

EUCLID AND WALNUT AVENUE RETAIL CENTER FOR LEASE | JOIN 7 ELEVEN AND OTHER POPULAR LOCAL BUSINESSES



**LEGACY ONTARIO**  
Legacy Ontario is a 346 Units multi-family development coming soon!

**FOR LEASE**

# Clover Center | Euclid Ave. & Walnut St.

2539-2563 S. Euclid Avenue  
Ontario, CA 91762

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**1,497 - 1,500 SF** | **\$2.50 - \$2.69** | **2**  
AVAILABLE | SF/MO | SPACES

**Acreage Real Estate**  
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# Property Overview

## EXECUTIVE SUMMARY

The Clover Center is strategically located at the signalized corner of Euclid Avenue and Walnut St. with convenient access to the CA-60 freeway only yards away. 2539-2563 South Euclid Avenue presents a rare opportunity to position your business in one of the Inland Empire's most active commercial submarkets. New construction of 346 dwellings and 6,000 s.f. of retail space under construction directly across the street, ensuring an expanding walkable clientele.

The location provides convenient access to major transportation routes, including the I-10 and CA-60 freeways, making it ideal for businesses that rely on regional connectivity and efficient logistics. The property features convenient ingress and egress directly from South Euclid Avenue, supported by surrounding local street connectivity and on-site shared parking circulation that enhances overall accessibility. Ample parking of 61 parking spaces is available for customers and tenants, supporting steady foot traffic and ease of use throughout the center.

With flexible suite opportunities and a strong community-oriented tenant mix, the Clover Center is well-suited for businesses seeking visibility, accessibility, and long-term stability in a proven Ontario retail corridor.

## PROPERTY HIGHLIGHTS

- Located at the **signalized corner** on Euclid Avenue and Walnut Street
- High-visibility retail center with strong street frontage - almost 500 ft.
- Convenient access to the CA-60 freeways - only yards away.
- Easy ingress and egress from Euclid Avenue and Walnut street.
- Flexible suite sizes suitable for retail, service, and professional uses



**1,497 - 1,500 SF**  
AVAILABLE SF



**\$2.50 - \$2.69**  
ASKING RATE SF/MO



**2**  
SPACES AVAILABLE



**1,180**  
LOT SIZE



**Euclid Ave. & Walnut St.**  
MAIN CROSS STREET



**60 Fwy**  
FREEWAY ACCESSIBLE



**San Bernardino**  
COUNTY



**Commercial**  
ZONING



**61**  
PARKING SPACES



**16,704**  
BUILDING SQFT



**Easy to Find Signalized Corner Location**  
LOCATION FEATURE



**Euclid Ave & Walnut Ave.**  
2 - INGRESS / EGRESS

## ACCESSIBILITY

### TRANSIT

Tufesa de Ontario, California	<b>1.0 mi</b>
Euclid @ Walnut	<b>90 ft</b>
Euclid @ Walnut	<b>156 ft</b>

### AIRPORTS

Ontario International Airport	<b>3.6 mi</b>
John Wayne Airport	<b>27.4 mi</b>
Fullerton Municipal Airport	<b>21.8 mi</b>

### HIGHWAYS

Pomona Freeway	<b>0.2 mi</b>
San Bernardino Freeway	<b>3.7 mi</b>
I-10 Metro ExpressLanes	<b>3.8 mi</b>
Chino Valley Freeway	<b>4.5 mi</b>

