



RESTAURANT & RETAIL SPACES FOR LEASE

SEC INLAND EMPIRE BLVD VINEYARD AVE.
ONTARIO, CA 91764



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COMMERCIAL REAL ESTATE SERVICES

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HIGHLIGHTS

- Located at the Entrance of a 925 Unit Luxury Apartment Complex
- Major Development Area Including the Newly Completed Audi, Infinity, and Porsche Dealerships, as well as, the Proposed IKEA
- Within 5 Minute Drive to the Ontario Convention Center, Ontario International Airport and Ontario Mills
- Adjacent to the Paseos at Ontario, a 800 Unit Luxury Apartment Complex
- 14 Hotels Along Vineyard Ave, with Over 2,000 Rooms
- Immediate Access to the I-10 Fwy On and Off Ramps

NEIGHBORING TENANTS



ONTARIO
CONVENTION CENTER



Proposed



PORSCHE



DOUBLETREE
by Hilton



GMC



INFINITI



Ontario Gateway

2023 3 MILE DEMOGRAPHICS



Population
138,396



Average
HH Income
\$93,720



Employees
97,498



Inland Empire
Blvd
32,736 CPD



Vineyard Ave
31,618 CPD



Visitors
750,000



Visitors
500,000



Visitors
5,583,732



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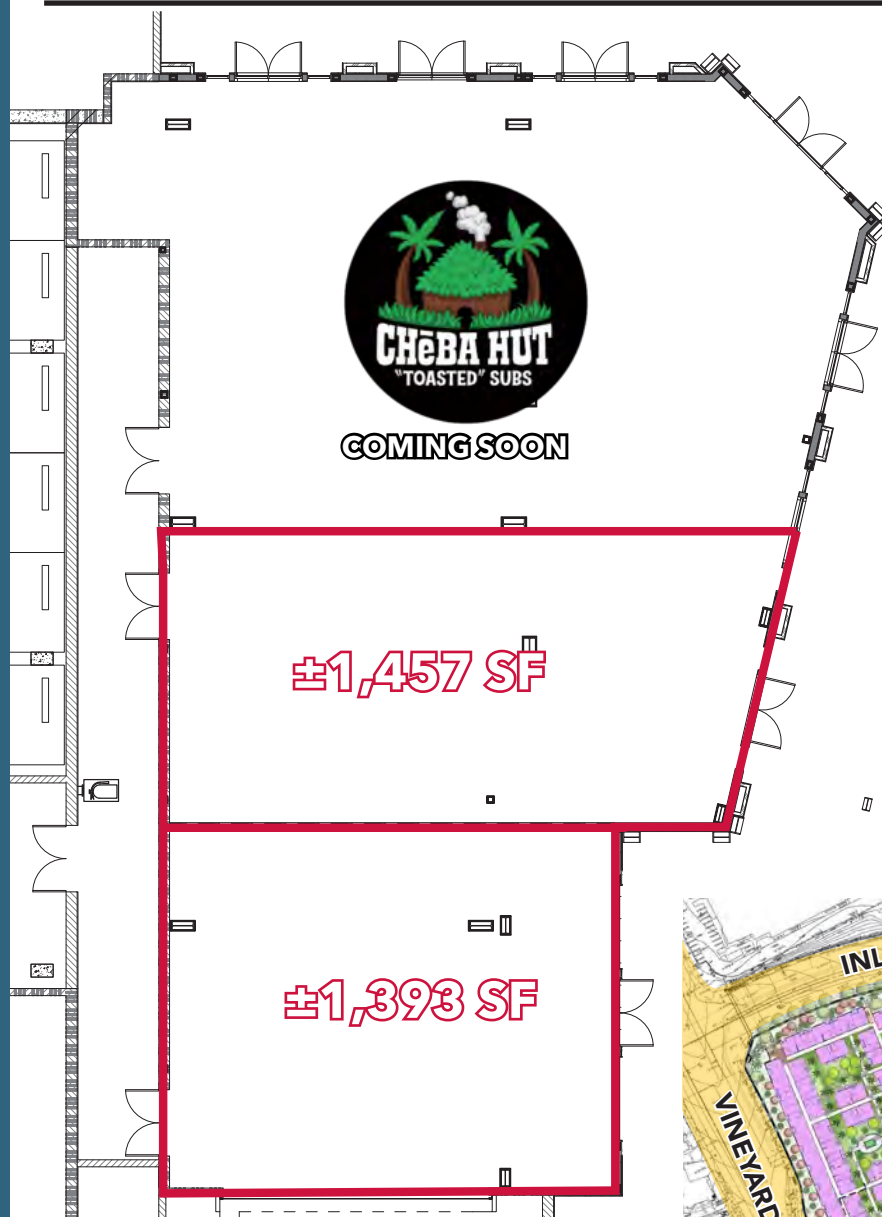
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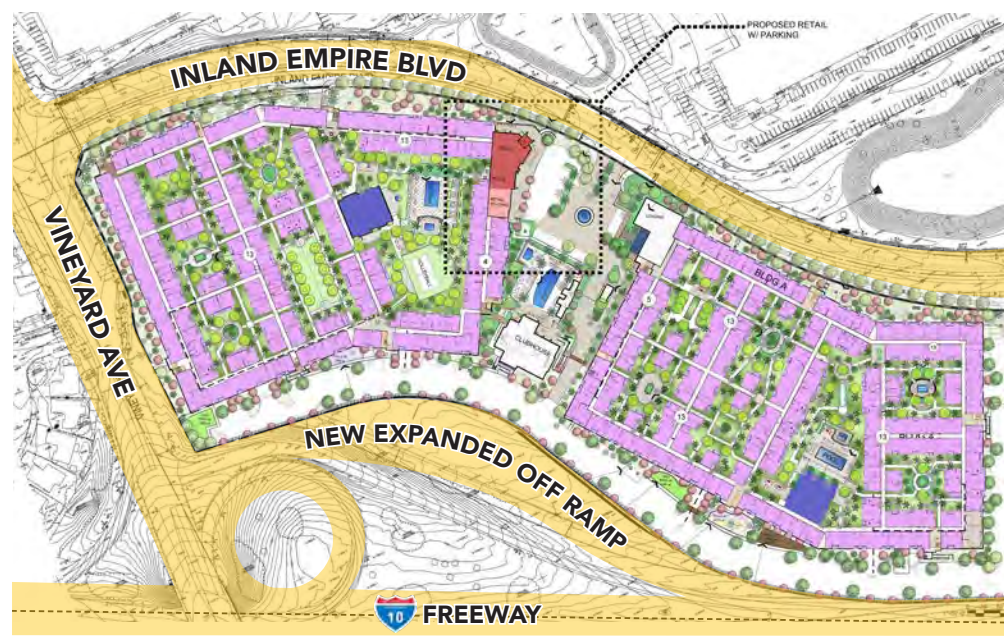
DEVELOPMENT OVERVIEW



