

FOR
LEASE

2450 S Vineyard Avenue
ONTARIO, CA 91761



GROCERY ANCHORED SHOPPING CENTER

DAN BACANI

Principal

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01 EXECUTIVE SUMMARY



AVAILABLE SUITES:

Suite	SQ. FT.	Asking Rate
2440 (Former Restaurant Space)	8,115	Negotiable
2448-101	2,325	\$3.00 psf NNN
2448-106	1,425	\$3.00 psf NNN
2448-110 (Former Cafe Space)	1,703	\$3.00 psf NNN
2448-111 & 112	5,325	Negotiable
2448-111	1,800	\$3.00 psf NNN
2570-B (Former Sandwich Restaurant)	1,350	\$3.50 psf NNN
Pad 1 (SW Corner)	±73,000 / Land	Negotiable
Pad 2 (south-end)	±8,300 / Land	Negotiable
Pad 3 (east end)	±14,300 / Land	Negotiable

PROPERTY DETAILS:

Asking Rate:	\$3.00-\$3.50 psf NNN
Terms:	3-10 years
Total Building SF:	±107,382 SF
Lot Size:	±591,715 SF
Zoning:	CC
Year Built:	2008
APN:	0216-401-63, 0216-401-62, 0216-401-61
Parking Ratio:	6:1,000

PROPERTY HIGHLIGHTS:

- **Grocery Anchored:** Vineyard Pavilion's anchor tenant is **Cardenas Markets** which operates a 45,000 square foot supermarket specializing in Latin American cuisine and products and has 56 locations throughout Southern California, Arizona and Nevada with a strong footprint in the Inland Empire.
- **Traffic Drivers:** In addition to Cardenas Markets, the shopping center is home to **Starbucks, Planet Fitness, a Tesla** charging station and an **Arco** gas station which is a consumer magnet for not only local residents but commuters along the 60 Freeway which has an estimated daily traffic count of 195,000 vehicles.
- **High Visibility with Easy Access:** Vineyard Pavilion is seconds from the 60 Freeway off and on-ramps and on the way to **Ontario Ranch**, which is the #5 master planned community in the United States spanning over 8,000 acres and **The Ontario Regional Sports Complex Project (ORSC)** scheduled to be completed in 2026. ORSC will feature a semi-professional Minor League baseball stadium, a retail/restaurant area, and a new municipal recreation and aquatics centers surrounded by fields designed for baseball, softball, soccer and other sports. The entire site will be approximately 199 acres.
- **Ample Parking:** Over 300 on-site parking spaces, including convenient front-door parking, enhancing customer accessibility.

