

±1.02 AC RETAIL PAD FOR LEASE DRIVE-THRU OPPORTUNITY

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ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+
SALES/LEASES

TOTAL SALES OVER

\$1.8B+



HIGHLIGHTS

- **Potential Drive-Thru:** Excellent opportunity for QSRs looking for a drive-thru, with ground lease or reverse build-to-suit options, suitable for a wide variety of concepts.
- **High-Traffic Location:** ±1.02 acre pad with excellent street front visibility fronting Home Depot at the signalized intersection of Riverside Drive & Euclid Ave. with ±59,779 CPD.
- **Prime Demographics:** ±117,732 residents within 3 miles and an average household income of \$132,809 within 1 mile, creating a strong customer base.
- **Strong Retail Mix:** Co-tenants include Dollar Tree, New Century Market, O'Reilly Auto Parts, with Dutch Bros. and a two-story self-storage facility coming soon.
- **Highly Visible:** The available pad fronts Euclid Ave with ± 38,160 CPD, offering strong exposure. Additionally, monument signage is potentially available.
- **Ontario Sports Complex Under Construction:** The Ontario Sports Empire is under construction and is located on Riverside Drive two minutes to the east. This 190-acre sports complex is set to become the largest of its kind west of the Rocky Mountains. Anchored by a 6,500 capacity professional baseball stadium, which will host the Los Angeles Dodgers' Single A team, the facility will also feature 8 soccer fields, 4 football/multi-use fields, and multiple baseball/softball diamonds. Future phases include a 227 room hotel, retail, and an indoor sports facility for basketball and volleyball. The complex is expected to attract 1.2 million visitors annually, create over 600 full-time jobs, and generate \$61 million in annual spending along with \$1.5 million in tax revenue. The baseball stadium is set to open in April 2026 and the remainder of the sports fields in Fall 2026.

