

C

highlights



Ground floor retail space available in 144 luxury apartment unit mixed use development in the heart of Ontario, CA



Space is in shell condition and landlord will contribute TIs for qualified tenants



Next to City Hall and Downtown Civic Center



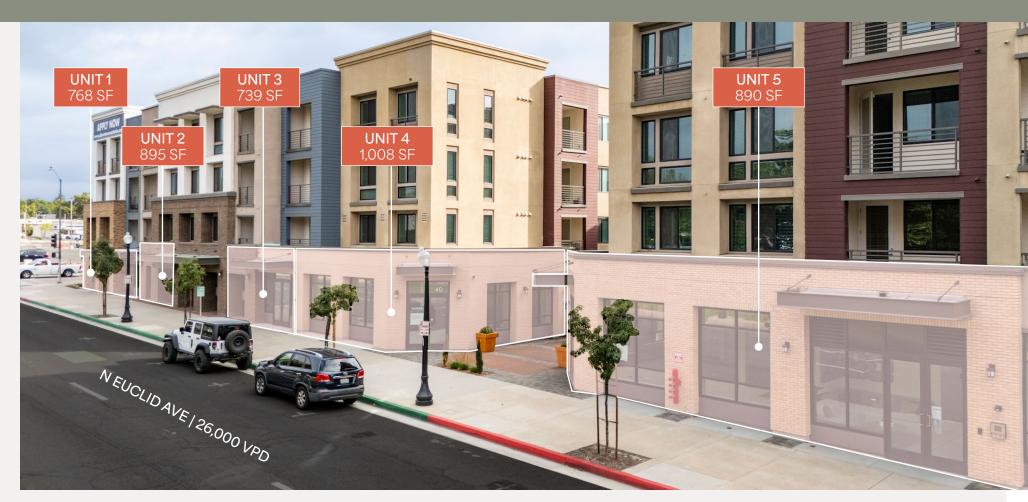
Highly walkable location (87 Walk Score)—close to public parking structures and street parking



Across the street from Ontario Town Square



Near University of La Verne School of Law



downtown Ontario reimagined

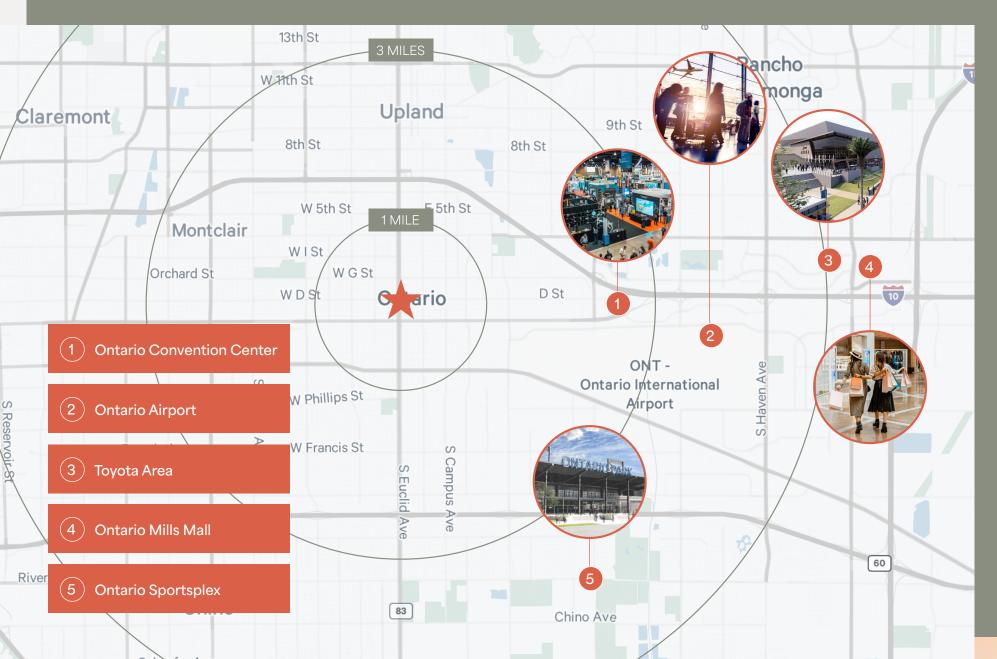
The City of Ontario has big plans for its historic downtown. Numerous public and private initiatives are currently underway to transform the district into the cultural and entertainment heart of Ontario.





- 3 123 West D St Building conversion of art deco building into a brewery/distillery/winery
- or other destination use Potential new parking structure replacing
- B Street enhancements that knit this charming street together and bring attention to the existing
- 6 West alley improvements to connect properties along the west side of Euclid and capitalize on a unique placemaking potential in Downtown
- Proposed food hall and mixed-use residential
- 8 Potential beer garden /outdoor plaza space adjacent to 123 West D St
- 9 207 N Euclid Ave property acquired by the City
- Gloria's Cantina Mexicana
- 215 West C St City Owned
- 120 West D St "Lot Behind Gloria's" Residential
- 206 West D St City Owned Residential
- 315-325 West D St City Owned Residential
- C Block Development 109 Apartments Units
- 16 City Owned 69 Apartments Units
- 17 Fire Station # 1
- Proposed Civic Center Campus: City Hall Annex, OMSD HQ, ULV College of Health & Parking Structure (700 Spaces)
- 19 A Block Development

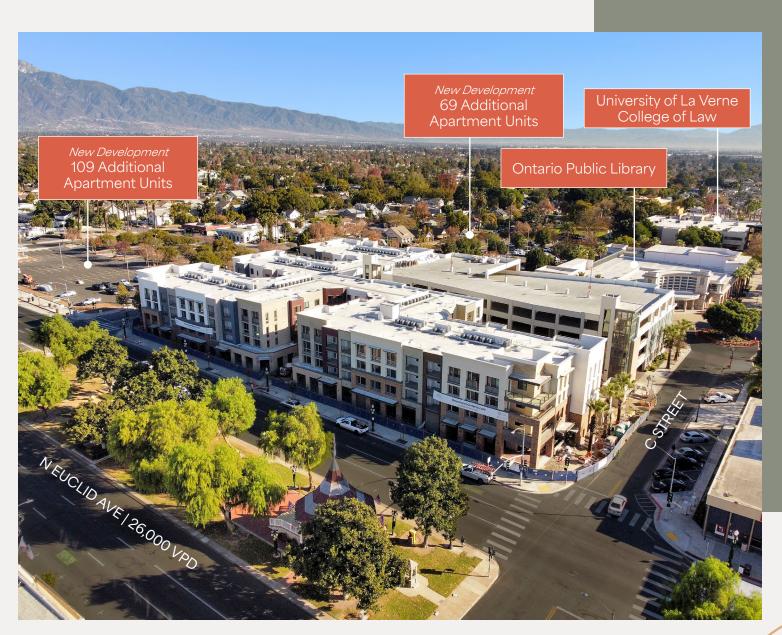
Ontario is home to iconic landmarks of the Inland Empire



site plan



in the heart of downtown Ontario



225,007

population within 10 minutes

68,297

households within 10 minutes

\$99,249

household income within 10 minutes

222,696

daytime population within 10 minutes

visitors by the numbers

ONT Airport

6.4M passengers per year

Ontario Convention Center 354,810 visitors

Toyota Arena

730,000 visitors per year

Ontario Mills Mall 28M visitors per year



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