02 PROPERTY PHOTOS



02 PROPERTY PHOTOS



02 AERIAL OVERVIEW

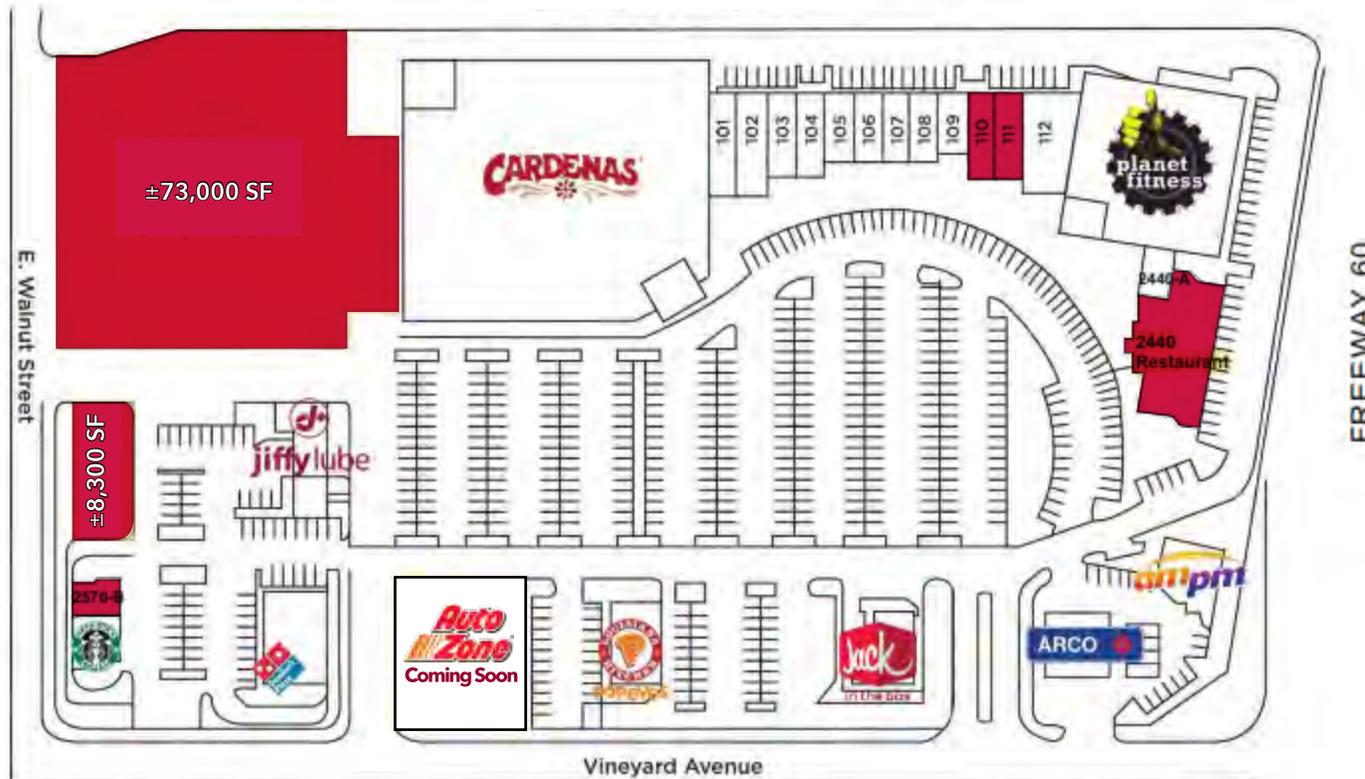


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Vineyard Pavilion

