



RETAIL FOR LEASE

RETAIL LEASE ADJACENT TO ONTARIO MILLS MALL (SO CAL)

960 ONTARIO MILLS DRIVE, SUITE C, ONTARIO, CA 91764



COMMERCIAL REAL ESTATE

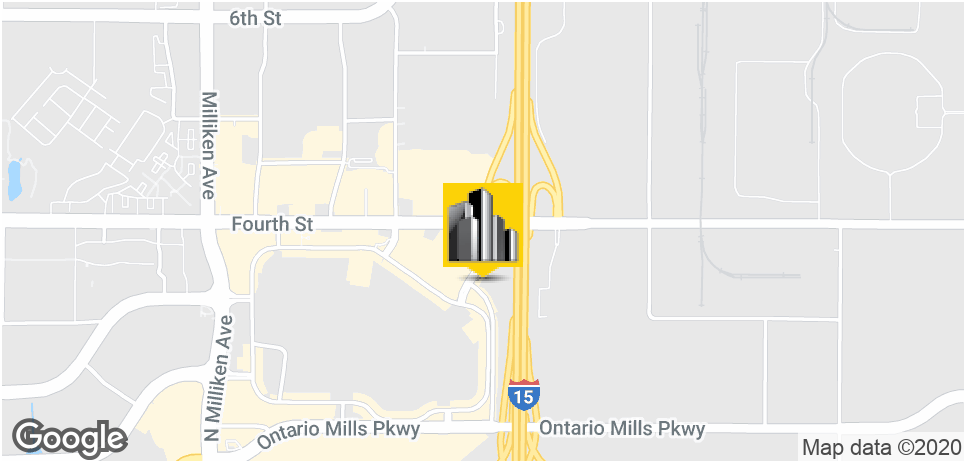
Presented By:

STEVEN D. ROPPEL

909.297.0881
sroppel@gmail.com
CalDRE #01151111

9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

FOOD SERVICE RETAIL



DETAILS		PROPERTY OVERVIEW
Available SF:	1,193 SF	many possible exclusive uses: ice cream; ice cream sandwiches; yogurt; cookies; and baked goods - direct lease possible or assignment of lease through May 31, 2026
		LOCATION OVERVIEW
Lease Rate:		Negotiable
		high traffic location at out parcel to Ontario Mills Mall - immediately accessed from I-15 freeway at Fourth Street - operating Cream ice cream sandwich store - not a franchise
		PROPERTY HIGHLIGHTS
Center Size:		1,193
		<ul style="list-style-type: none">highly sought after high volume retail location at Ontario Mills out parcelStarbucks with drive-through in same buildingexisting improvements in place: service counters; walk in cooler/freezer area; exhaust hood; grease interceptor; security cameras; indoor and outdoor seating areas; ada restroom; 2016 construction; and much more*28 million annual visitors to Ontario Mills Mall (per wikipedia.com)immediately available - call to tour

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SIGNIFICANT EXISTING IMPROVEMENTS



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CONVENIENT HIGH TRAFFIC LOCATION



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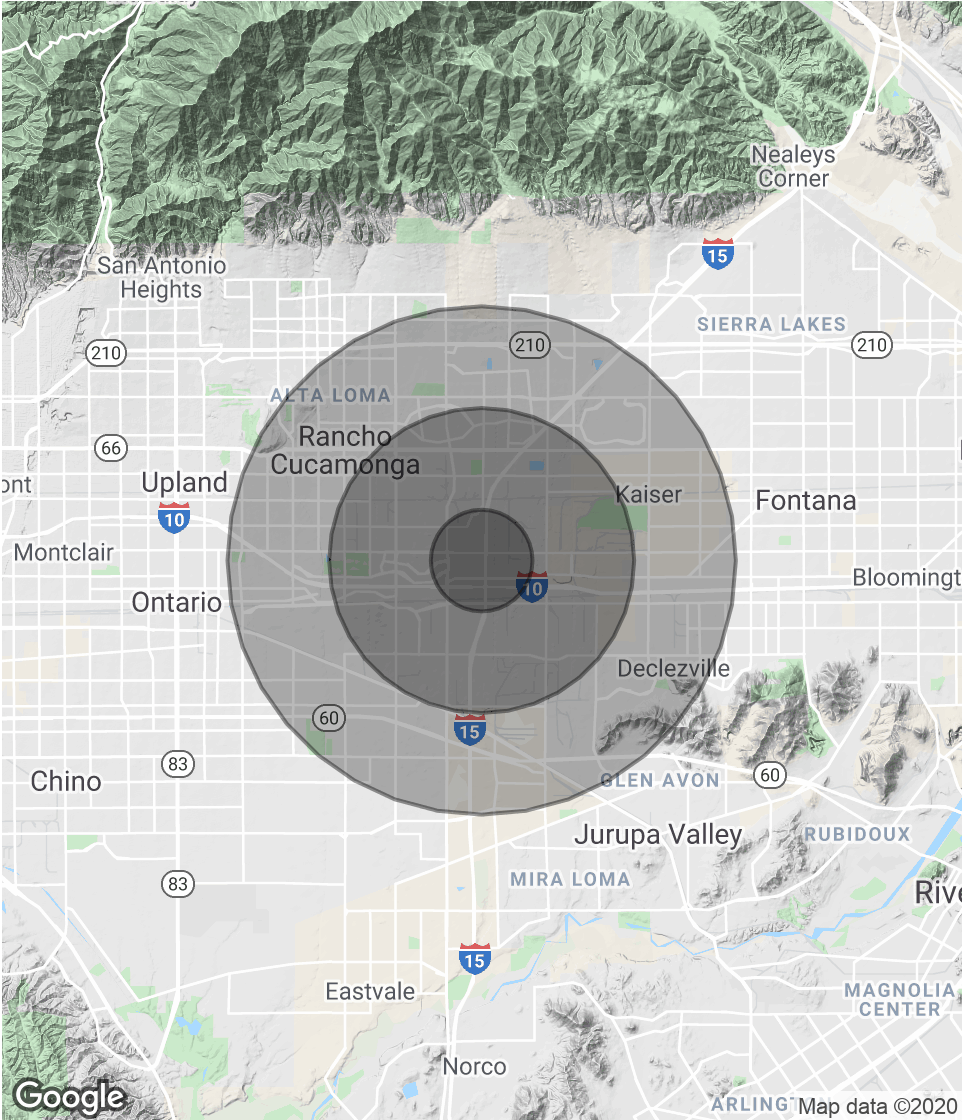
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SOLID DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,967	43,163	235,224
Median age	28.5	29.6	31.7
Median age (Male)	29.2	29.8	30.9
Median age (Female)	28.1	29.3	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,387	14,147	71,458
# of persons per HH	2.9	3.1	3.3
Average HH income	\$61,869	\$73,251	\$80,762
Average house value	\$347,711	\$425,397	\$412,364

* Demographic data derived from 2010 US Census



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