

FOR
LEASE

2450 S Vineyard Avenue
ONTARIO, CA 91761



GROCERY ANCHORED SHOPPING CENTER

DAN BACANI

Principal

626.242.7790

dbacani@lee-associates.com

License ID 01385413

GREGORY KHO

Associate

213.400.0654

gregory.kho@lee-associates.com

License ID 02033257

01 EXECUTIVE SUMMARY



AVAILABLE SUITES:

Suite	SQ. FT.	Asking Rate
2440 (Former Restaurant Space)	9,115	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:	±52,611 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



The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. www.lee-associates.com

FOR LEASE | VINEYARD PAVILION | 3

02 PROPERTY PHOTOS



02 AERIAL OVERVIEW



The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. www.lee-associates.com

FOR LEASE | VINEYARD PAVILION

Vineyard Pavilion

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



VINEYARD PAVILION

DRAWING NOT TO SCALE

LEASING SITE PLAN

VACANCY LEGEND:



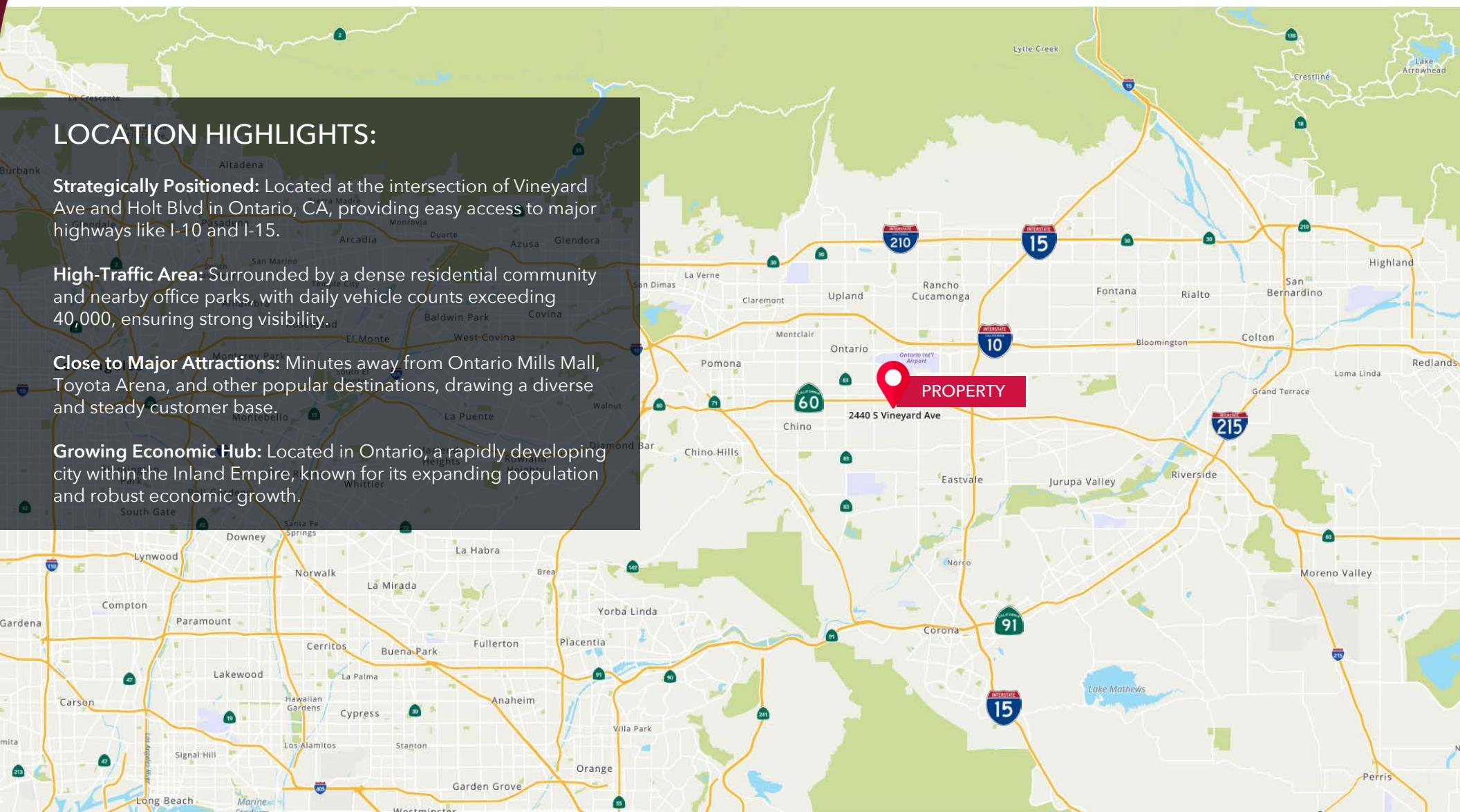
LOCATION HIGHLIGHTS:

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.