2440-2570 S. Vineyard Ave., Ontario, CA 91762



VINEYARD PAVILION

DRAWING NOT TO SCALE

LEASING SITE PLAN

VACANCY LEGEND:



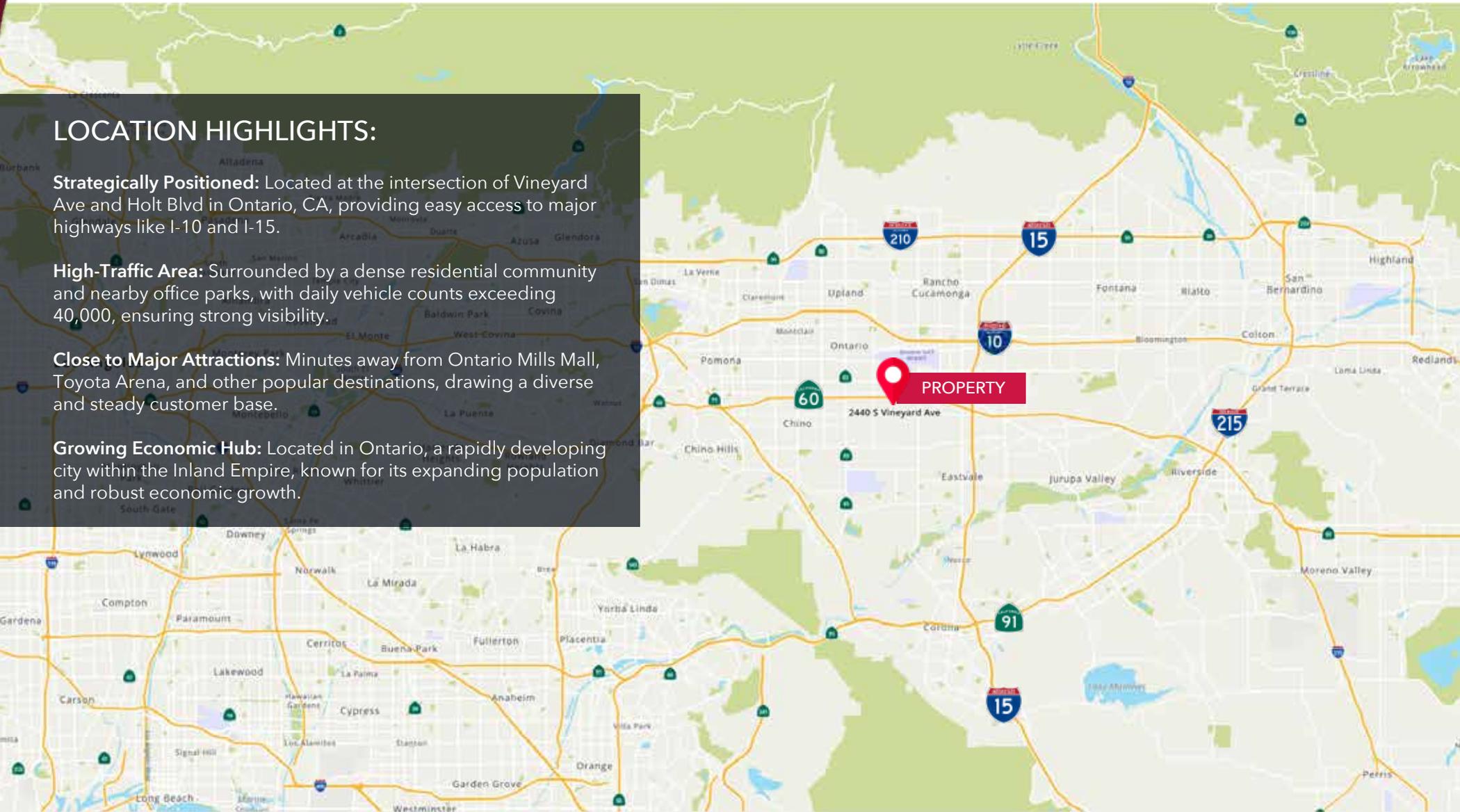
LOCATION HIGHLIGHTS:

Strategically Positioned: Located at the intersection of Vineyard Ave and Holt Blvd in Ontario, CA, providing easy access to major highways like I-10 and I-15.

High-Traffic Area: Surrounded by a dense residential community and nearby office parks, with daily vehicle counts exceeding 40,000, ensuring strong visibility.

Close to Major Attractions: Minutes away from Ontario Mills Mall, Toyota Arena, and other popular destinations, drawing a diverse and steady customer base.

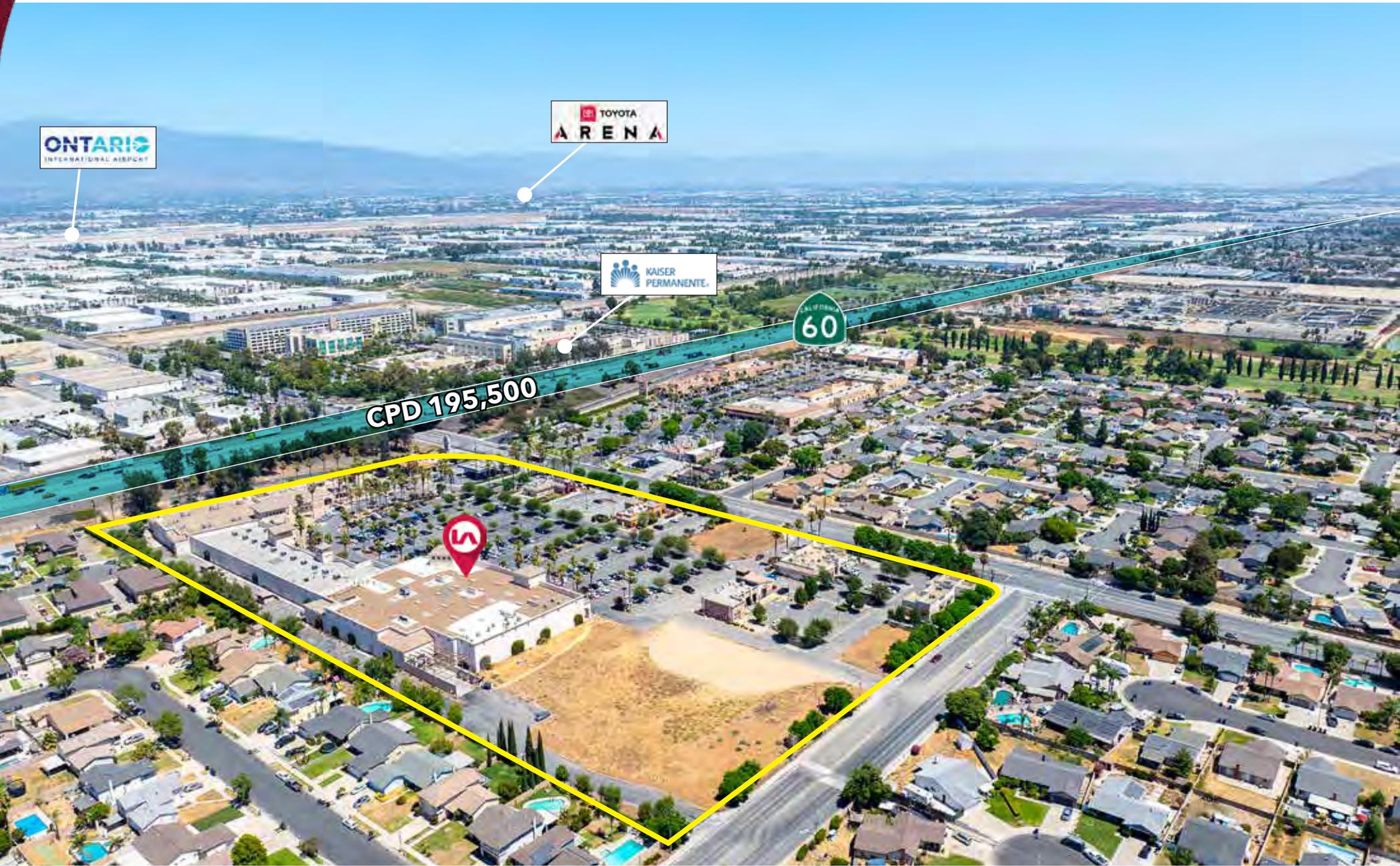
Growing Economic Hub: Located in Ontario, a rapidly developing city within the Inland Empire, known for its expanding population and robust economic growth.



