



# THE Ranch

AT MODEL COLONY

SWC OF ONTARIO RANCH RD. AND HAMNER AVE. | ONTARIO, CA

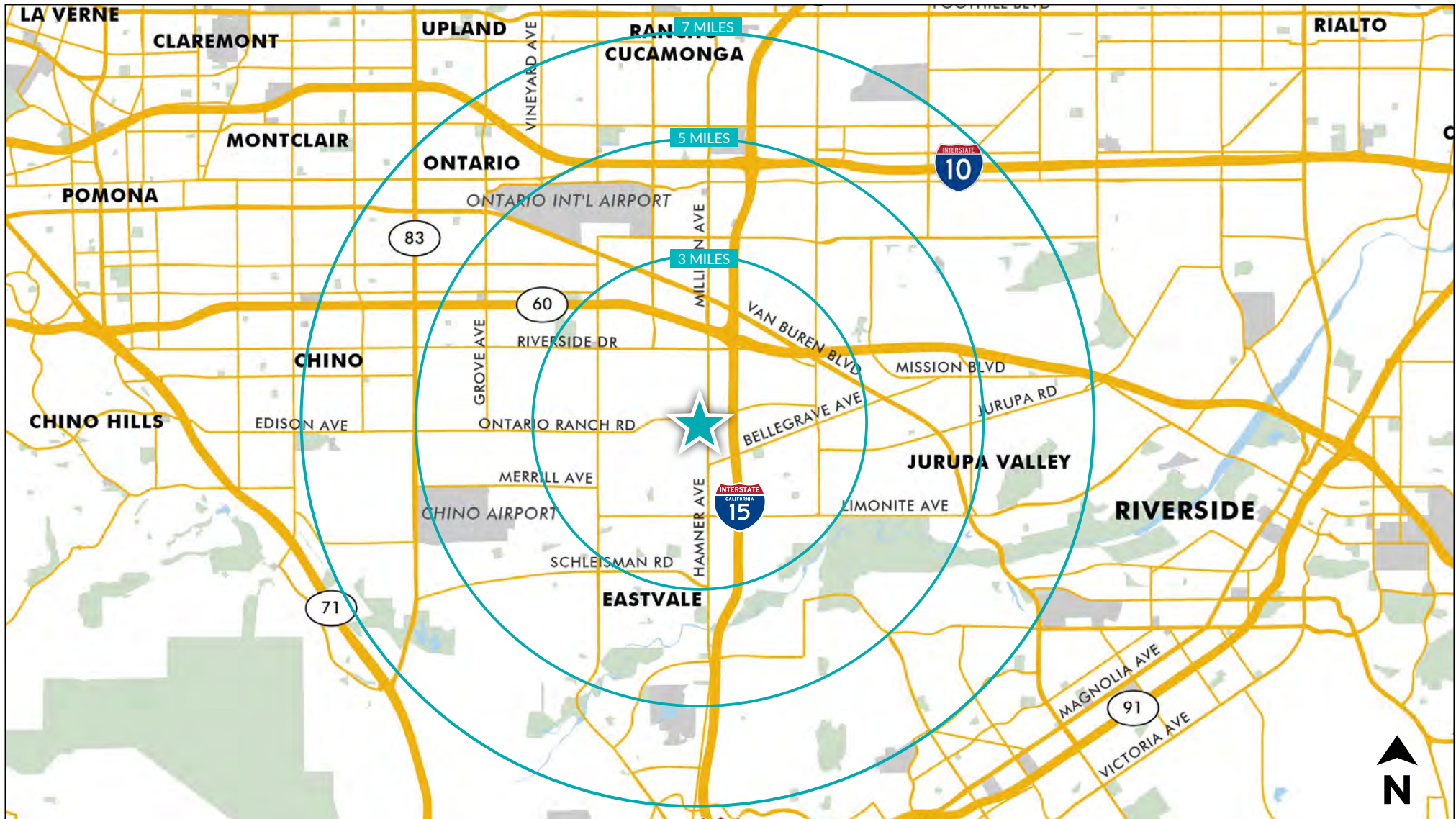
[CLICK HERE](#)  
FOR PROPERTY VIDEO



# DEMOGRAPHICS







The City of Ontario is home to over 780,841 residents, up 8.3% since 2010, and is predicted to double within the next 15 years. To help accommodate this growth, the City of Ontario has been committed to drafting plans to continue developing mixed-use urban lifestyle districts in the City's major town centers.