# Space Available

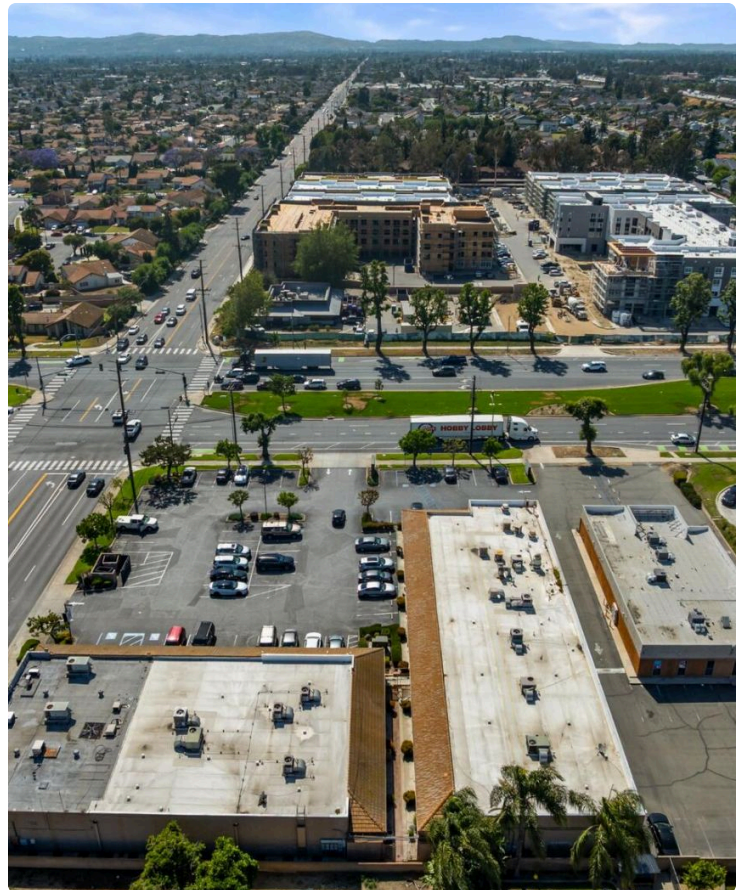
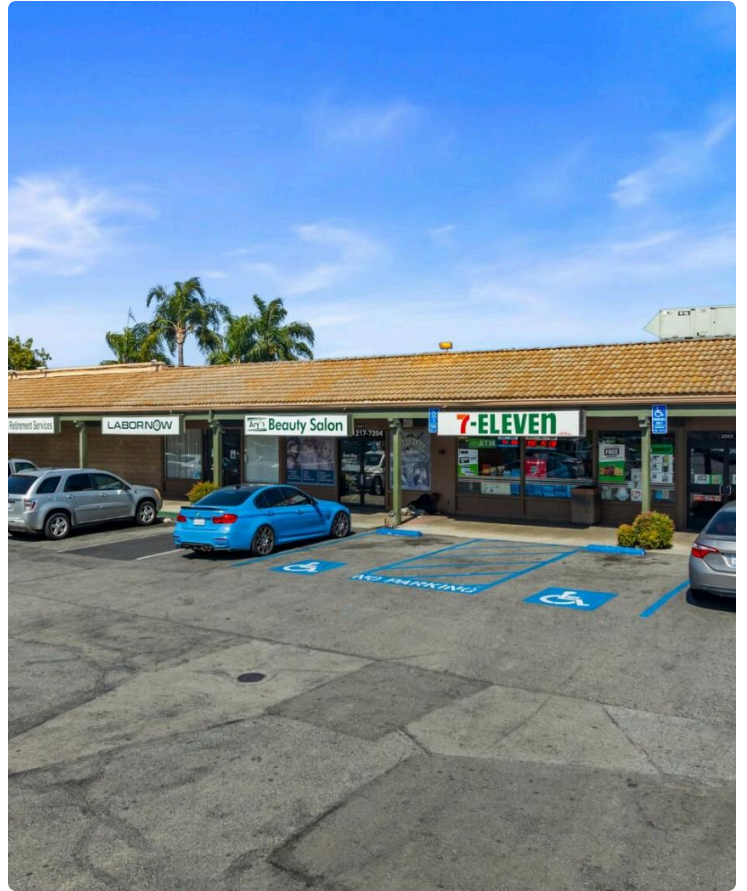
SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	USE	LEASE TERM
2551	1,497 SF	\$2.50 SF/Mo	NNN	Retail/ Office	Negotiable
2559	1,500 SF	\$2.69 SF/Mo	NNN	Retail	Negotiable

## SUITE DETAILS

**2551:** 1,497 ± s.f. suite built out as a professional office with multiple private offices and waiting room. Can be modified to suit any business type.

**2559:** 1,500 ± s.f. with new flooring. Open area in the front and offices in the rear including a breakroom. Can be modified to suit any business type.