±2,850 SF
TOTAL SPACE
AVAILABLE

FEATURES

- On Site Parking
- Grease Traps Installed
- Electrical, Plumbing, and HVAC to Restaurant Specifications
- Hood Shaft for Installation of Kitchen Hood





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ADJACENT AMENITIES	ADJACENT DEVELOPMENTS	SERVICE PROVIDERS
1 Ontario International Airport	1 The Paseos at Ontario, a 800 unit Luxury Apartment Complex (Now Leasing)	1 Over 3 Million SF of Fulfillment Centers
2 Ontario Convention Center	2 Porsche, Audi, & Infinity Dealerships (Now Open)	2 Over 5 Million SF of Office Space with in 3 Miles
3 Toyota Sports Arena	3 IKEA ±350,000 SF Retail Store (Coming 2022)	3 Over 3 Million SF of Retail Stores with in 2 Miles
4 Multiple Sit Down & Fast Food Restaurants	4 Top-Golf Entitlement Process (Coming Fall 2022)	4 Adjacent Fully Entitled Hyatt Place & Hyatt House
5 Over 2,000 Hotel Rooms; Including the Double Tree Convention Center Hotel	5 Historical Guasti Winery ±58 Acre Planned Mix Use Project (Coming 2022)	5 Estimated Population Over 72,000 in a 2 Mile Radius

ONTARIO SNAPSHOT

This Unique Restaurant/Retail Opportunity is located adjacent to the I-10 fwy, at what is considered to be the "Epicenter" of Ontario, and the Inland Empire market place. The Greater Ontario Area remains one of the fastest growing cities with a population of over 5 million.

The subject site has a multitude of advantages, including its visibility, easy access to the fwy systems via I-10, I-15, and Rt. 60, and its location in this highly successful business community which is considered to be one of the most desirable places to do business.

With over 141,000 families living within a 3 mile radius of the subject site, high end dealerships, fulfillment centers, and the Vineyard at Ontario on-site Luxury apartments, the subject opportunity is destined for success.