03 LOCATION OVERVIEW



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Source: SelectUSA

No. 5 Top Master Planned Community in the Nation

- 1,027 Sales in 2023 (59% Increase Over 2022)
- Resident Demographics
 - 43% Hispanic
 - 30% Asian
- Median Household Income: \$110,000+

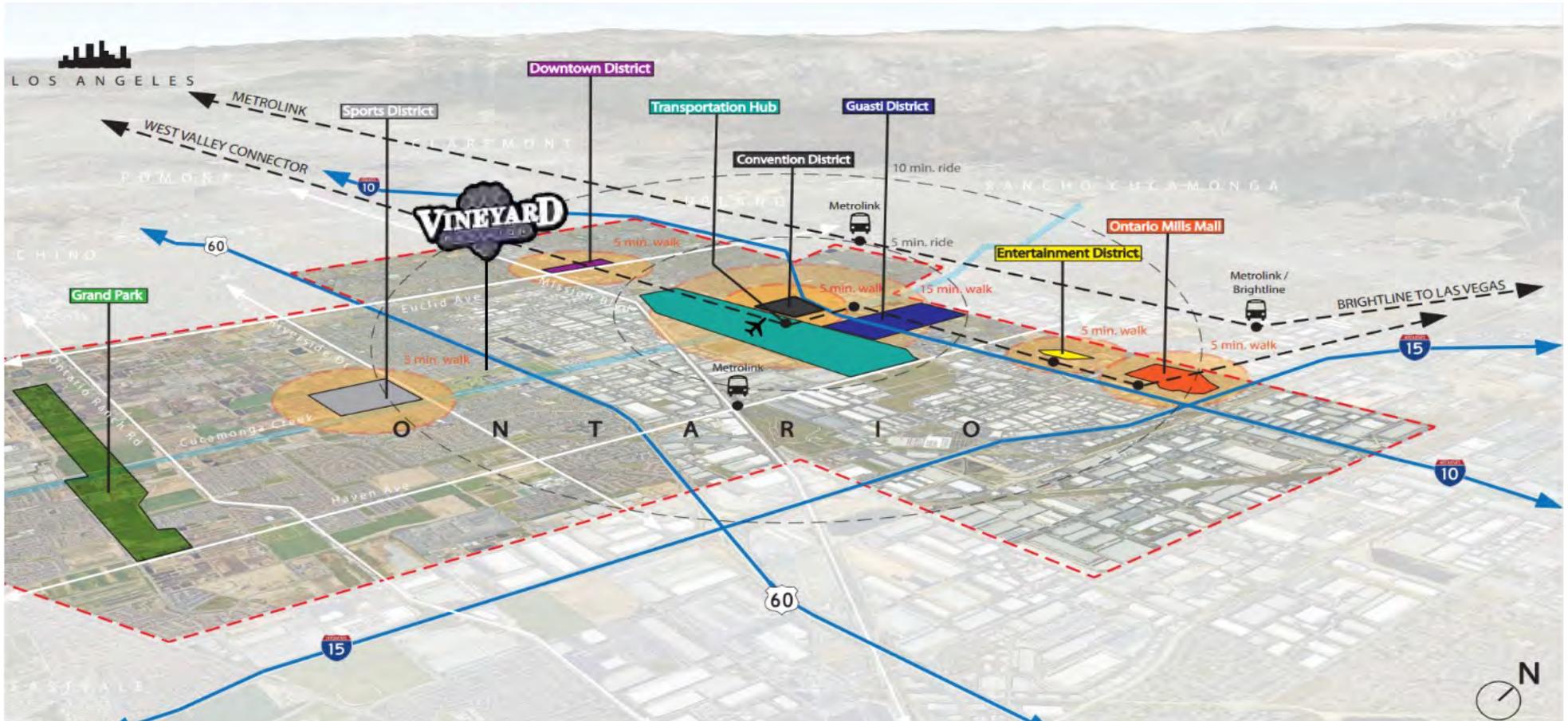
Future Buildout

- 69,000 residential units
- 400+ acres of public parkland
- 12 million SF of commercial/ office space
- 31 million SF of industrial development
- Projected population: 193,000

Growing List of Developers

- | | |
|--------------------|--------------------------|
| • Lennar | • Distinguished |
| • KB Homes | • Richland Communities |
| • Lewis Group | • Brookfield Residential |
| • Landsea Homes | • The Stratham Group |
| • Shea Homes | • Premier Investment |
| • BrookCal Ontario | |
| • Distinguished | |

03 LOCATION OVERVIEW | TOURISM KEY ANCHORS



Source: SelectUSA

03 LOCATION OVERVIEW | ARENA & ENTERTAINMENT DISTRICT



Source: SelectUSA



A new pedestrian and entertainment-oriented development is planned for the Entertainment District surrounding the Toyota Arena.

- 70,000 SF Commercial Space
- Performance Theatre
- 700 New Luxury Apartments
- California Sports Hall of Fame
- Hotel



03 LOCATION OVERVIEW | CONVENTION CENTER



Source: SelectUSA



The addition of 247,000 SF of space will double the Convention Center in size, to 430,000 SF.

- New lobby
- Meeting & ballrooms
- Exhibit halls
- Kitchen and deck
- Convention hotel



03 LOCATION OVERVIEW | DOWNTOWN & HOLT CORRIDOR



- 1 Gemmel's Pharmacy Building - possible conversion to food and beverage and entertainment with upper level office/residential uses
- 2 Granada Theater - theater restoration and revitalization of street retail and upper level spaces
- 3 123 West D Street Building - conversion of art deco building into a brewery/distillery/winery or other destination use
- 4 Potential new parking structure replacing surface lot to meet current and future demand
- 5 B Street enhancements that knit this charming street together and bring attention to existing and future merchants
- 6 West alley improvements to connect properties along the west side of Euclid and capitalize on the unique placemaking potential in Downtown
- 7 Proposed food hall and mixed-use residential development
- 8 Potential beer garden /outdoor plaza space adjacent to 123 West D Street
- 9 207 North Euclid Avenue - property acquired by the City
- 10 Gloria's Cantina Mexicana
- 11 215 West C Street - City Owned
- 12 120 West D Street - Residential
- 13 206 West D Street - City Owned - Residential
- 14 315-325 West D Street - City Owned - Residential
- 15 C Block Development - Hutton Companies
- 16 D Block Development - Adept Development
- 17 City Owned - Residential
- 18 Fire Station #1
- 19 Proposed Civic Center Campus: City Hall Annex, OMSD HQ, ULV College of Health & Parking Structure (700 Spaces)
- 20 A Block Development - Mixed-Use

Source: SelectUSA

Coming Soon

In addition to the existing retail showroom, real estate, design & construction offices and 13,000 SF warehouse, the owners of Holt X Palm are in the early planning stages to add a new on-site restaurant & brewery component.



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03 DEMOGRAPHICS



	ONTARIO 50 Square Miles	ONTARIO RANCH 13.5 Square Miles	EAST SAN GABRIEL VALLEY	NEIGHBORING CITIES
Population	186,239	28,661	940,874	350,353
Households	55,010	9,142	279,413	101,582
Median HH Income	\$82,103	\$110,567	\$91,083	\$108,529
Median Age	32.7	34.6	36.8	34.7
Post-Secondary Education	51%	71%	51%	62.3%
White Collar Labor Force	48%	61%	60%	67%