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	107,787	217,787	455,267
Daytime Population	85,280	212,298	464,389
No. of Households	29,783	59,805	126,073
Average Household Income	\$158,618	\$147,346	\$131,555





# PROJECT HIGHLIGHTS

- 
› Located at the entrance into Ontario Ranch (a master planned community of 40,000 homes)
- 
› Cantu-Galleano Ranch Road is an on/off ramp arterial to the 15 Freeway (155,000 CPD)
- 
› Milliken Avenue is an on/off ramp arterial to the 60 Freeway (202,000 CPD)
- 
› Affluent and upcoming area with high household incomes and growing density
- 
› Across the street from 3.1 million mixed business park and retail
- 
› Across the street from:



**COMING SOON**  **ONTARIO RANCH ROAD 25,000+ CPD** 

**AVAILABLE** 3,600 SF

**AVAILABLE** 2,495 SF

**AVAILABLE**

**AVAILABLE**

**SHOPS 3** 4,200 SF

**planet fitness** Signed Lease

**ROSS** DRESS FOR LESS<sup>SM</sup> Signed Lease

**HOBBY LOBBY** Signed Lease

**five BELOW** Signed Lease

**Durlington** Signed Lease

**GROCERY OUTLET** In Lease Negotiations

**MULTI TENANT DRIVE THRU PAD** 17,000 SF

**AVAILABLE**

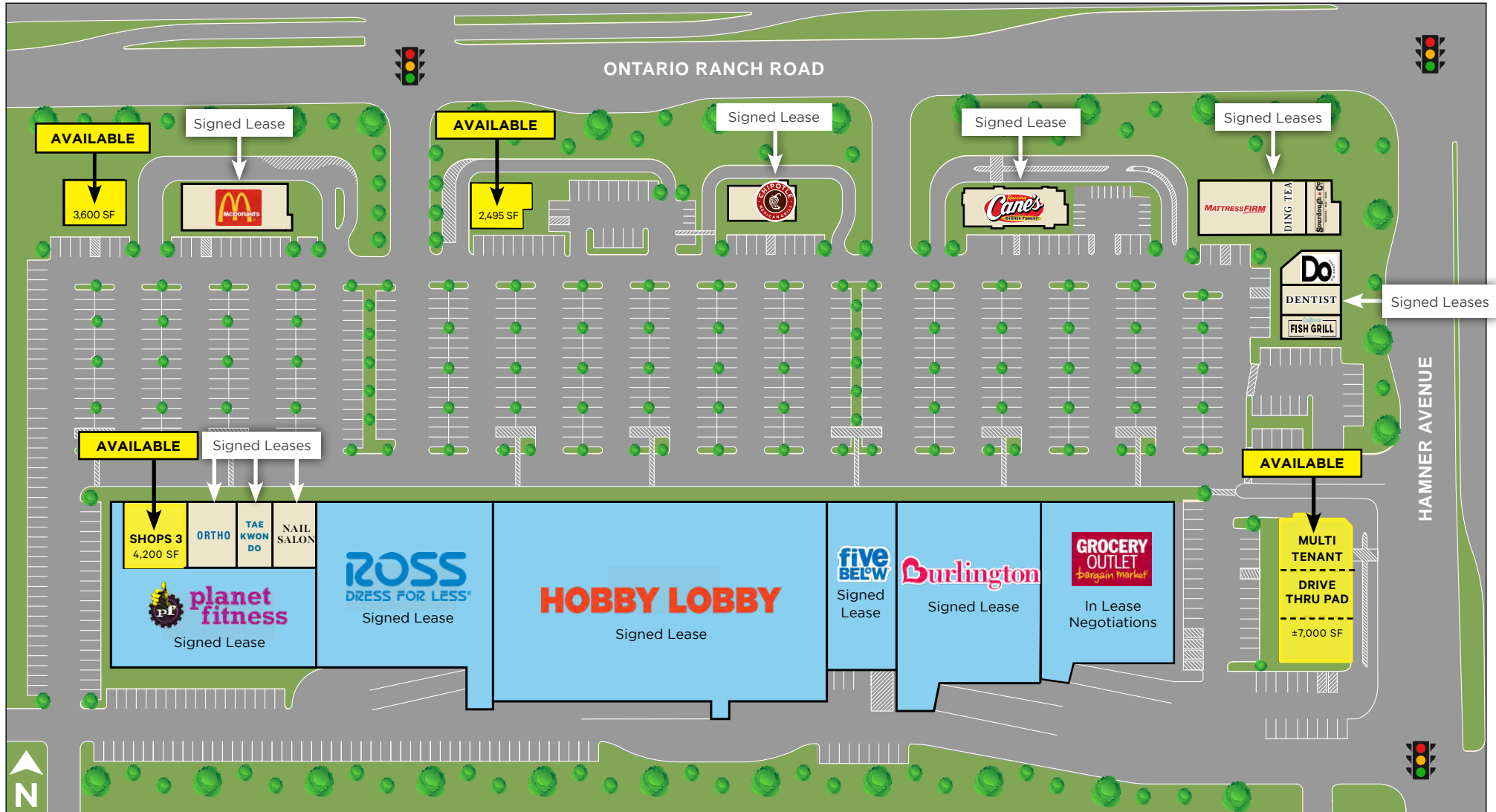
