

**For Lease**

Ontario Ranch Rd & Mill Creek Ave | Ontario, CA



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## For Lease

Ontario Ranch Rd & Mill  
Creek Ave  
Ontario, CA

\* 3.9 AC Retail New  
Development - Fully Entitled,  
Pad Ready

### Property Specifications

PARCEL 5

40,057 SF (0.92 AC)

PARCEL 6

48,066 SF (1.10 AC)

PARCEL 7

52,115 SF (1.20 AC)

PARCEL 8

73,057 SF (1.68 AC)

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### About the Property

- Premier corner location at Ontario Ranch Rd and Mill Creek Rd within the rapidly growing Ontario Ranch master-planned community
- Exceptional growth corridor with significant residential development driving strong future demand
- Excellent visibility and access with proximity to SR-60, I-15, and major regional arterials
- Positioned near new retail, schools, and community amenities supporting a high-growth trade area

### Join these Retailers



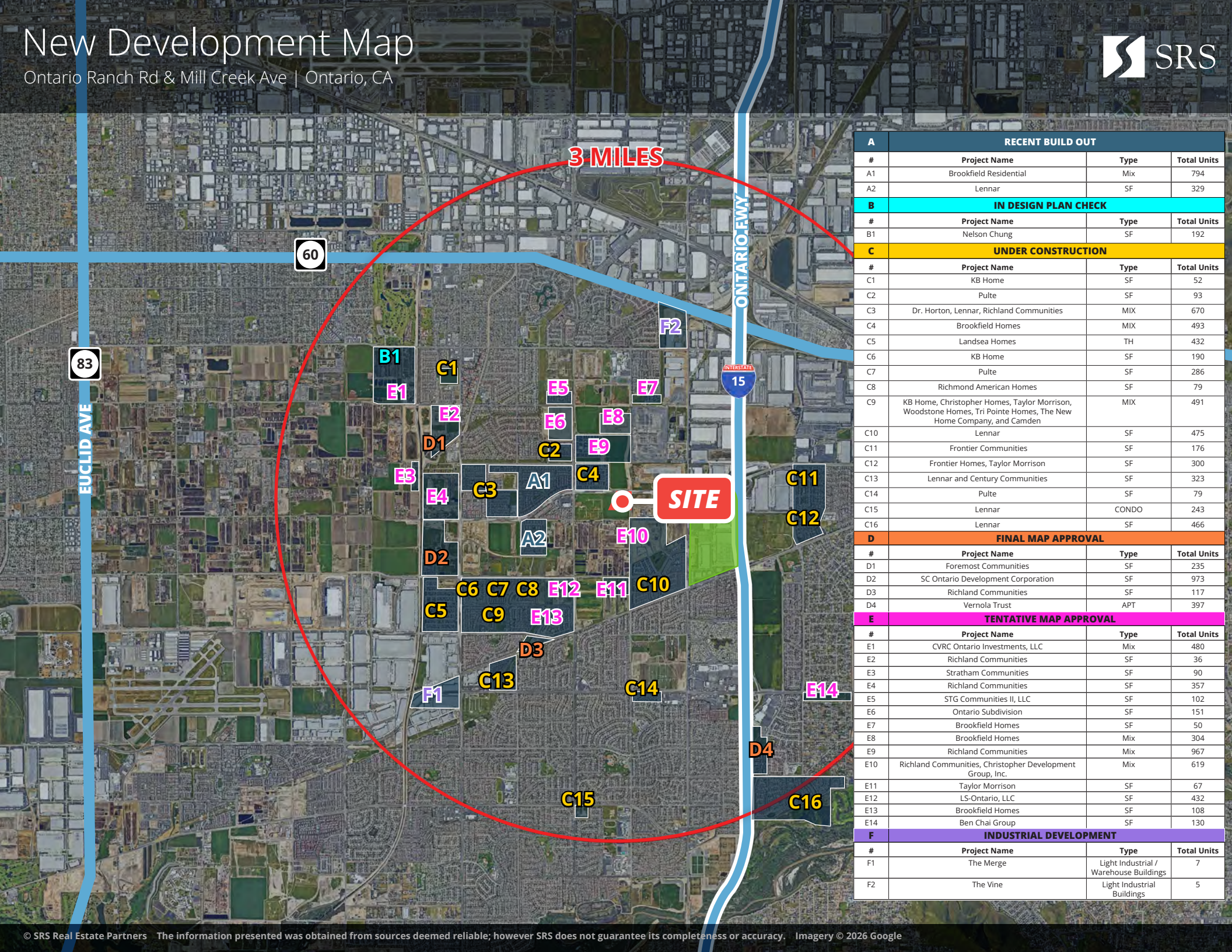
### Traffic Counts

Ontario Ranch Rd	22,520 CPD
Hamner Ave	30,100 CPD

Year: 2025 | Source: Insert Source Name Here

# New Development Map

Ontario Ranch Rd & Mill Creek Ave | Ontario, CA



RECENT BUILD OUT			
#	Project Name	Type	Total Units
A1	Brookfield Residential	Mix	794
A2	Lennar	SF	329
IN DESIGN PLAN CHECK			
#	Project Name	Type	Total Units
B1	Nelson Chung	SF	192
UNDER CONSTRUCTION			
#	Project Name	Type	Total Units
C1	KB Home	SF	52
C2	Pulte	SF	93
C3	Dr. Horton, Lennar, Richland Communities	MIX	670