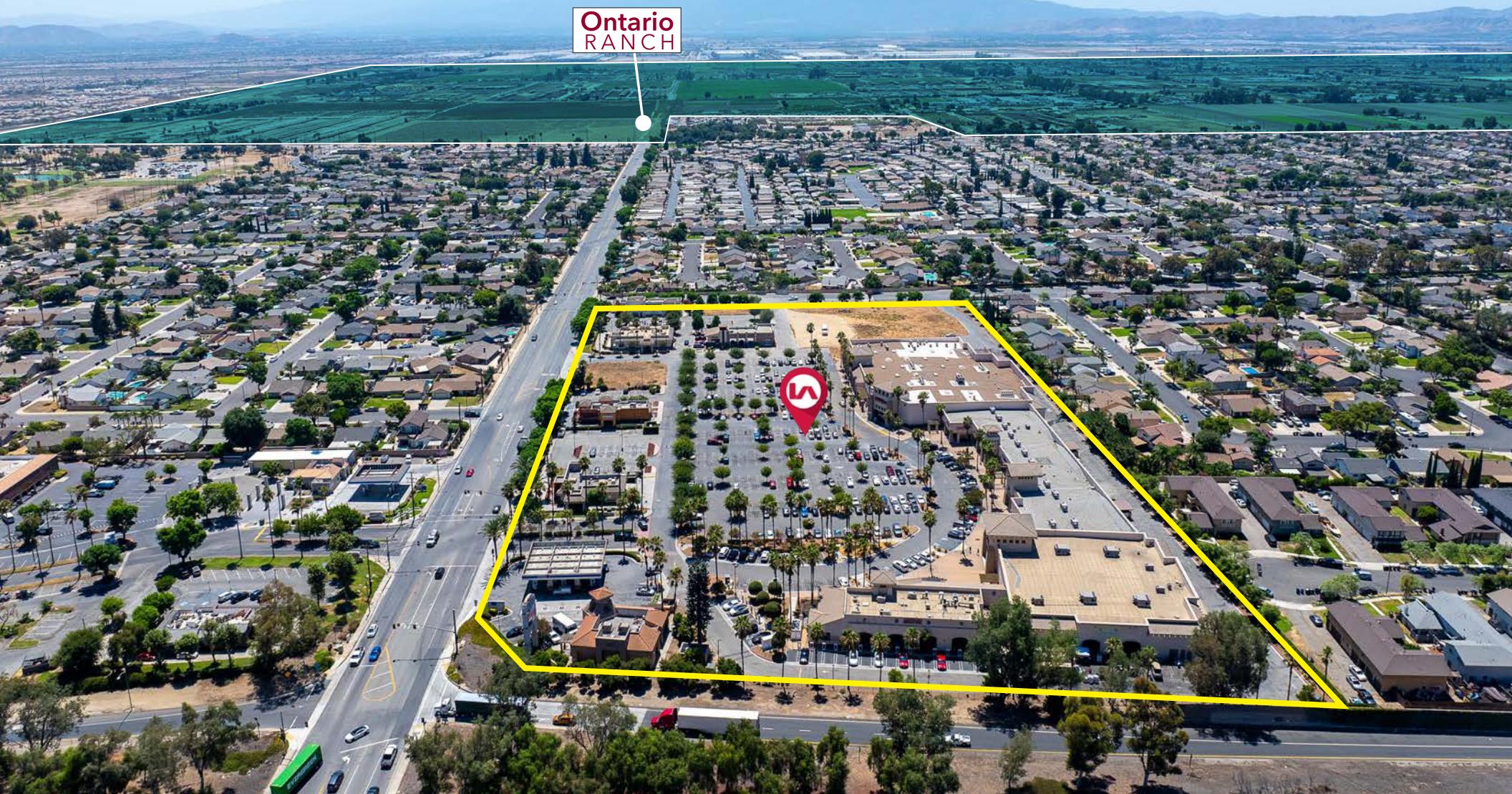
High-Traffic Area: Surrounded by a dense residential community and nearby office parks, with daily vehicle counts exceeding 40,000, ensuring strong visibility.