**Chaffey College**

**SHEA HOMES**  
224 HOMES  
PLANNED

**PLANNED RESIDENTIAL**

**Starbucks**, **WHICH WICH**, **Olive Garden**, **Cafe Rio**, **99 RANCH MARKET**, **IN-N-OUT BURGER**, **Chick-fil-A**, **Quick Quack CAR WASH**, **STARBUCKS**, **Costco**

# SITE PLAN



## PROJECT INFORMATION

Net Site Area: 316.455 AC  
 Building Area: 206,043 SF  
 Land to Bldg Ratio: 2.47/1  
 Coverage: 28.74%

## PARKING PROVIDED

Parking Provided: 796 Stalls  
 DT Stall Credit 8 Stalls/200' x 3: 24 Stalls  
 DT Stall Credit 1 Stall/24 In. ft.: 5 Stalls  
 Total Parking: 825 Stalls  
 Parking Ratio: 4.00/1000

## PARKING REQUIRED

Market/Retail/Shops 2.4/1000 SF (162,815 SF): 391 Stalls  
 Restaurant In Shops 1/100 (12,500 SF): 125 Stalls  
 Drive-Thru Restaurant 1/75 SF (9,208 SF): 123 Stalls  
 Fitness Gym 5/1000 SF (17,574 SF): 88 Stalls  
 Parking Stalls Required (206,043 SF): 727 Stalls