C4	Brookfield Homes	MIX	493
C5	Landsea Homes	TH	432
C6	KB Home	SF	190
C7	Pulte	SF	286
C8	Richmond American Homes	SF	79
C9	KB Home, Christopher Homes, Taylor Morrison, Woodstone Homes, Tri Pointe Homes, The New Home Company, and Camden	MIX	491
C10	Lennar	SF	475
C11	Frontier Communities	SF	176
C12	Frontier Homes, Taylor Morrison	SF	300
C13	Lennar and Century Communities	SF	323
C14	Pulte	SF	79
C15	Lennar	CONDO	243
C16	Lennar	SF	466
FINAL MAP APPROVAL			
#	Project Name	Type	Total Units
D1	Foremost Communities	SF	235
D2	SC Ontario Development Corporation	SF	973
D3	Richland Communities	SF	117
D4	Vernola Trust	APT	397
TENTATIVE MAP APPROVAL			
#	Project Name	Type	Total Units
E1	CVRC Ontario Investments, LLC	Mix	480
E2	Richland Communities	SF	36
E3	Stratham Communities	SF	90
E4	Richland Communities	SF	357
E5	STG Communities II, LLC	SF	102
E6	Ontario Subdivision	SF	151
E7	Brookfield Homes	SF	50
E8	Brookfield Homes	Mix	304
E9	Richland Communities	Mix	967
E10	Richland Communities, Christopher Development Group, Inc.	Mix	619
E11	Taylor Morrison	SF	67
E12	LS-Ontario, LLC	SF	432
E13	Brookfield Homes	SF	108
E14	Ben Chal Group	SF	130
INDUSTRIAL DEVELOPMENT			
#	Project Name	Type	Total Units
F1	The Merge	Light Industrial / Warehouse Buildings	7
F2	The Vine	Light Industrial Buildings	5

# Market Overview

Ontario Ranch Rd & Mill Creek Ave | Ontario, CA



**Pacific Plaza**

- 24 FITNESS
- WaBa
- FIREHOUSE SUBS
- Bobatime
- TACO BELL
- Starbucks
- Arby's
- KFC
- Pizza Hut

