

Capital CITY

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ONTARIO, CALIFORNIA

TOYOTA

THE INLAND EMPIRE'S NEW
MAIN STAGE



THE INLAND EMPIRE IS ABOUT TO BE
REVOLUTIONIZED.

Capital City will propel Ontario into a brilliant new future. From its position at the heart of the Inland Empire, Capital City will stand as the destination for entertainment, immersive cultural experiences and an exquisite selection of dining.

WHY

Capital CITY

CURTAIN UP ON A NEW ERA

With Phase I already underway and projected for completion in Q1 2027, Capital City is set to become an eagerly anticipated and seamless extension of the vibrant Toyota Arena experience.



POPULATION GROWTH

Already home to 188,077 residents, Ontario is poised for massive expansion, with its population expected to nearly double to 400,000 by 2050. This dramatic growth, driven by a rising wave of high-income earners in the Inland Empire, guarantees a robust and discerning market hungry for premium offerings.

ENTERTAINMENT HUB

The Toyota Arena stands as the Inland Empire's preeminent multi-purpose venue, a vibrant stage with over 11,000 seats hosting chart-topping artists, elite professional sports, and captivating seasonal productions. Capital City will propel the City of Ontario to an unmatched status as a dynamic, must-visit entertainment destination.

RESIDENTIAL DEVELOPMENT

The City of Ontario is a magnet for growth, boasting Ontario Ranch, the #5 top-selling masterplanned community in the U.S. This surge in residential development across Ontario and its surrounding areas is a direct response to escalating population demands.

LOCATION

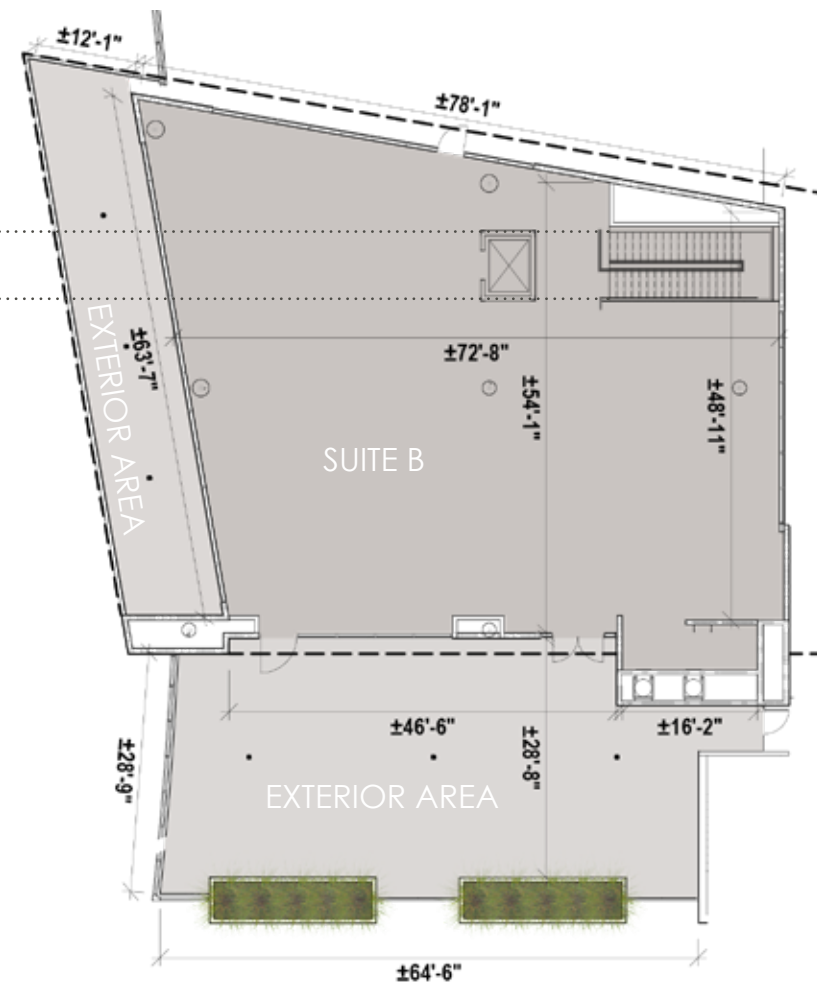
Strategically positioned, Ontario serves as the central nexus connecting Southern California's major markets: Los Angeles, Orange County, San Diego, and the greater Coachella Valley. All eyes are now on the Inland Empire as Southern California's next pivotal focal point.