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



The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. www.lee-associates.com

FOR LEASE | VINEYARD PAVILION | 8

03 LOCATION OVERVIEW



The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. www.lee-associates.com

FOR LEASE | VINEYARD PAVILION | 9



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+

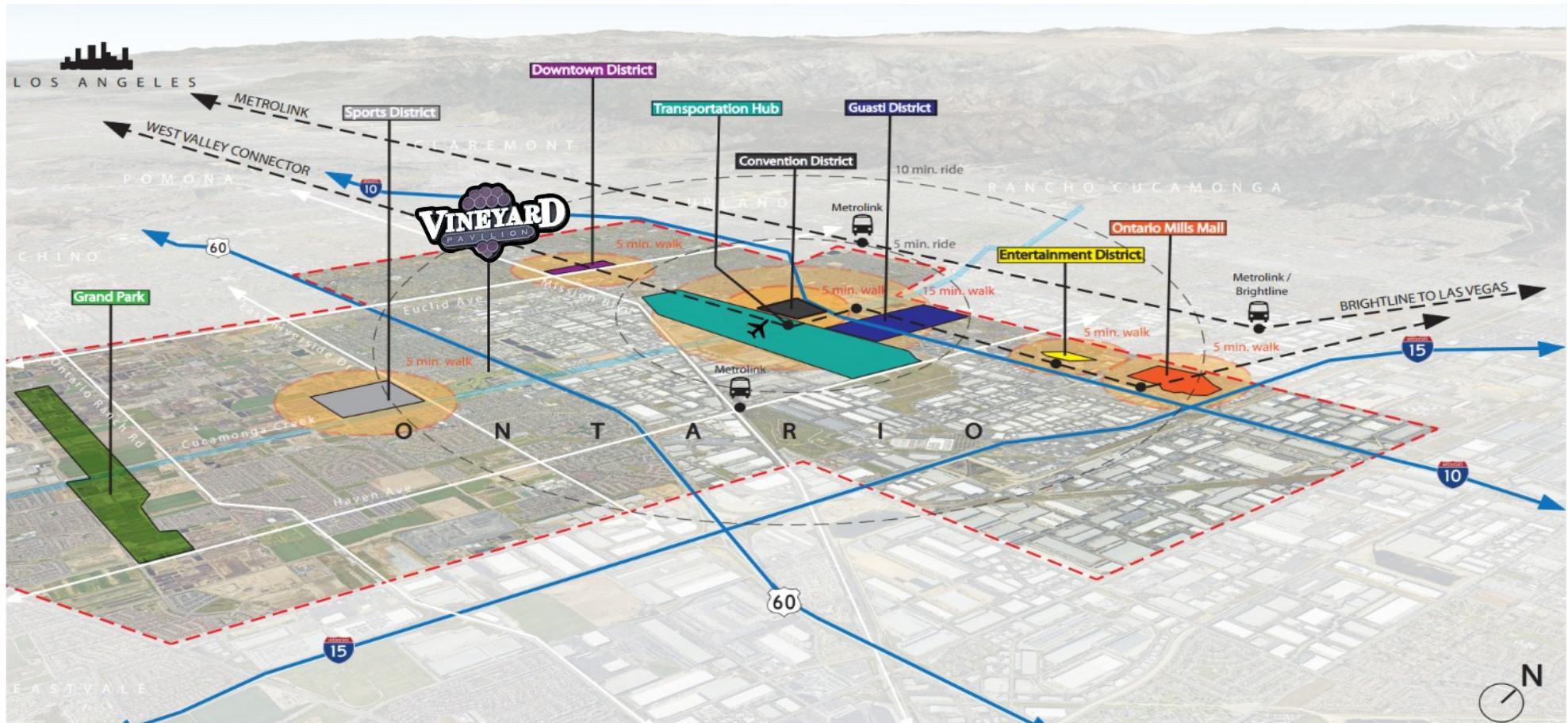
Future Buildout

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

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



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.



The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. www.lee-associates.com

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



12 MILLION SF OF COMMERCIAL
& OFFICE DEVELOPMENT



FUTURE POPULATION
OF 193,000



10 NEW SCHOOLS

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

1,200 NEW HOMES
ADDED IN 2023

50,000 ADDITIONAL HOMES
IN 20 YEARS

8,200 ACRE
SPAN

FOR
LEASE

2450 S Vineyard Avenue
ONTARIO, CA 91761

DAN BACANI

Principal

626.242.7790

dbacani@lee-associates.com

License ID 01385413

GREGORY KHO

Associate

213.400.0654

gregory.kho@lee-associates.com

License ID 02033257



Lee & Associates - Pasadena, Inc.

1055 E. Colorado Blvd., Suite 330

Pasadena CA 91106

lee-pasadena.com

Corporate ID 02059558