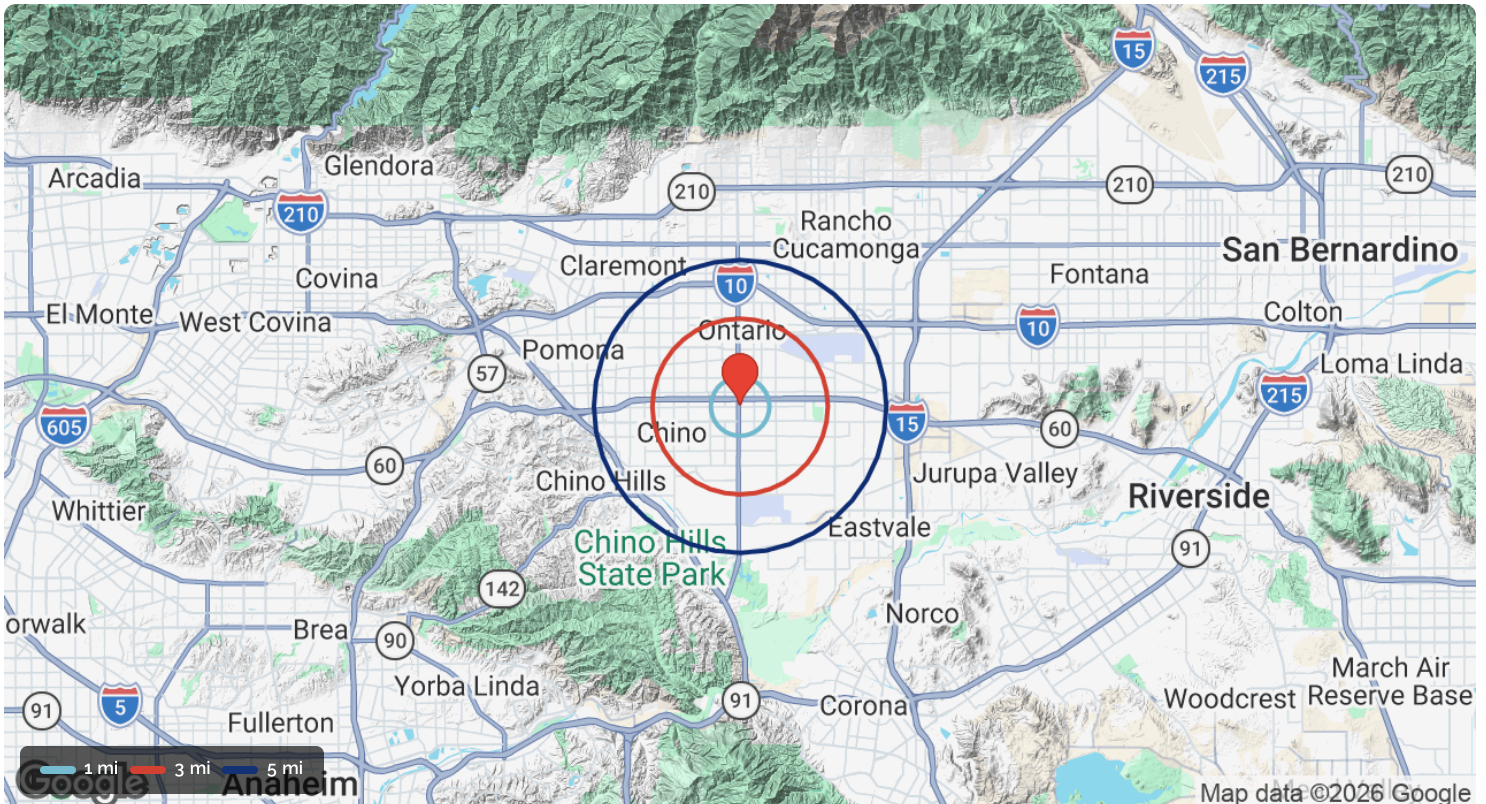
# Photo Gallery



# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,772	124,627	302,550
2010 Population	23,430	131,591	324,089
2025 Population	24,342	134,373	362,450
2030 Population	24,479	133,983	365,612
2025-2030 Growth Rate	0.11 %	-0.06 %	0.17 %
2025 Daytime Population	16,069	133,245	362,402

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	5,979	33,027	82,668	less than \$15,000	511	2,200	6,248
2010 Total Households	6,565	35,289	88,415	\$15,000-\$24,999	247	1,655	4,845
2025 Total Households	7,318	40,286	108,975	\$25,000-\$34,999	249	1,995	5,492
2030 Total Households	7,474	40,935	112,065	\$35,000-\$49,999	603	3,274	8,407
2025 Avg. Household Size	3.31	3.3	3.28	\$50,000-\$74,999	1,029	6,308	16,640
2025 Owner Occupied Housing	5,218	23,095	64,587	\$75,000-\$99,999	713	5,554	14,981
2030 Owner Occupied Housing	5,421	23,829	67,428	\$100,000-\$149,999	1,821	8,968	22,700
2025 Renter Occupied Housing	2,100	17,191	44,388	\$150,000-\$199,999	1,290	5,668	15,995
2030 Renter Occupied Housing	2,053	17,106	44,637	\$200,000 or greater	855	4,664	13,667
2025 Vacant Housing	103	1,044	3,943	Median HH Income	\$106,665	\$95,248	\$95,551
2025 Total Housing	7,421	41,330	112,918	Average HH Income	\$121,421	\$115,615	\$118,501



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY

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