SUITE B

GROUND LEVEL FLOOR PLAN
6,457 SF INTERIOR | 4,341 SF EXTERIOR



UPPER LEVEL FLOOR PLAN
3,832 INTERIOR | 1,339 EXTERIOR



10,280 SF
Combined 1st + 2nd Floor
INTERIOR AREA

5,680 SF
Combined 1st + 2nd Floor
EXTERIOR AREA



SUITE **B**



SUITE C

6,036 SF
INTERIOR AREA

3,286 SF
EXTERIOR AREA



FLOOR PLAN



SUITE
C



SUITE D

8,923 SF
INTERIOR AREA

1,846 SF
EXTERIOR AREA

SUITE D

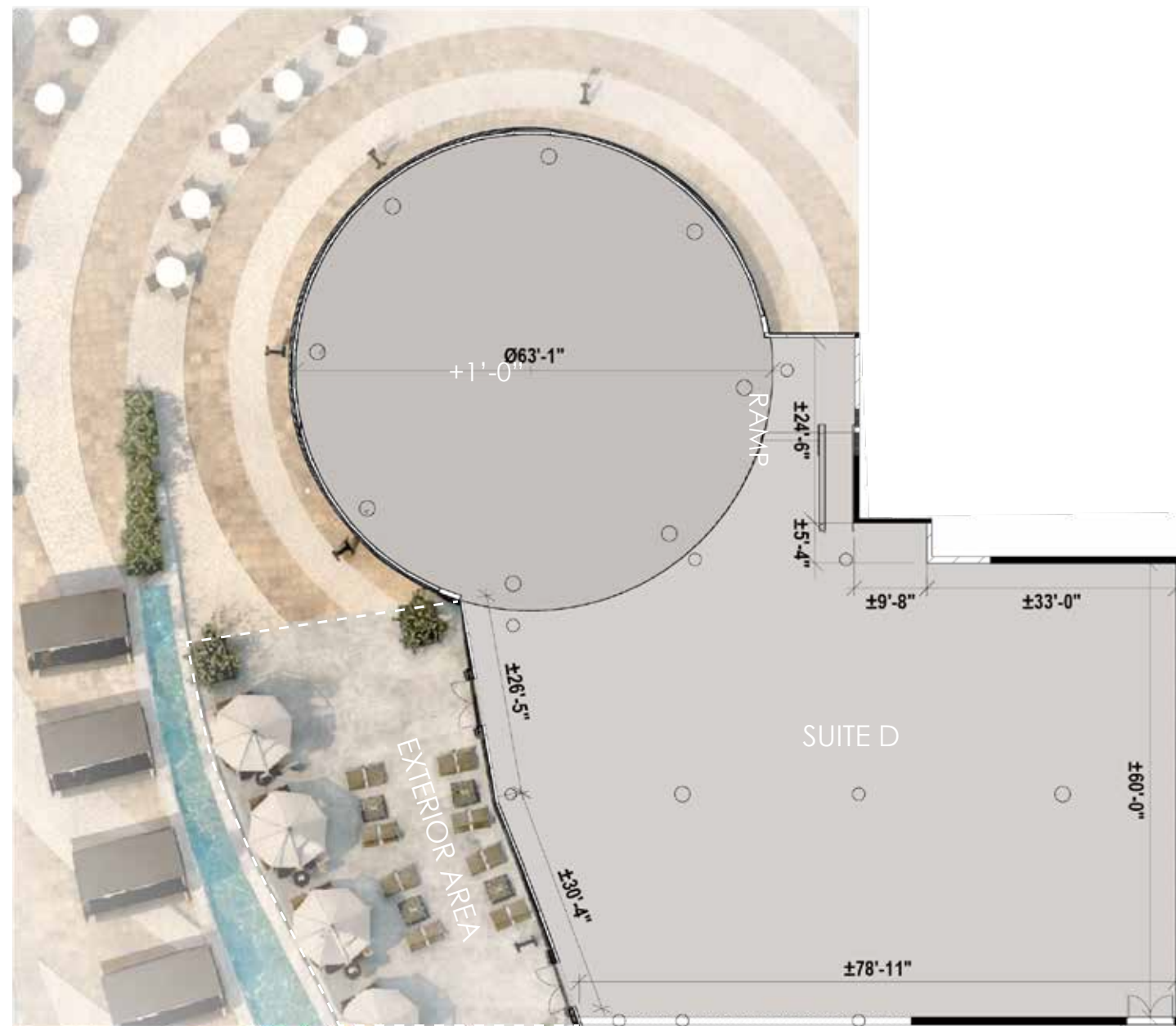
ONTARIO CENTER PARKWAY

RESIDENTIAL
PARKING

CONCOURS ST.