**Archibalds Town Center**

- Ralphs
- Jack in the box
- Little Caesars

**New Haven Marketplace**

- STATER BROS. markets
- WING STOP
- Starbucks
- Carl's Jr.
- Jersey Mike's

**The Merge**

- SPROUTS FARMERS MARKET
- TACO BELL
- Starbucks

**Walmart Supercenter**

**Eastvale Marketplace**

- Smart & Final extra!
- DUTCH BROS
- El Pollo Loco

**Cloverdale Marketplace**

- Ralphs
- Starbucks
- SUBWAY
- Wendy's
- ZENSHI

**ihop**

**BURGER KING**

**Farmer Boys**

**Jack in the box**

**Archibalds Plaza**

- McDonald's
- Baker's
- SUBWAY
- JUICE IT UP!
- PAPA JOHN'S

**SITE**

**The Station at Eastvale**

- COSTCO WHOLESALE
- 99 RANCH MARKET
- IN-N-OUT BURGER
- Starbucks
- Olive Garden
- crumbl
- Wendy's
- Bundt Cakes

**Burlington FIVE BELOW**

- planet fitness
- CHIPOTLE MEXICAN BOWL

**Eastvale Gateway South**

- TACO BELL
- McDonald's
- WING STOP
- Little Caesars
- Yogurtland
- Corky's
- JUICE IT UP!
- Panera BREAD
- PANDA EXPRESS CHINESE KITCHEN

**Starbucks DEL TACO**

**CINNABON**

**Farmer Boys**

**Starbucks**

**WaBa**

**Eastvale Gateway**

- TARGET
- THE HOME DEPOT
- BEST BUY
- ULTA BEAUTY
- Domino's Pizza
- Philz Coffee
- TJ-maxx
- REGAL KOHL'S
- HomeGoods
- TILLYS
- Orangetheory FITNESS
- Bath & Body Works
- Staples
- PET SMART
- BLAZE PIZZA
- VONS
- DICK'S FOOTWEAR
- FAMOUS
- Applebee's GRILL BAR
- Buffalo Wild Wings
- COLD STONE CREAMERY
- CHIPOTLE MEXICAN BOWL
- Jersey Mike's
- The Habit BURGER GRILL
- DICKEY'S BARBECUE PIT
- KAY JEWELERS

**Vernola Marketplace**

- ALDI
- LOWE'S
- Denny's
- ROSS DRESS FOR LESS
- SALLY'S
- BevMo!
- FIVE GUYS
- jamba
- Michael's
- FITNESS 19
- Kirklands
- petco
- See's CANDIES
- FLAME BROTHER
- DEL TACO
- Mountain Mike's PIZZA
- Carls Jr.

