

FOR
LEASE

2450 S Vineyard Avenue
ONTARIO, CA 91761



GROCERY ANCHORED SHOPPING CENTER

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01 EXECUTIVE SUMMARY



AVAILABLE SUITES:

Suite	SQ. FT.	Asking Rate
2440 (Former Restaurant Space)	9,115	Negotiable
2440-101	2,325	\$3.00 psf NNN
2440-106	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



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 |

02 AERIAL OVERVIEW



Vineyard Pavilion

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



VINEYARD PAVILION

DRAWING NOT TO SCALE

LEASING SITE PLAN

VACANCY LEGEND:



03 LOCATION OVERVIEW



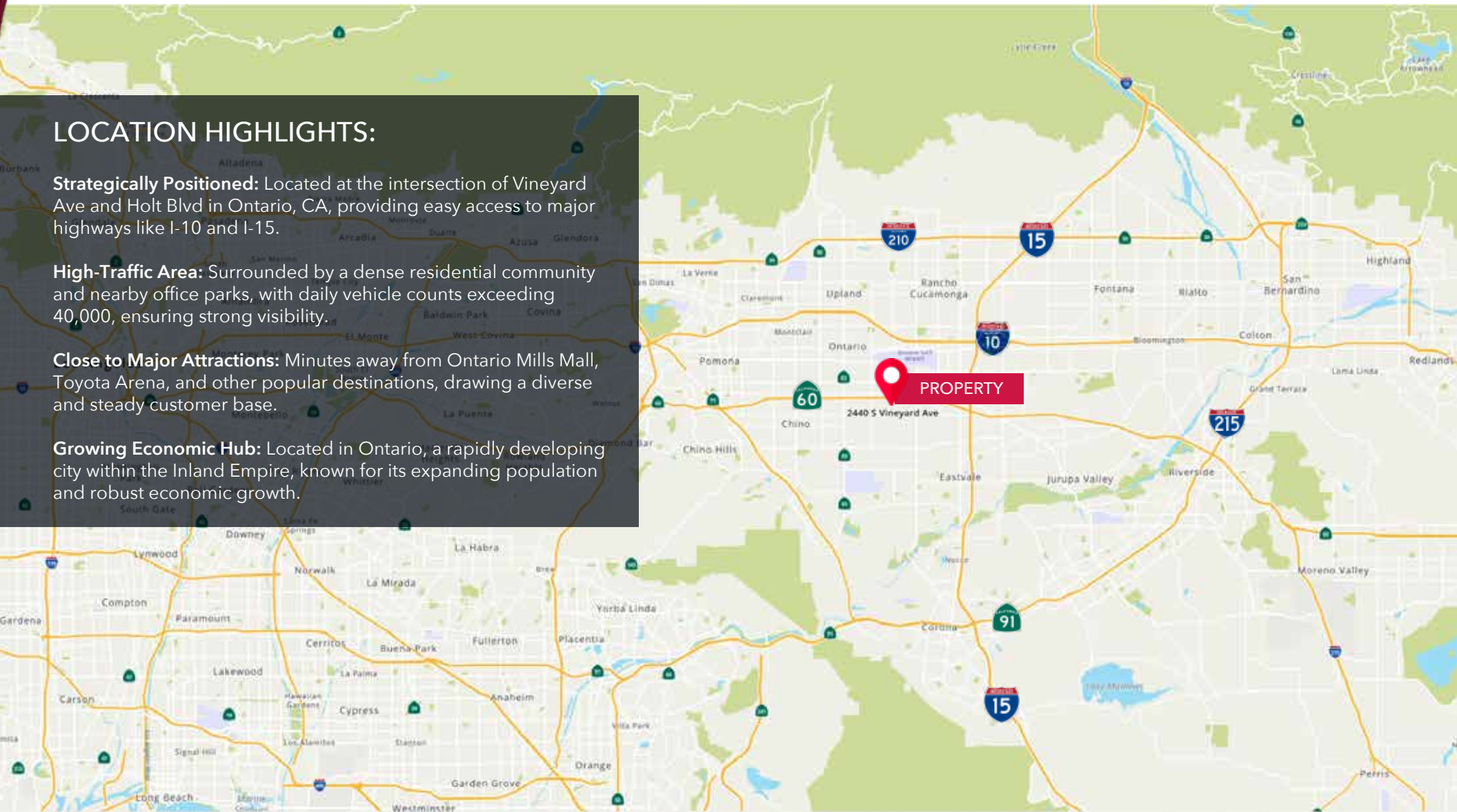
LOCATION HIGHLIGHTS:

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



Ontario
RANCH

03 LOCATION OVERVIEW





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+

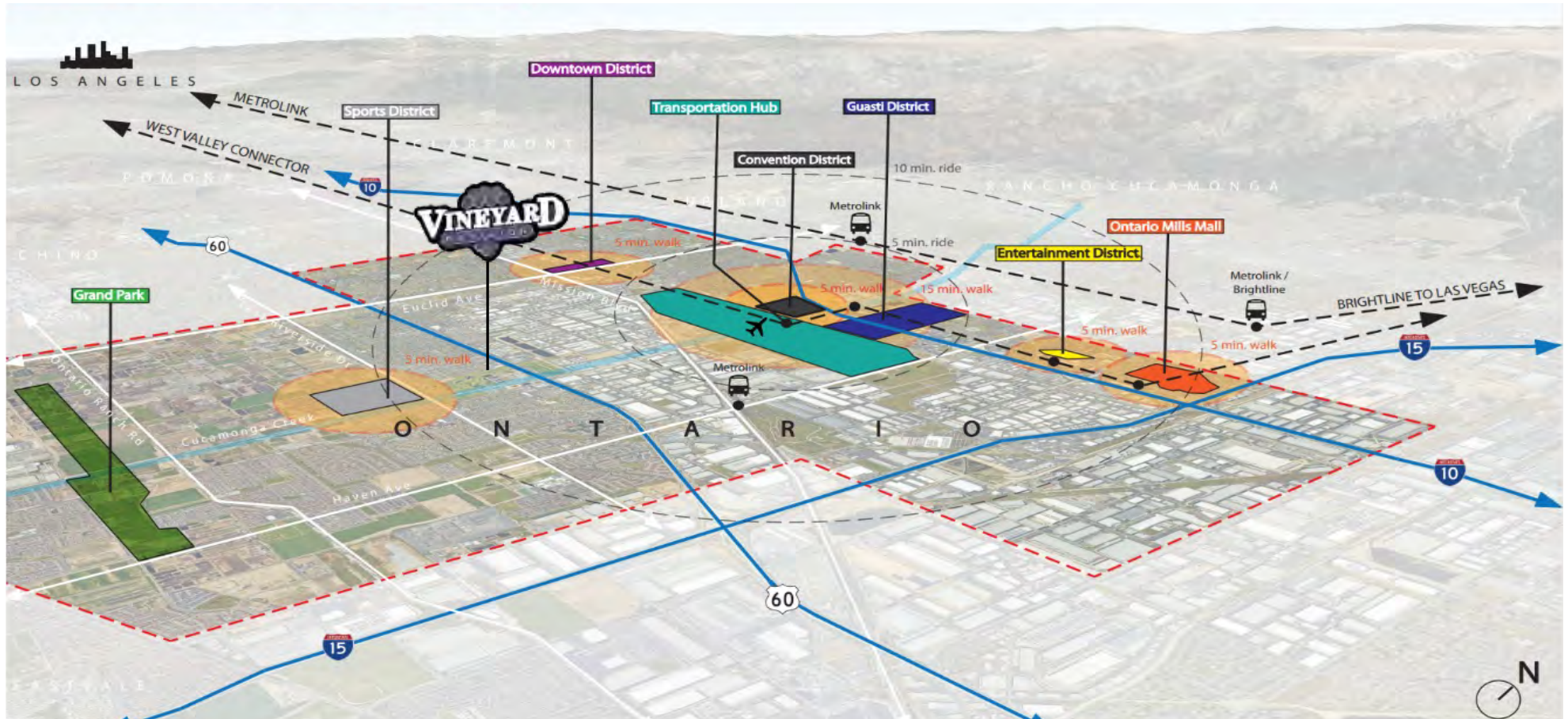
Future Buildout

- 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



- 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.



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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