FLOOR PLAN



SUITE
D



HIGH GROWTH, HIGH DEMAND

The City of Ontario boasts an ideal demographic profile for retail success: a rapidly growing population with increasing disposable income and a strong appetite for sophisticated offerings. This robust consumer base, combined with the city's probusiness environment and ongoing urban revitalization, creates an exceptionally attractive landscape for retail operators looking to expand and thrive in Southern California's dynamic Inland Empire.



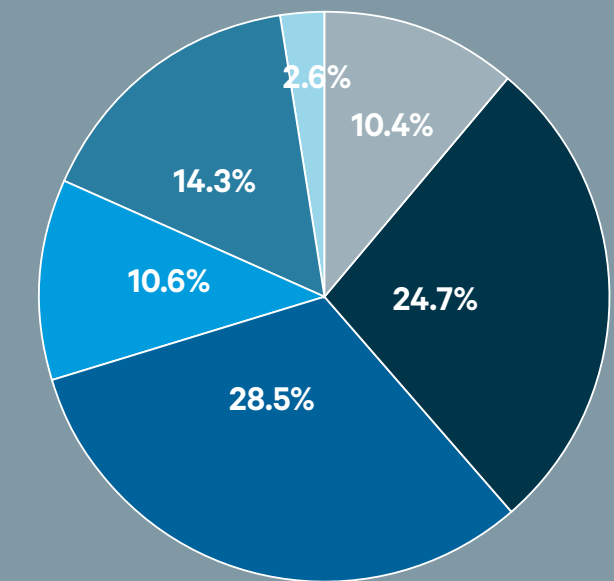
POPULATION

188,077
2026
CITY OF ONTARIO

400,000
2050
PLAN TO GROW OVER BY

35.2
MEDIAN AGE

The population of the City of Ontario increased by 11% since 2014.



- GENERATION ALPHA
- GENERATION Z
- MILENIALS
- GENERATION X
- BABY BOOMERS
- GREATEST GENERATION

TOP INDUSTRIES

11.3%
Healthcare

12.1%
Retail

11%
Logistics

10.5%
Manufacturing

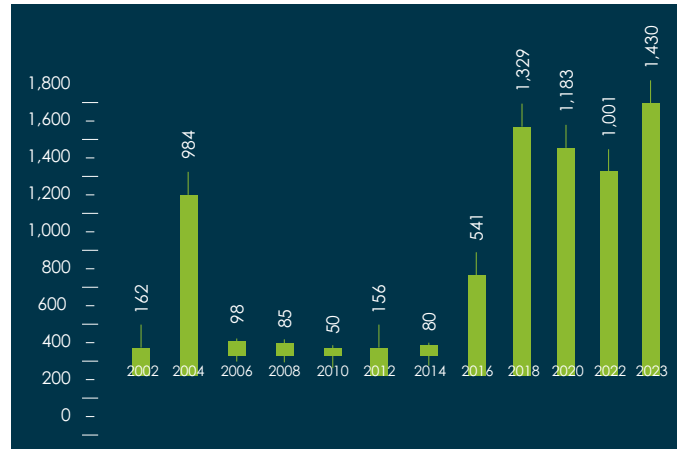
HOUSING

53,940
HOUSING UNITS

\$593,268
AVG. HOUSING VALUE

TOTAL HOUSING PRODUCTION

Ontario Ranch is the #5 Top Selling Master Planned Community in the U.S. and is built on a Gigabit-speed broadband network making it the best-connected community in the region.



LABOR & INCOME

\$108,809
Average Household Income in the City of Onatario

73%
Residents are High School Graduates or Higher

55,991
Households

HOUSING

96,470
Housing Units

11,920
Total Businesses

1,709,600
Project Jobs by 2035

DIVE INTO THE DETAILS

Beyond projections, the hard data paints a clear picture of unparalleled opportunity. Analysis of the Ontario market reveals a surging population, a significant and growing percentage of high-income households, and a strong consumer demand.