# Demographics

Ontario Ranch Rd & Mill Creek Ave | Ontario, CA



## Area Snapshot

### 1 MILE

**11,451**  
Population

**8,037**  
Total Daytime  
Population

**\$184,271**  
Average Household  
Income

**3,490**  
Total  
Households

### 3 MILES

**106,742**  
Population

**81,688**  
Total Daytime  
Population

**\$169,712**  
Average Household  
Income

**30,108**  
Total  
Households

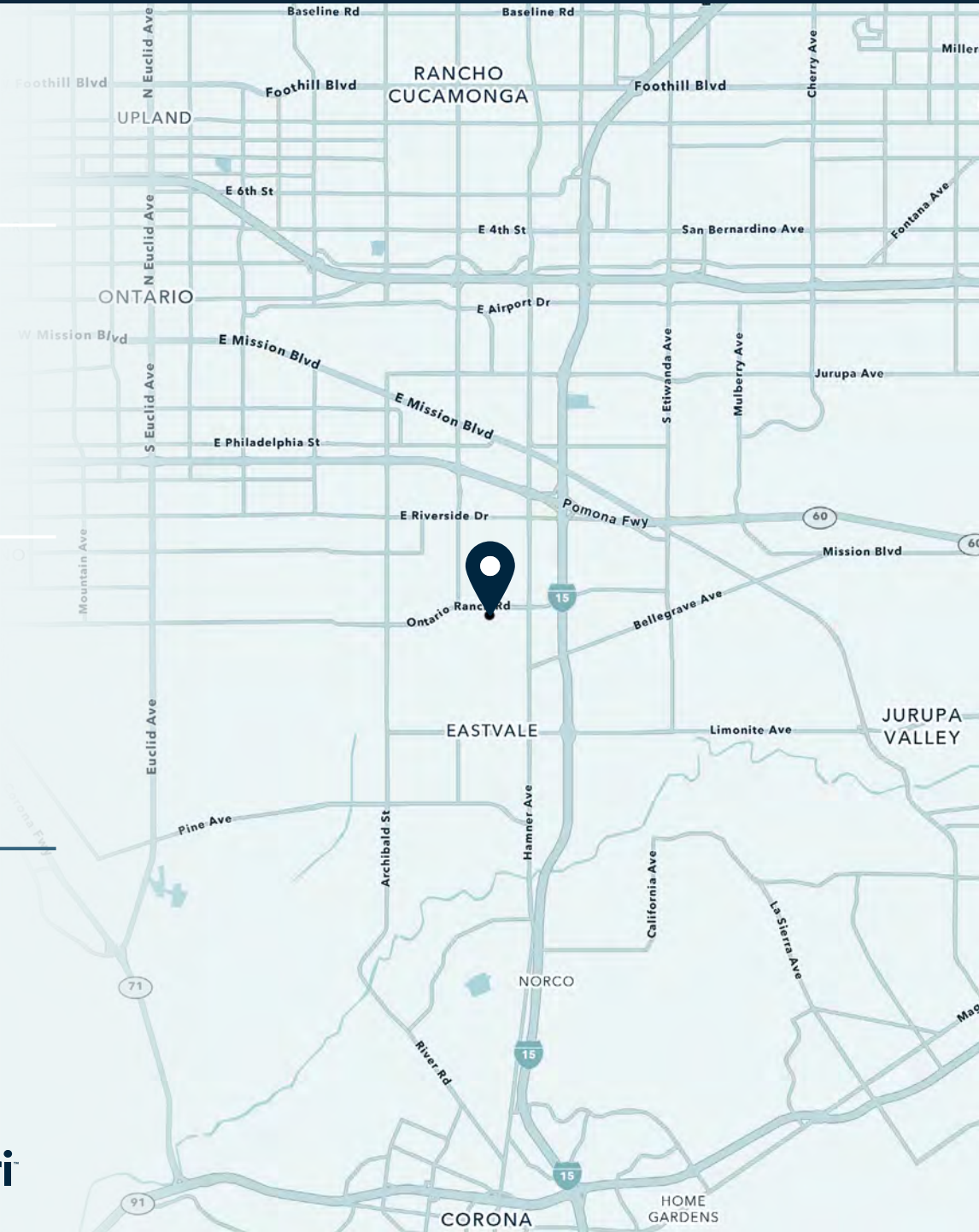
### 5 MILES

**219,109**  
Population

**225,977**  
Total Daytime  
Population

**\$153,097**  
Average Household  
Income

**61,635**  
Total  
Households



**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



## About Ontario, CA

Ontario is a major city in Southern California's Inland Empire region and is located in San Bernardino County, about 35 miles east of Los Angeles. Originally developed in the late 19th century as an agricultural community centered on citrus farming and vineyards, Ontario has grown into one of the region's key suburban and commercial centers. The city benefits from excellent transportation connectivity through Interstate 10, Interstate 15, State Route 60, and Ontario International Airport, making it strategically important within Southern California.

Ontario's economy is driven primarily by logistics, warehousing, transportation, and distribution industries, supported by its proximity to the Ports of Los Angeles and Long Beach. Major employers include air cargo operators, distribution centers, healthcare providers, retailers, and local government institutions. Over the past two decades, the city has experienced significant residential and commercial growth, attracting businesses seeking more affordable land and operating costs compared to coastal Southern California markets.

### WHY ONTARIO?

*It is a key logistics and economic hub in Southern California's Inland Empire.*

## Ontario by the Numbers

191,000  
POPULATION

12th  
LARGEST METRO AREA

25th  
LARGEST CITY IN THE  
STATE

35+ Miles  
FROM LOS ANGELES

\$116,000  
AVERAGE HOUSEHOLD  
INCOME

218,000  
DAYTIME POPULATION



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**SRS REAL ESTATE PARTNERS**

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