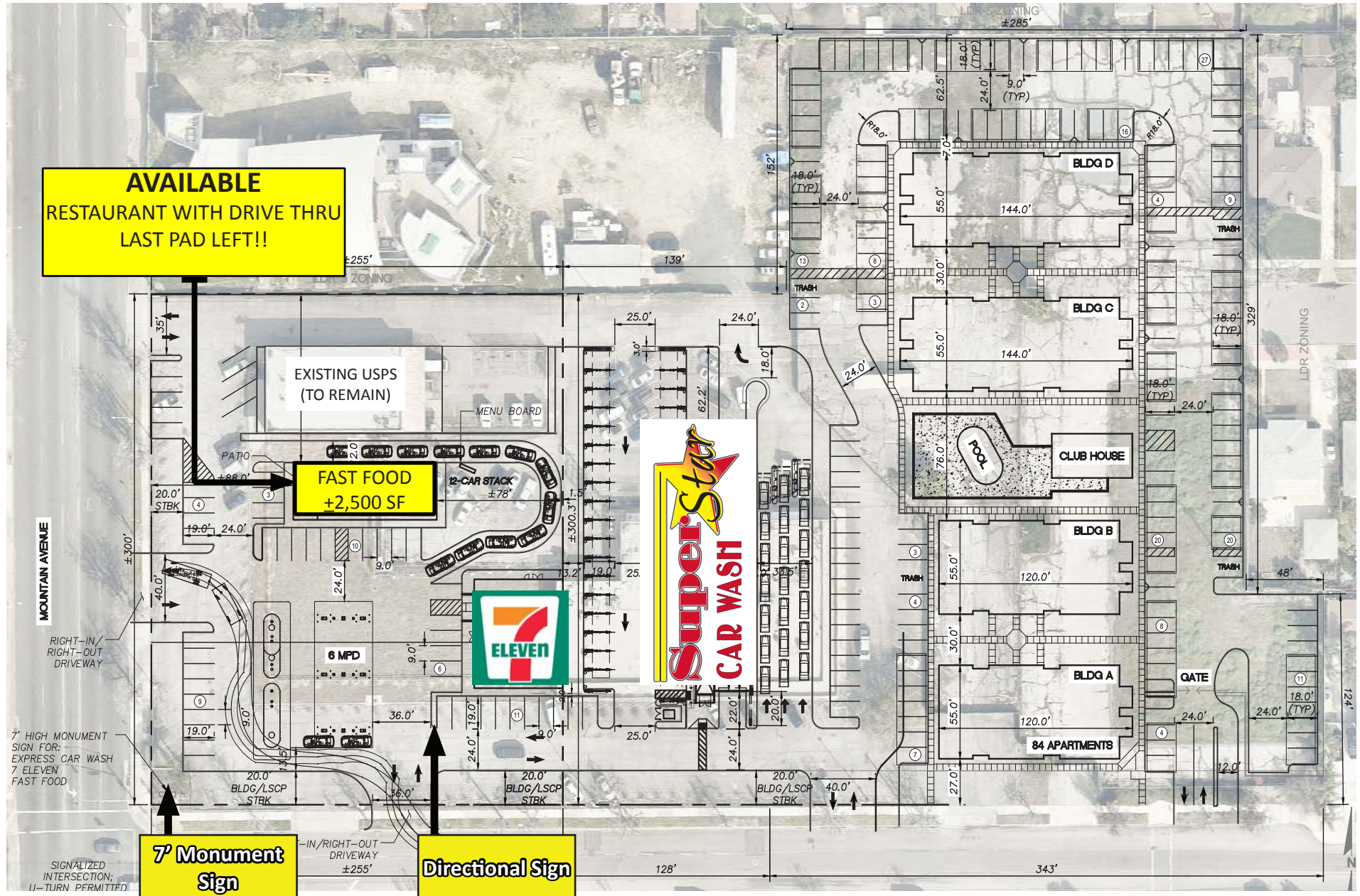
For additional information please contact:

