

THE MARKETPLACE ON GROVE

±1,260 SF FORMER RESTAURANT FOR LEASE

1150 E Philadelphia St, Ontario, CA 91761

±1,260 SF
Former Restaurant
Available



Please Do Not Disturb Tenant

MONICA DAL BIANCO - WEST

VP, Retail Leasing & Sales
O: 909.230.4500 | C: 714.483.4682
monica@progressiverep.com
DRE #01878514

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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VP, Retail Leasing & Sales

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monica@progressiverep.com
CaIDRE #01878514

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

SITE PLAN



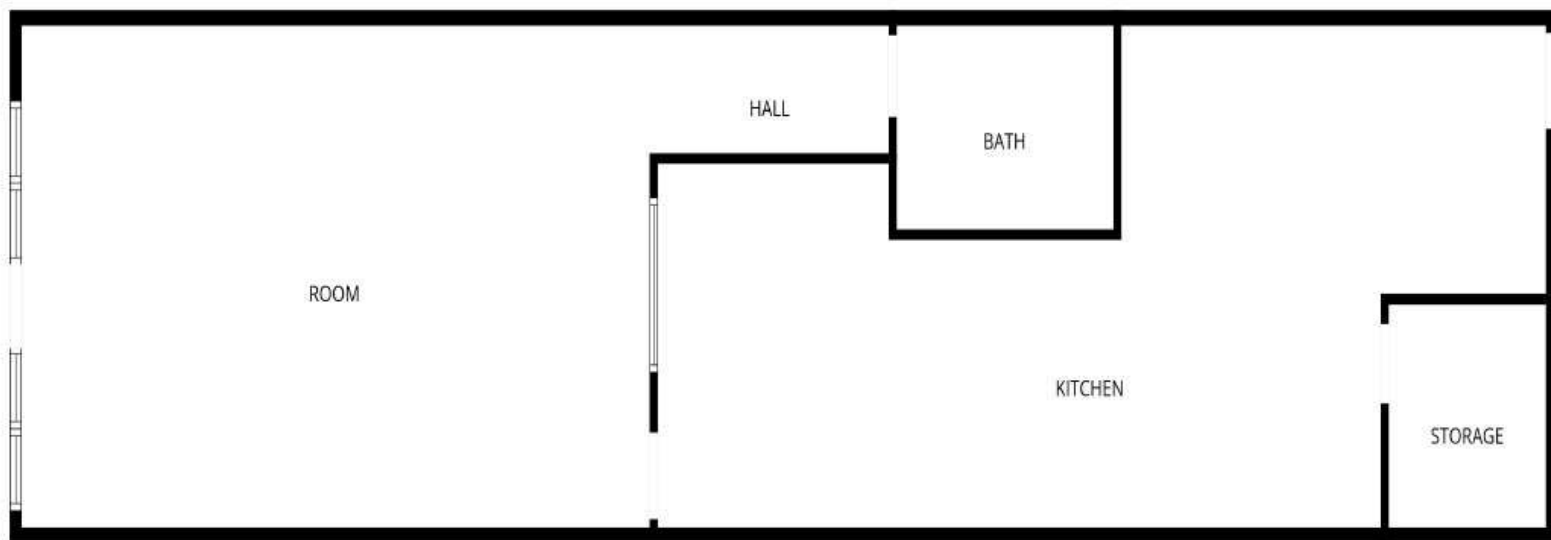
PROPERTY OVERVIEW

HIGHLIGHTS

- ±1,260 Former Restaurant with Hood and Grease Interceptor Available.
- Lowes Home Improvement, McDonalds, Starbucks, El Pollo Loco, and many others attract customers to this project and to this location.
- The Marketplace on Grove was constructed in 2007 with attractive architecture. It continues to be well maintained creating a positive customer experience.
- Property is located at the signalized intersection of Grove Avenue & Philadelphia, including two full turning access driveways from Philadelphia Avenue.
- Outstanding daytime and evening demographics providing a 24/7 customer base. There are over 125,000 people that live within 3 miles of the site and over 45,940 employees within 3 miles. Average household incomes exceed \$115,610 in the trade area.
- In addition to the substantial industrial and residential customer base, this property is also 1.4 miles from Kaiser Hospital and 2.2 miles from the Ontario Soccer Park. Both provide a substantial source of customers for Marketplace on Grove.