# PROJECT ELEVATIONS

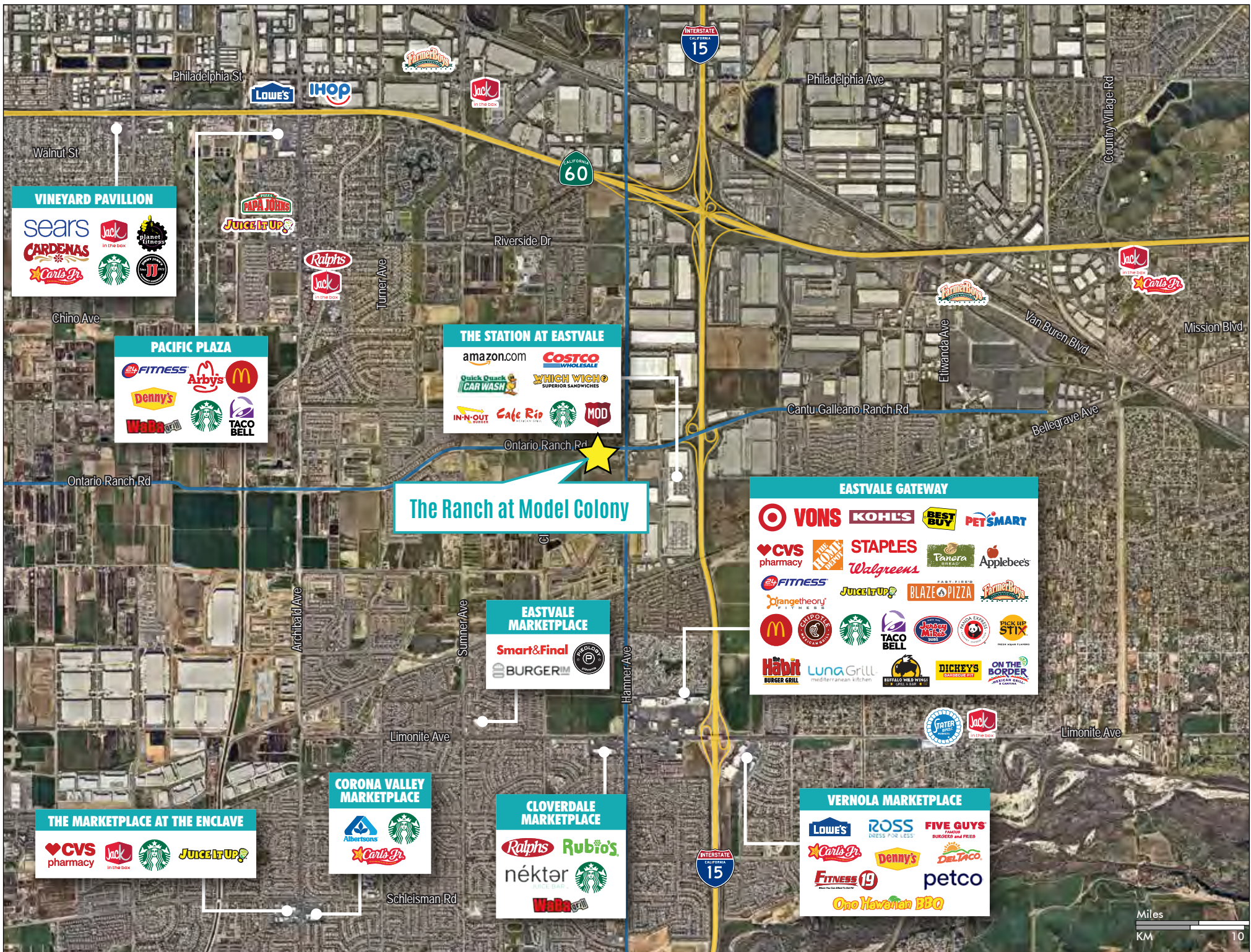


**NORTH ELEVATION MAJOR 1 & SHOPS 3**



**WEST ELEVATION MAJOR 1**





**The Ranch at Model Colony**

**VINEYARD PAVILLION**

- sears
- CARDENAS
- Jack In the box
- Planet Fitness
- Starbucks
- JJ
- Jack
- Planet Fitness
- Starbucks
- JJ

**PACIFIC PLAZA**

- 24 FITNESS
- Arby's
- McDonald's
- Denny's
- Starbucks
- TACO BELL
- Waba

**THE STATION AT EASTVALE**

- amazon.com
- COSTCO WHOLESALE
- Quick, Quick! CAR WASH
- WHICH WICH? SUPERIOR SANDWICHES
- IN-N-OUT BURGER
- Cafe Rio
- Starbucks
- MOD

**EASTVALE GATEWAY**

- Target
- VONS
- KOHL'S
- BEST BUY
- PET SMART
- CVS pharmacy
- THE HOME DEPOT
- STAPLES
- Walgreens
- Tanner's BAKERY
- Applebee's
- 24 FITNESS
- orange theory
- Juice It Up
- BLAZE PIZZA
- Primo Pizza
- McDonald's
- CAPOOTE MEXICAN
- Starbucks
- TACO BELL
- Hardee's
- PICK UP STIX
- Habit BURGER GRILL
- Luna Grill
- BUFFALO WILD WINGS
- DICKEY'S DELICIOUS BY DESIGN
- ON THE BORDER MEXICAN CUISINE

**EASTVALE MARKETPLACE**

- Smart & Final
- BURGER KING
- Wendy's

**CORONA VALLEY MARKETPLACE**

- Albertsons
- Starbucks
- Carib's

**CLOVERDALE MARKETPLACE**

- Ralph's
- Rubio's
- nékter
- Starbucks
- Waba

**VERNOLA MARKETPLACE**

- Lowe's
- ROSS DRESS FOR LESS
- FIVE GUYS FAMOUS BURGERS AND FRIES
- Carib's
- Denny's
- DEL TACO
- FITNESS 19
- petco
- Ono Hawaiian BBQ

Miles  
KM 10





## ONTARIO OVERVIEW

Ontario's economy continues to expand due to its central geographical location and the City of Ontario's pro-growth approach to attracting businesses to the area. The close proximity of Ontario International Airport with over 11,500 passengers daily makes the Ontario Business District desirable for corporations seeking a Southern California presence that is easily accessible from anywhere in the world.