 **FUTURE HOME TO GRAND PARK, REGIONAL SPORTS COMPLEX**

 **OVER 400+ ACRES OF PUBLIC PARKLAND**

 **69,000+ RESIDENTIAL UNITS**

 **FUTURE POPULATION OF 193,000**

 **12 MILLION SF OF COMMERCIAL & OFFICE DEVELOPMENT**

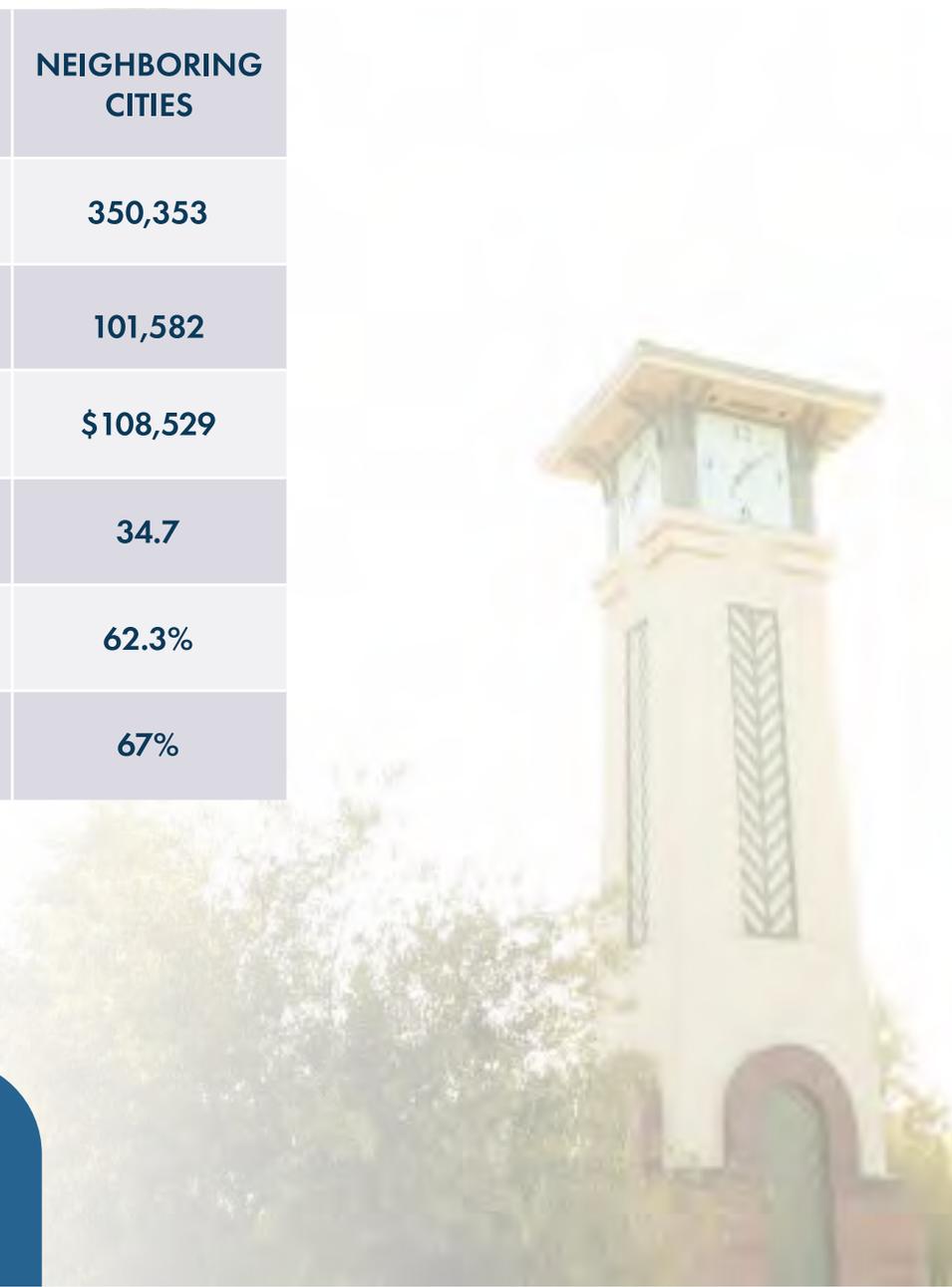
 **10 NEW SCHOOLS**

#5 TOP-SELLING MASTER PLANNED COMMUNITY IN THE U.S.

50,000 ADDITIONAL HOMES IN 20 YEARS

1,200 NEW HOMES ADDED IN 2023

8,200 ACRE SPAN



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