

# 4320

# FOR LEASE

## MILLS CIRCLE, SUITE A | ONTARIO, CA

### 4,025 SF 2ND GENERATION RESTAURANT SPACE



### PROPERTY FEATURES

- ±4,025 SF 2nd Generation Fully Fixturized Restaurant Potentially For Lease – Contact Broker To Discuss Availability
- Prominent Building Signage With Outstanding Visibility & Available Monument Signage Along Milliken Avenue
- Out Parcel To The Ontario Mills Mall - Ontario International Airport, Citizens Arena & Ontario Convention Center In Close Proximity.
- Ontario Mills Circle Center Is Located Along Milliken Avenue Near The Ontario Mills Outlet Shop
- **HUGE DAYTIME POPULATION: ±21,376 People In 1 Mile Radius**
- Located Within Close Proximity To The 10 Freeway And The 15 Freeway

**BRIAN BIELATOWICZ**

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DRE# 01269887



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 Population:	5,351	49,583	292,481
Daytime Population:	21,376	105,139	179,440
Avg. Household Income:	\$75,419	\$83,634	\$88,854

### TRAFFIC COUNTS

**43,000 CPD**

On Milliken Avenue

Source: Regis Online

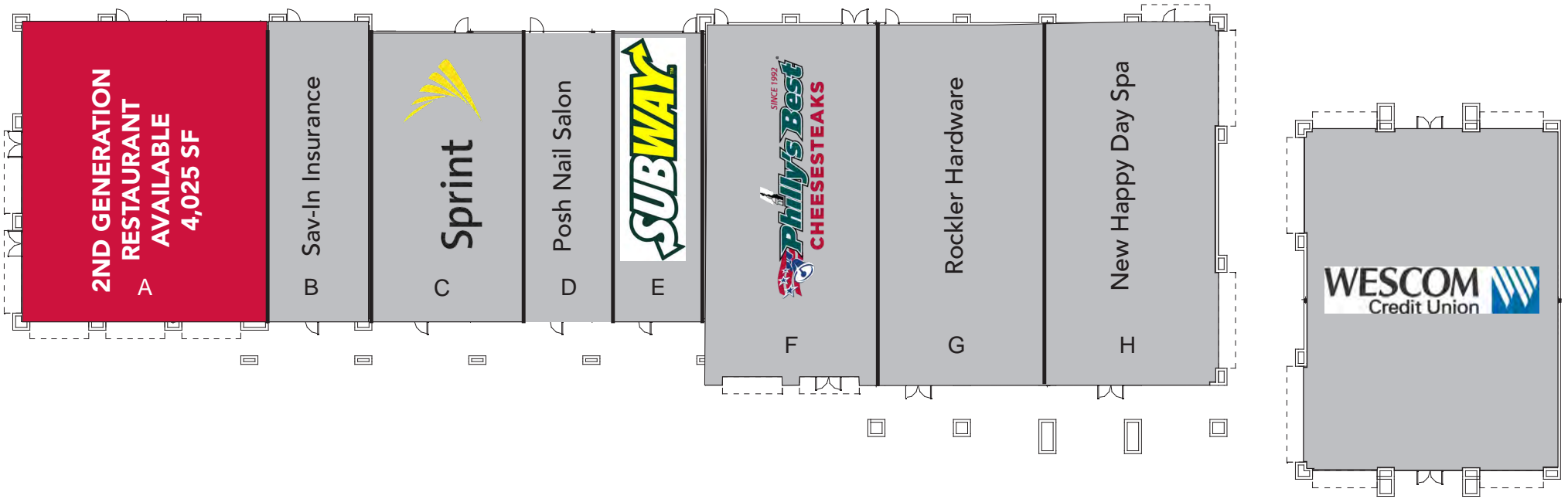
**248,000 CPD**

On 10 Freeway





AVAILABILITY		
TENANT		SQ FT
4320-A	AVAILABLE - 2ND GENERATION RESTAURANT	4,025 SF
4320-B	Sav-In Insurance	1,680 SF
4320-C	Sprint Wireless	2,465 SF
4320-D	Posh Nail Salon	1,400 SF
4320-E	Subway	1,400 SF
4320-F	Philly's Best	1,526 SF
4320-G	Rockler Hardware	4,803 SF
4320-H	New Happy Day Spa	3,497 SF
4330	Wescom	4,820 SF



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**LEE & ASSOCIATES**  
 COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

4320 Mills Cir Ontario, CA 91764		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	5,351	49,583	292,481
	2024 Projected Population	5,589	51,582	304,366
	2010 Census Population	4,585	42,673	271,546
	2000 Census Population	1,866	27,036	230,218
	Projected Annual Growth 2019 to 2024	0.9%	0.8%	0.8%
	Historical Annual Growth 2000 to 2019	9.8%	4.4%	1.4%
HOUSEHOLDS	2019 Median Age	29.1	31.4	32.9
	2019 Estimated Households	2,410	17,640	89,784
	2024 Projected Households	2,469	18,082	92,081
	2010 Census Households	2,024	14,703	81,104
	2000 Census Households	712	8,385	67,514
	Projected Annual Growth 2019 to 2024	0.5%	0.5%	0.5%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2019	12.6%	5.8%	1.7%
	2019 Estimated White	40.9%	47.0%	51.4%
	2019 Estimated Black or African American	17.3%	14.7%	9.4%
	2019 Estimated Asian or Pacific Islander	13.3%	13.1%	9.7%
	2019 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.9%
	2019 Estimated Other Races	27.8%	24.4%	28.7%
INCOME	2019 Estimated Hispanic	41.7%	43.8%	55.8%
	2019 Estimated Average Household Income	\$75,419	\$83,634	\$88,854
	2019 Estimated Median Household Income	\$66,903	\$74,638	\$77,403
	2019 Estimated Per Capita Income	\$33,969	\$30,605	\$27,447
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.2%	4.2%	8.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.0%	6.9%	8.1%
	2019 Estimated High School Graduate	19.5%	22.7%	25.3%
	2019 Estimated Some College	25.4%	24.5%	24.3%
	2019 Estimated Associates Degree Only	16.2%	11.6%	9.3%
	2019 Estimated Bachelors Degree Only	21.9%	19.4%	16.6%
BUSINESS	2019 Estimated Graduate Degree	12.8%	10.8%	7.9%
	2019 Estimated Total Businesses	1,691	8,192	15,473
	2019 Estimated Total Employees	21,376	105,139	179,440
	2019 Estimated Employee Population per Business	12.6	12.8	11.6
	2019 Estimated Residential Population per Business	3.2	6.1	18.9



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