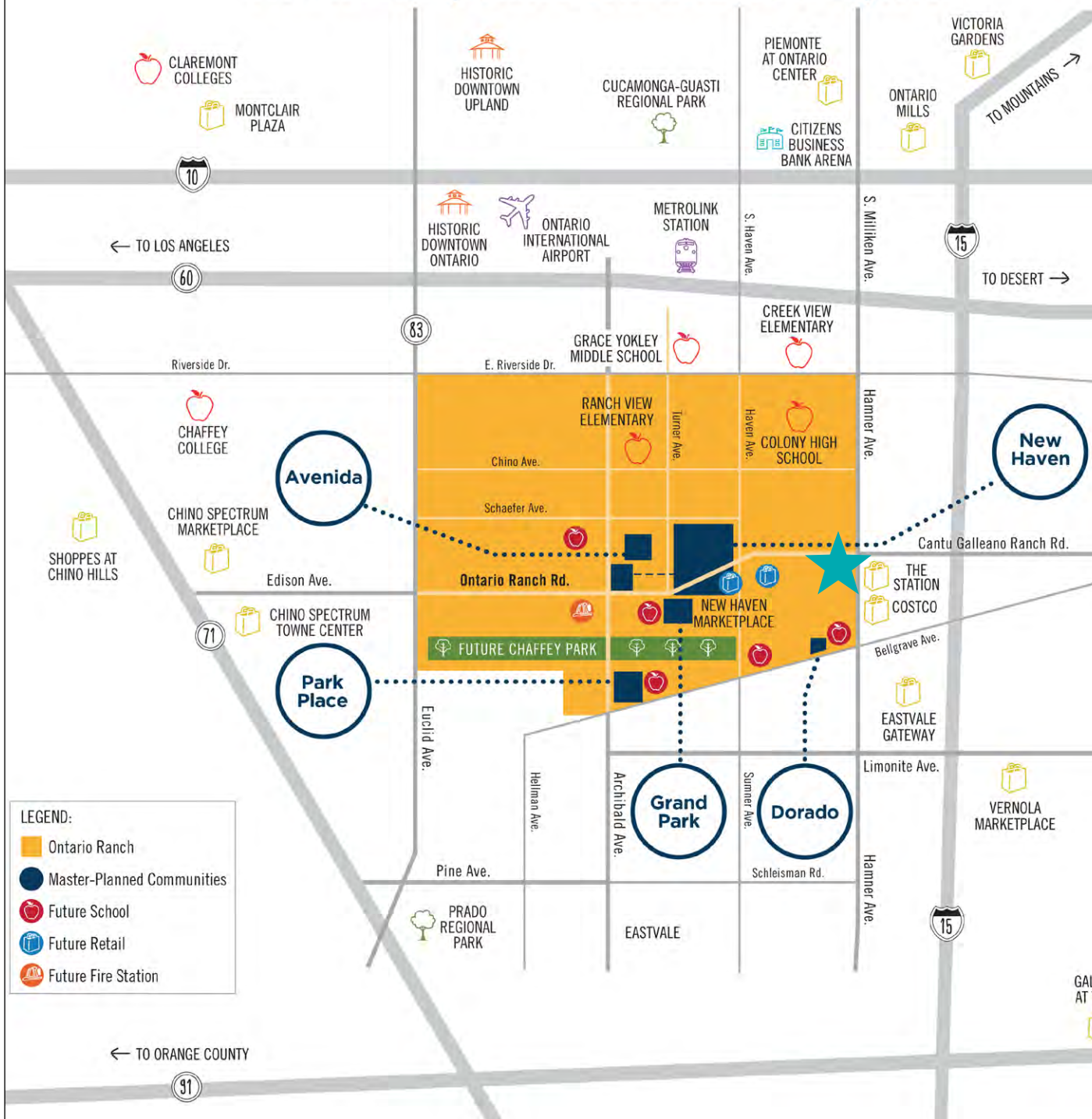
Ontario is also home to the I-10/I-15 Interchange which provides freeway access from border-to-border and coast-to-coast. In addition to the I-10 & I-15, commuters have easy access to the 210 & 60 Freeways connecting businesses with Los Angeles, Orange and San Diego Counties.

The City of Ontario is home to 177,000 residents, up 3 percent since 2010, and is predicted to double by within the next 15 years. To help accommodate this growth, the City has been committed to drafting plans to continue developing mixed-use urban lifestyle districts in the City's major town centers.

One such development project helping to fuel the growth is Ontario Ranch. Ontario Ranch is a master-planned residential community from Brookfield Residential, Lennar, GDC - RCCD, and Lewis Community Developers which covers approximately 8,000 acres and 13 square miles and offers approximately 46,000 new homes in fifteen different neighborhoods providing a variety of housing options community centers and schools for all working classes.



## New master-planned communities to explore



# ONTARIO RANCH

Ontario is one of California's fastest growing cities for more than 25 years, and is poised to be the largest city in San Bernardino County and the second-largest city in the Inland Empire. The City is currently ranked the 4th fastest growing in California and is among the top 40 fastest growing mid-sized cities in the U.S. A visionary model for California Growth, Ontario Ranch is the first gigabit community in southern California, and will feature ultra-high bandwidth home-data services, plus an expansive park and trail system, new schools and independent sources of water.

Future plans include over 46,000 new homes. A convenient location offers direct access to the I-15 via the new connection at Cantu Galleano Ranch Road with the introduction of Ontario Ranch Road as well connection to the 60 freeway via the newly improved Archibald Avenue.







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