

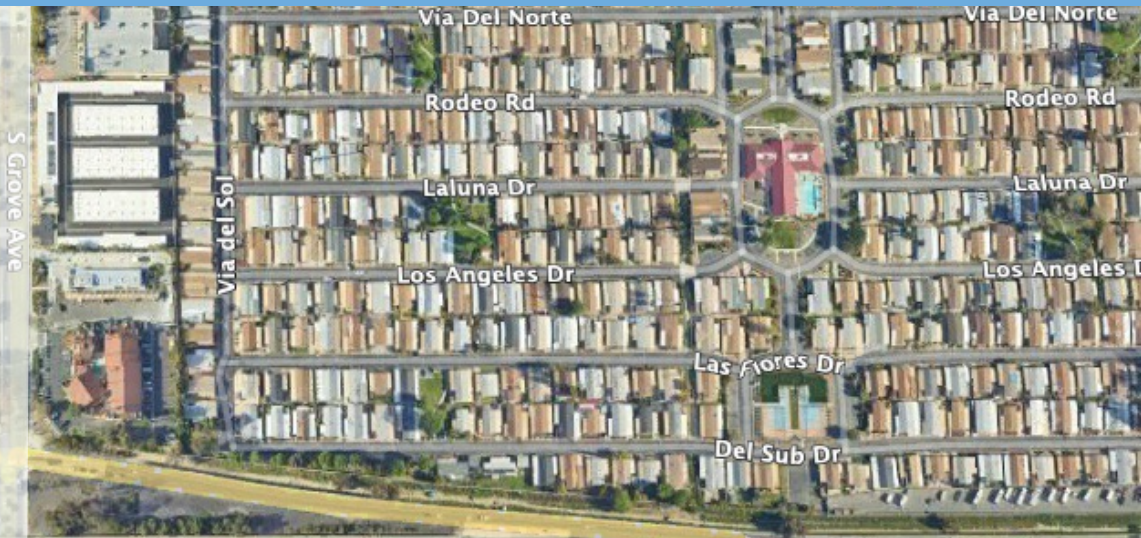
Grove Plaza For Lease

2404- 2538 Grove Avenue
Ontario, CA 91761

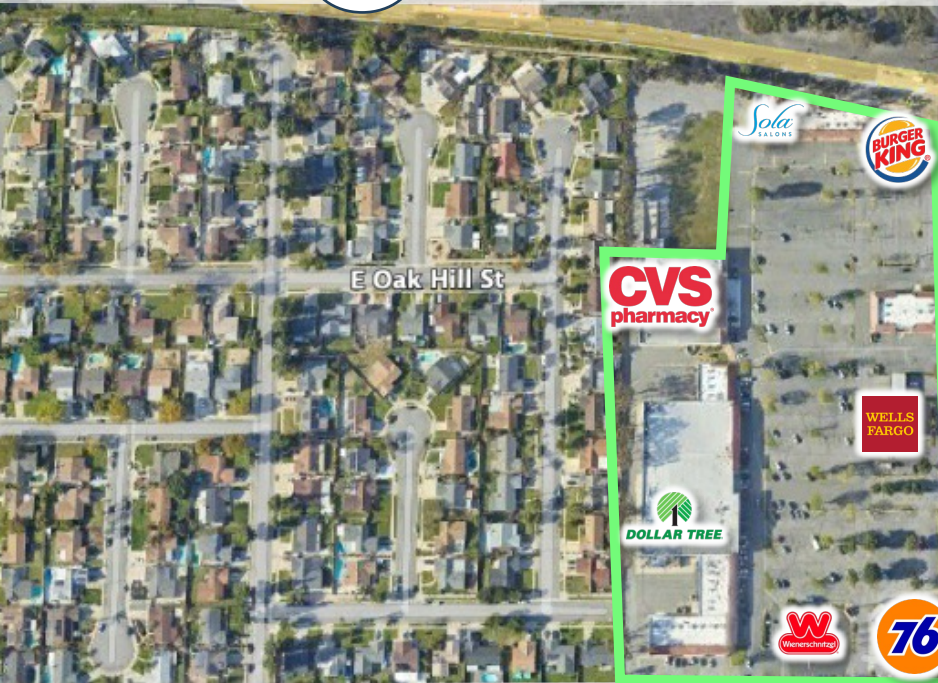


236,075 CPD

60



60



SOUTH GROVE AVENUE 19,051 CPD

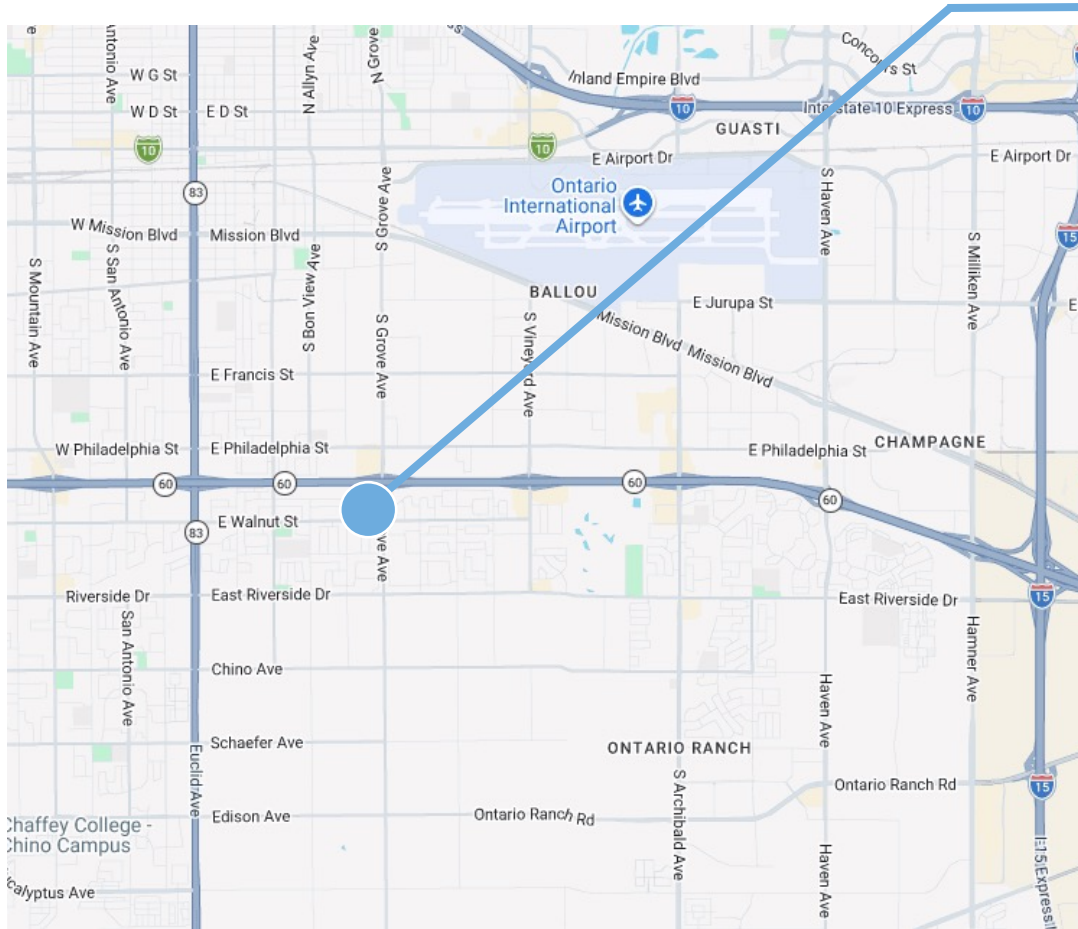


WALNUT STREET

9,089 CPD

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Property Highlights:

- Freeway visible neighborhood center located at the SWC of the 60 Fwy and Grove Ave. offramp
- Traffic Counts of over 227,000 ADT on the 60 Fwy
- Anchor space, shop spaces and pads for lease
- High income in-fill demographics in established South Ontario neighborhood
- Heavy daytime population, with over 41,000 employees in a 3-mile radius
- Near top employers such as Ontario Int'l Airport, Kaiser Hospital, and major logistics, warehousing, distribution centers

Demographics:

2025 Estimates	1 MILE	3 MILE	5 MILE
Population	17,597	119,537	337,039
AHH Income	\$127,255	\$123,218	\$127,214



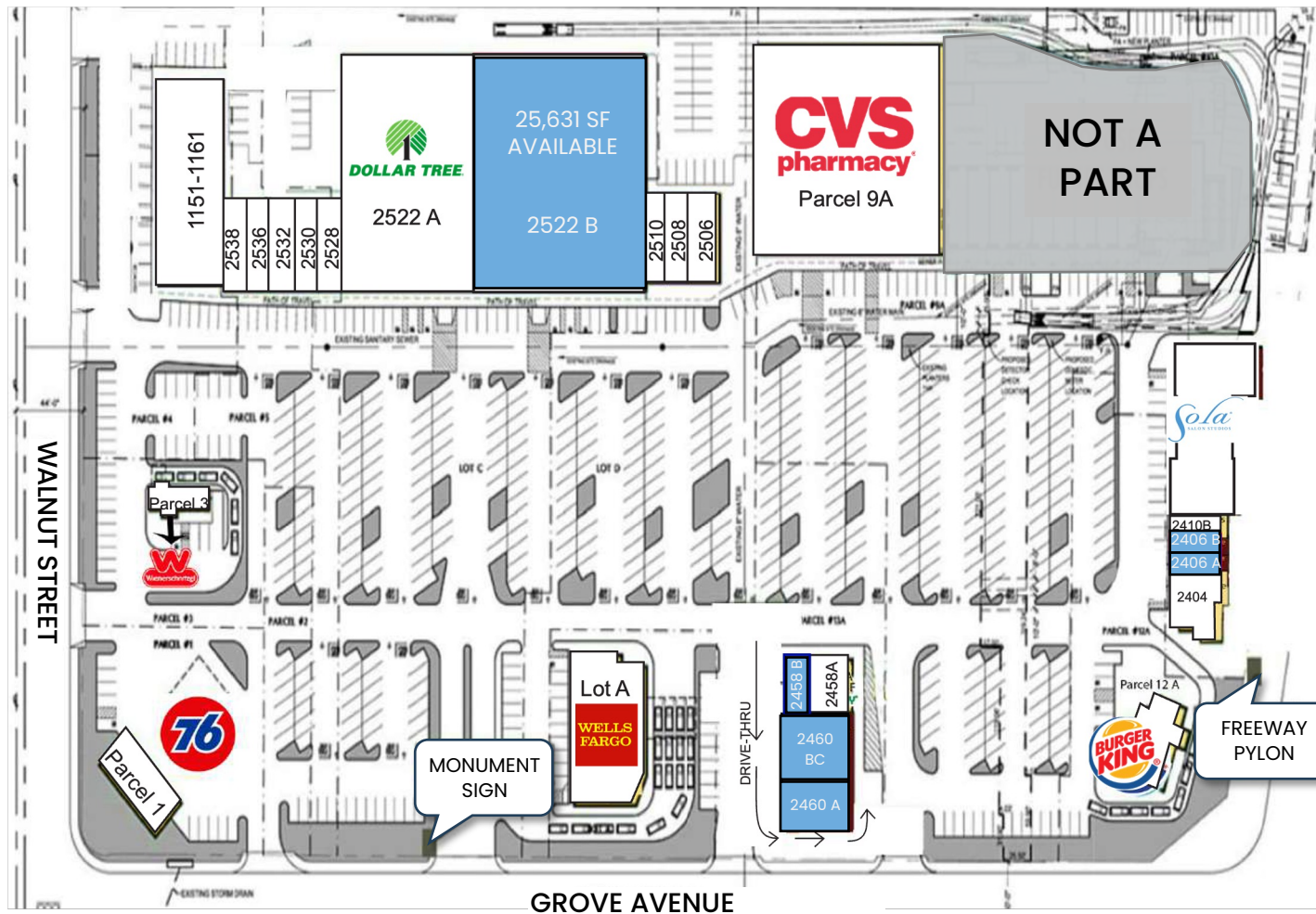
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STE	Tenant	SF (sq ft)
2404	C-Hire Personnel Inc.	1,600
2405A	Available	912
2406B	Available	588
2410A-2420	Sola Salon	7,600
2410B	Cleaners	850
2458A	Available	1,200
2458B	Available	600
2460A	Available	2,000
2460B-C	Available	3,400
2506	Barber	1,500
2508	Dentist	1,500
2510	Baskin Robbins	1,140
2522A	Dollar Tree	19,925
2522B	Available	25,631
2528	Tofu Chon	1,200
2530	Pam's Donuts	1,200
2532	Lovely Nails	1,800
2536	Threading	1,200
2538	Smoke Shop	1,200
1151-1161	Healthcare	8,850
Lot A (NAP)	Wells Fargo	5,182
Parcel 1 (NAP)	76 Gas Station	2,270
Parcel 12A (NAP)	Burger King	3,250
Parcel 3 (NAP)	Wienerschnitzel	2,500
Parcel 9A (NAP)	CVS	26,006



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