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CDRE# 01444718

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PROPOSED SITE PLAN



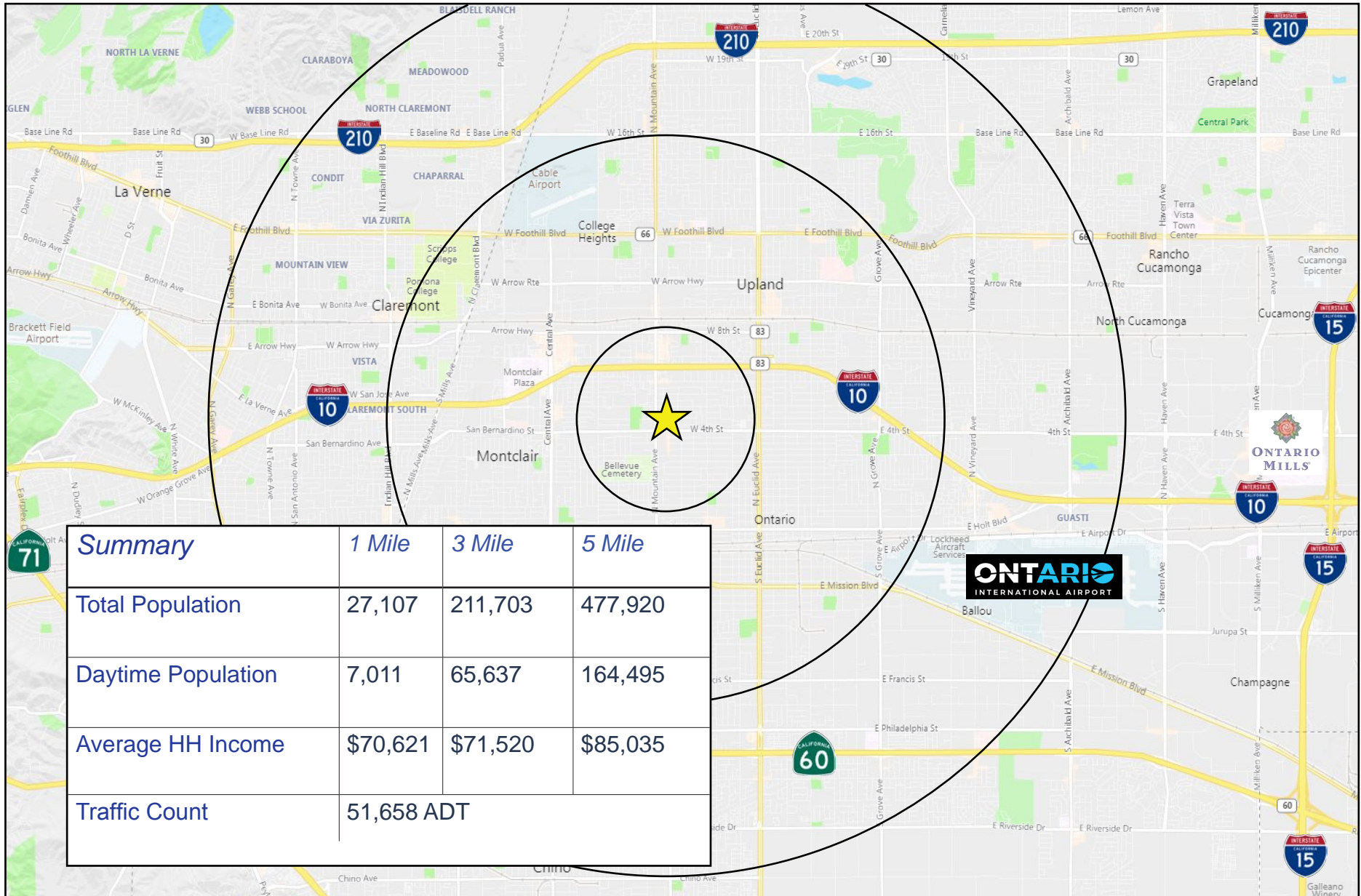
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AERIAL MAP



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AREA DEMOGRAPHICS (1,3,5 mile radius)



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AREA OVERVIEW *(City of Ontario)*



WHY ONTARIO

Just **35 miles east of downtown Los Angeles**, Ontario is ideally situated as a gateway to Southern California and is the economic heart of the Inland Empire. Ontario offers three major interstates, two railroads and the Ontario International Airport, offering access throughout North America.

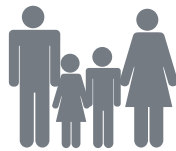
GROWTH OPPORTUNITIES

INCORPORATED

1891

50
SQUARE
MILES

OF COMMUNITY &
COMMERCE TO
LIVE, WORK &
PLAY



QUALITY
OF LIFE

•
One of the
**fastest
growing**
cities in the region,
Ontario offers quality
education and access
to recreation.



RETAIL
OPPORTUNITIES

•
Shopping
opportunities
such as the
2 million
square-foot
Ontario Mills Mall.



MANUFACTURING
& TRADE

•
Manufacturing is a
growing industry that
accounts for
12%
of the workforce.
Trade and logistics
accounts for
25%



TECHNOLOGY
& INNOVATION

•
Ontario is creating
one of the
**first “gigabit”
communities**
in Southern California.

Ontario not only offers companies a highly skilled workforce, but its strategic Southern California location and pro-business attitude create a fertile environment for growth.



Retail Trade Industry

Fastest growing among the region's major cities, Ontario's taxable retail sales are setting records. In 2009, Ontario's taxable sales reached \$4.6 billion. Ontario's taxable retail sales make it #1 in the Inland Empire and #4 in Southern California, behind only Los Angeles, San Diego and Anaheim.

- Ontario has a population of more than 177,000 people
- Ontario's resident-customer base within a 10-mile radius includes a population of more than 800,000.
- The Greater Ontario region (comprised of Riverside and San Bernardino Counties) currently has a population of more than 3 million people.
- From 2000 – 2020, the population is expected to grow by 1.8 million people, from 3.2 million to 5.0 million which is greater than 47 of the 50 US states, ranking 4th after California, Texas and Florida.



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