

VINEYARD FREEWAY CENTER

BRAND NEW TARGET CENTER, DRIVE THRU RESTAURANT, & SHOP SPACES AVAILABLE

1640 E. 4th Street, Ontario, CA 91764



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**PROGRESSIVE**  
REAL ESTATE PARTNERS

## Presented By



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### BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

### PROGRESSIVE REAL ESTATE PARTNERS

9471 Haven Avenue, Suite 110  
Rancho Cucamonga, CA 91730

ACTIVE MEMBER OF



8 TIME WINNER  
COSTAR POWER BROKER AWARD



PROUD MEMBER OF:



COMPLETED TRANSACTIONS

OVER **1,000**

TOTAL SALES

OVER **\$1B**



# PROPERTY OVERVIEW



## PROPERTY HIGHLIGHTS

- TARGET NOW OPEN!!
- Drive thru pad Available for Ground Lease or BTS (Up to  $\pm 2,800$  SF)
- $\pm 1,040$  SF -  $\pm 2,340$  SF Shop Space Available
- $\pm 1,299$  SF Former Hair Salon Space Available
- Located off the I-10 freeway at the 4th street exit with over 237,000 cars per day

- Minimal retail competition
- High density with over 150,000 residents within 3 miles
- Freeway monument signage available
- Underserved trade area

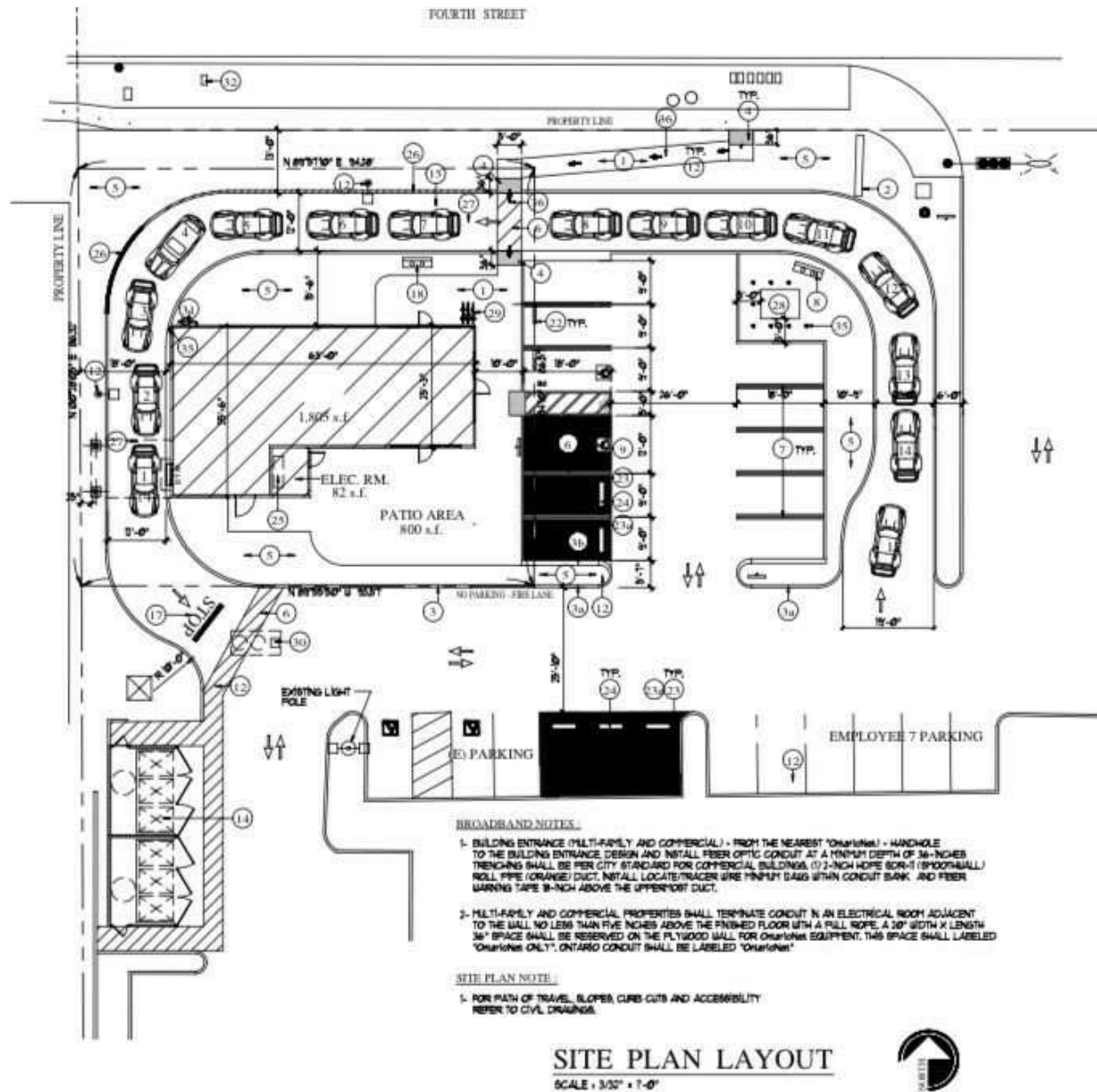
# SITE PLAN



TENANT MATRIX	
1610	±1,800 - 2,800 SF DRIVE THRU AVAILABLE
1620	Tam's Burgers
1630 A/B	±2,340 SF AVAILABLE
1630 C/D/E	City Best Insurance Services Inc.
1630 F	±1,040 SF AVAILABLE
1630 G	Barbershop
1630 H	Kids Dental Land
1630 P/J	Kids Dental Land
1630 K/L	El Chilitos Mexican Restaurant
1630 M/R	Dentist
1630 N	±1,299 SF AVAILABLE
1630 O	Ceylon Eyebrow Threading
1640 A	Golden Corral
1640 B	Jump Jungle
1650 A	Domino's Pizza
1650 C	Sparklean Laundry
1670 A	Planet Fitness
1670 B	Target
1670 C	Target



# 1610 CONCEPTUAL DRIVE THRU PLAN





# RETAILER MAP





# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b><u>POPULATION</u></b>			
2023 Total Population	31,173	158,439	379,337
2023 Households	8,608	49,829	122,635
2023 Average Household Size	3.6	3.1	3.1
2023 Median Age	31.4	33.1	34.9
<b><u>INCOME</u></b>			
2023 Average Household Income	\$92,805	\$99,696	\$112,889
2023 Median Household Income	\$75,848	\$81,885	\$92,674
2023 Per Capita Income	\$25,752	\$31,464	\$36,583
<b><u>BUSINESS SUMMARY</u></b>			
2023 Total Businesses	556	8,815	20,722
2023 Total Employees	3,360	85,635	188,466