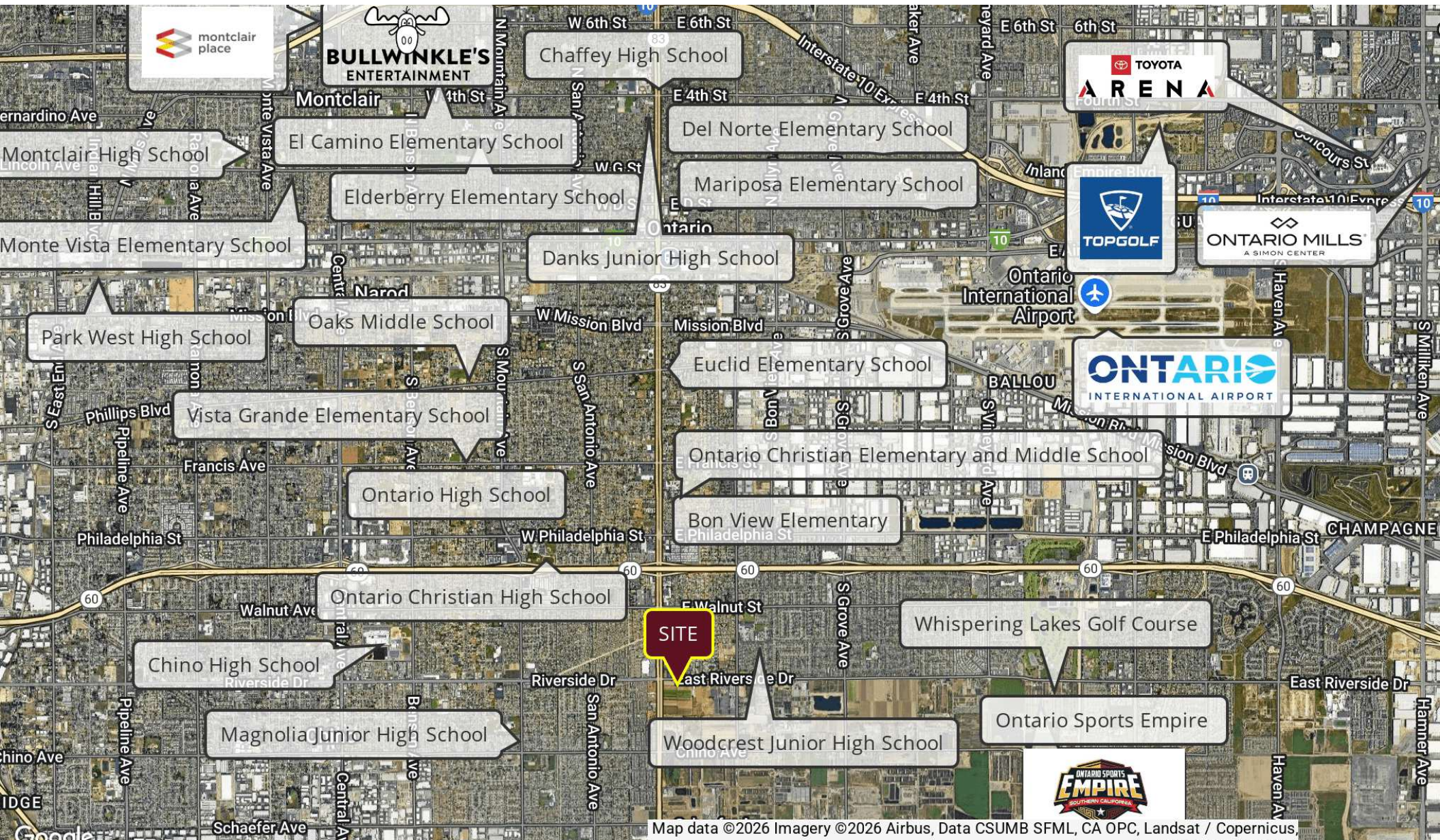
SITE PLAN



RETAILER MAP



TRAFFIC GENERATORS AND SCHOOLS MAP



THE ONTARIO SPORTS EMPIRE



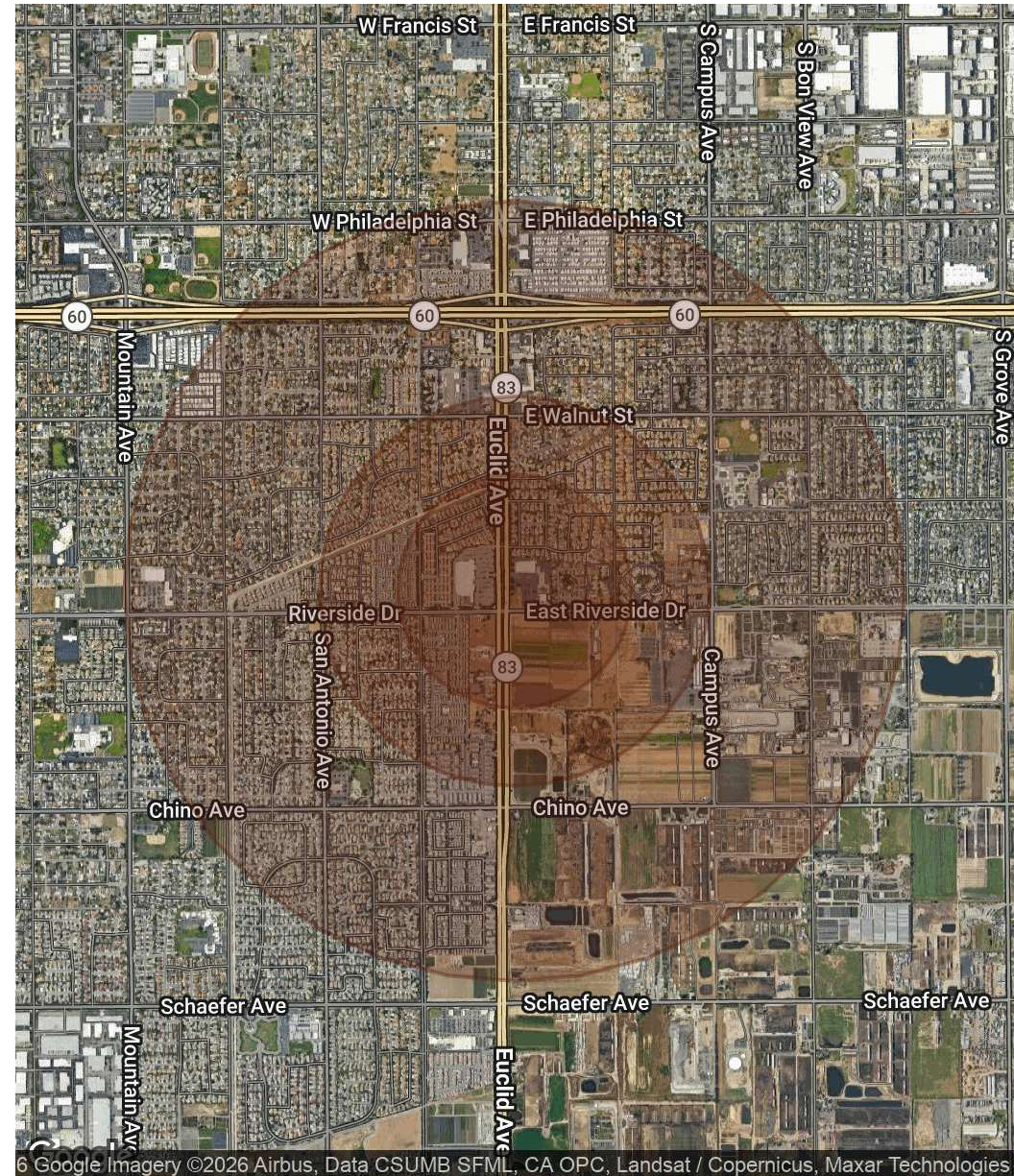
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Scan QR code to learn more about the Ontario Sports Empire

DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2025 Total Population	20,964	117,732	344,424
2025 Median Age	36.1	35.0	34.3
2025 Total Households	6,230	34,750	100,277
2025 Average Household Size	3.4	3.4	3.4
INCOME			
2025 Average Household Income	\$132,809	\$120,398	\$122,804
2025 Median Household Income	\$121,292	\$101,147	\$101,973
2025 Per Capita Income	\$39,525	\$35,602	\$35,822
BUSINESS SUMMARY			
2025 Total Businesses	370	5,374	14,017
2025 Total Employees	1,537	50,409	130,120



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