INTERIOR PHOTOS & FLOOR PLAN



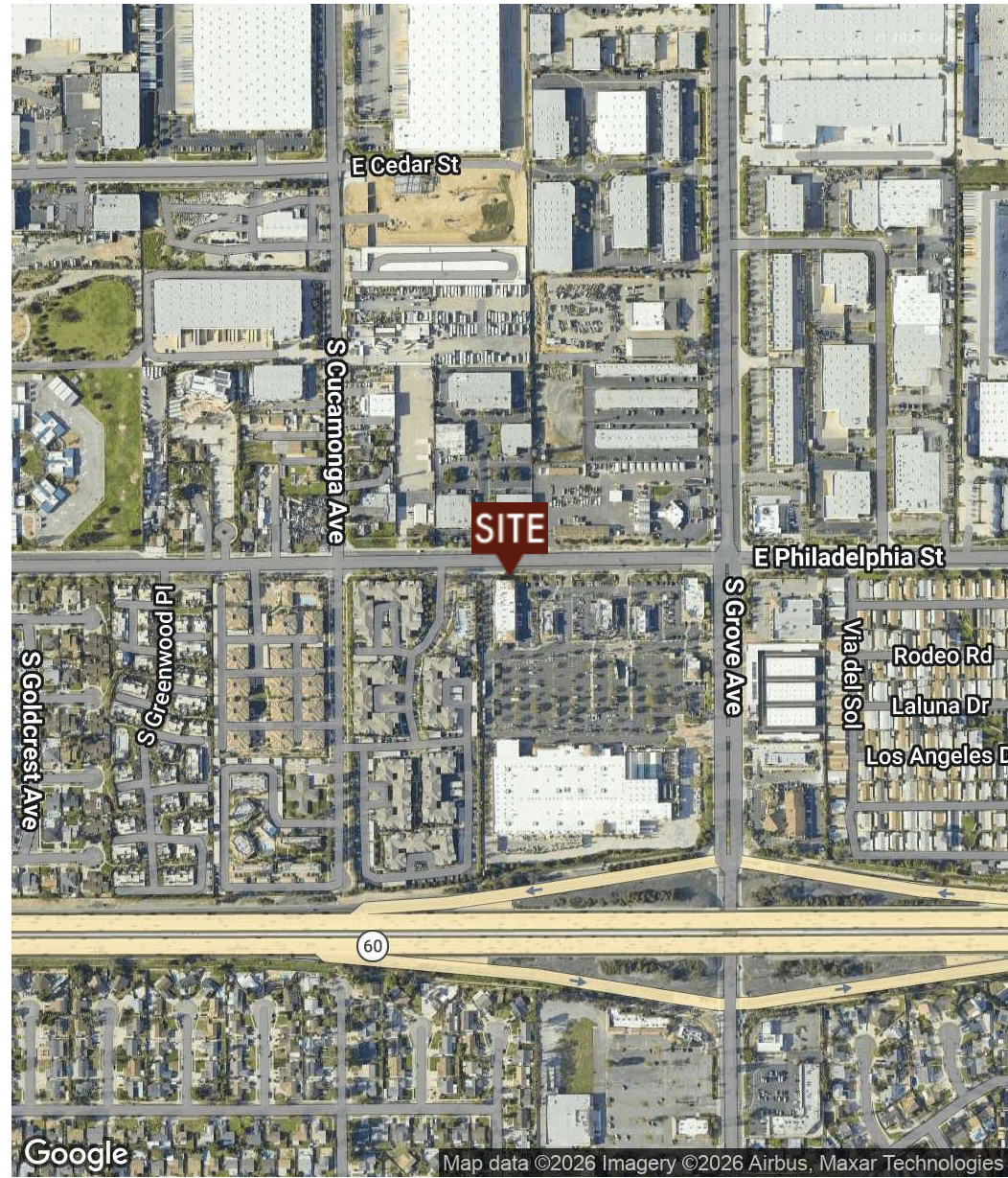
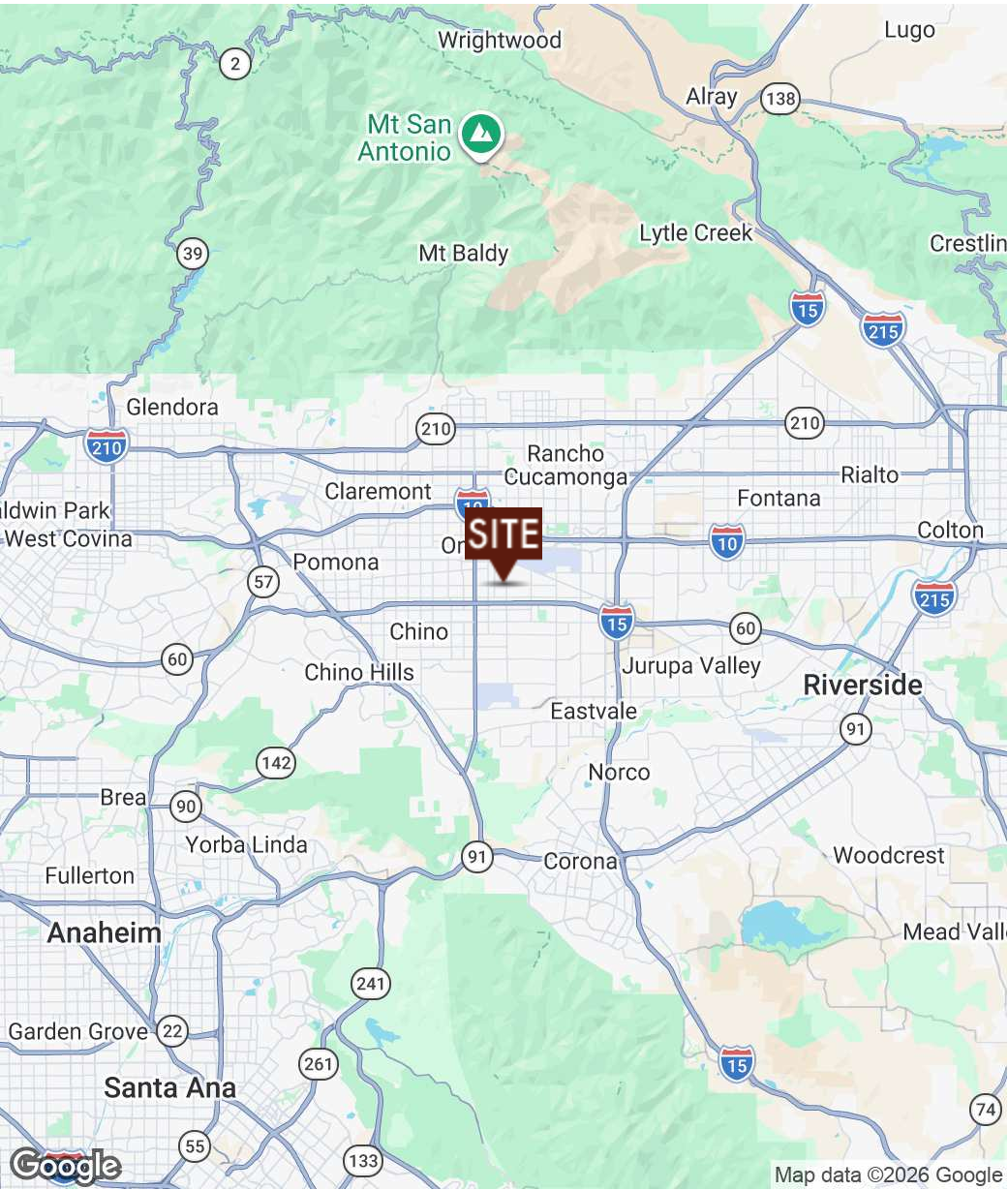
ADDITIONAL PHOTOS



RETAILER MAP



LOCATION MAP



DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2025 Total Population	17,349	125,007	341,743
2025 Median Age	35.5	34.1	34.2
2025 Total Households	5,125	36,534	101,544
2025 Average Household Size	3.4	3.4	3.3
INCOME			
2025 Average Household Income	\$118,690	\$115,617	\$119,574
2025 Median Household Income	\$97,571	\$97,253	\$99,862
2025 Per Capita Income	\$35,100	\$33,858	\$35,610
BUSINESS SUMMARY			
2025 Total Businesses	962	4,927	16,107
2025 Total Employees	11,174	45,941	153,969