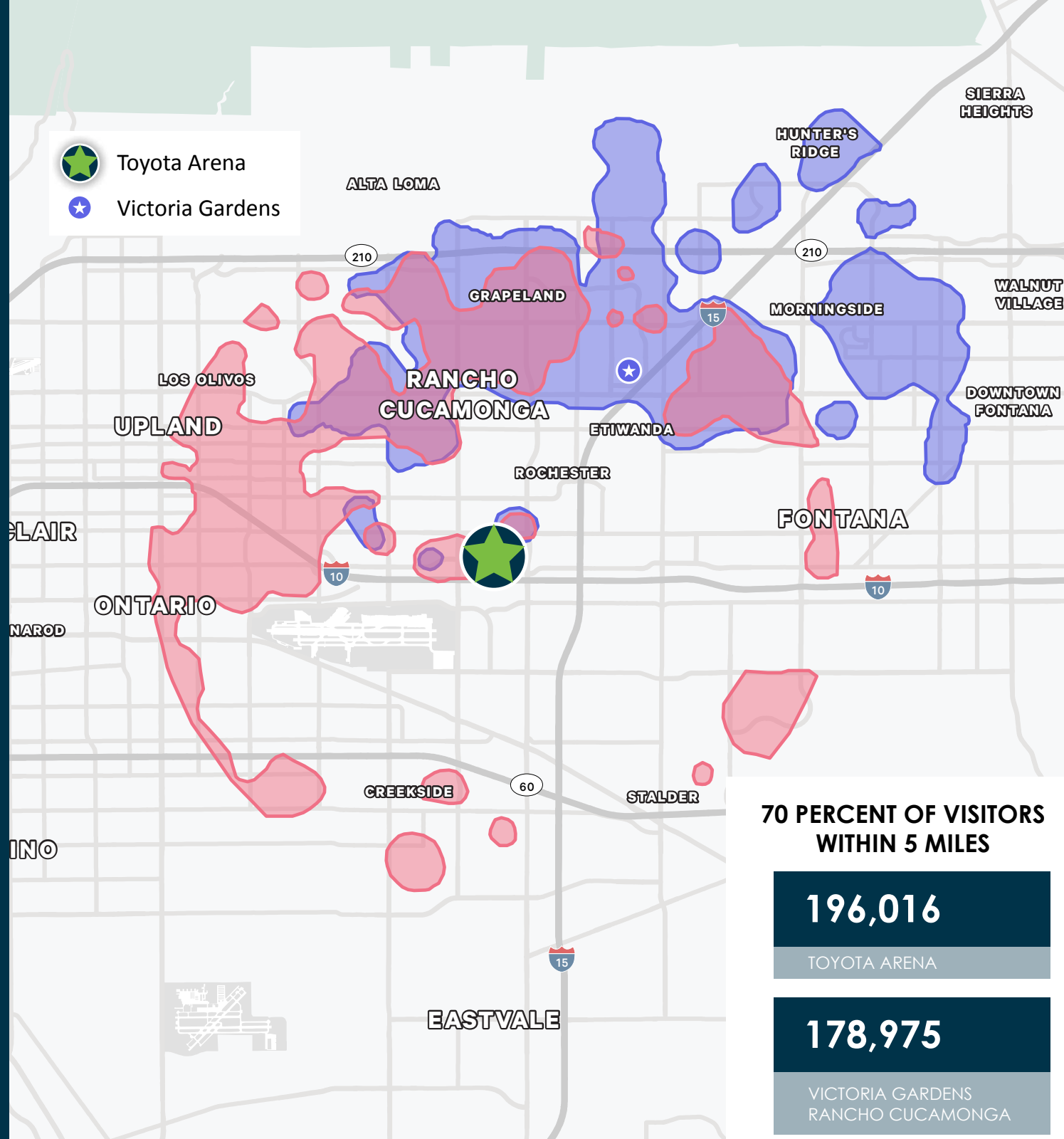
206,141

HOUSEHOLDS
(15-Minute Drive)

\$114,854

Average Household
Income (15-Minute Drive)

Data provided by Placer



**FOR MORE INFORMATION,
PLEASE CONTACT:**

JARED HIMES

Lic. 01921954
+1 949 344 1200
jared.himes@cbre.com

BRANDON BEAUCHEMIN

Lic. 01338753
+1 909 418 2213
brandon.beauchemin@cbre.com

CRISTIAN GOODSON

Lic: 01982883
+1 213 613 3003
cristian.goodson@cbre.com

JENNY ENG

Lic. 01931224
+1 239 631 8788
jenny.eng@cbre.com

EDWARD MATEVOSIAN

Lic. 01358783
+1 818 8238967
edward.matevosian@cbre.com



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