

RETAIL FOR LEASE

Grove Plaza

2522 GROVE AVENUE
ONTARIO, CA 91761

Space Available

±588–3,039 Square Feet

Property Highlights

- Neighborhood Center serving primarily south Ontario, including the master planned Ontario Ranch and Eastvale
- Adjacent to the CA-60 (±210,000 ADT) off-ramps at Grove Avenue (±20,688 ADT) with excellent access provided by a signalized entrance
- High traffic co-tenants include CVS/Pharmacy, 76 Gas Station, Wienerschnitzel, Wells Fargo, Subway, Burger King & Starbucks
- Professional & creative ownership that is ready to lease space

Traffic Counts

- ±8,207 Average Daily Traffic on Walnut Street
- ±20,688 Average Daily Traffic on Grove Avenue
- ±210,000 Average Daily Traffic on CA-60

Demographics - 2025

	5-Minutes	10-Minutes	15-Minutes
Population	30,418	165,357	499,693
Average H.H. Income	\$120,152	\$123,972	\$123,387
Daytime Population	22,659	147,165	496,114

Source: ESRI

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DEMOGRAPHICS

		5-MINUTES	10-MINUTES	15-MINUTES
POPULATION	2025 Population	30,418	165,357	499,693
	2030 Population	30,478	166,018	504,682
	2020 Population	30,529	162,269	481,925
	2010 Population	30,144	154,649	441,912
	2025-2030 Annual Rate	0.04%	0.08%	0.20%
	2025 Median Age	37.8	36.7	35.8
	Total Businesses	680	5,395	18,241
	Total Employees	5,460	51,619	187,695
	Total Daytime Population	22,659	147,165	496,114
HOUSEHOLDS	2025 Total Households	8,998	50,261	145,671
	2030 Total Households	9,182	51,443	149,930
	2010 Households	8,234	42,713	116,874
	2025-2030 Annual Rate	0.41%	0.47%	0.58%
	2025 Average Household Size	3.37	3.27	3.38
INCOME	2025 Median Household Income	\$102,340	\$102,155	\$99,732
	2030 Median Household Income	\$112,606	\$112,148	\$110,264
	2025 Average Household Income	\$120,152	\$123,972	\$123,387
	2030 Average Household Income	\$132,191	\$136,797	\$136,566
	2025 Per Capita Income	\$35,668	\$37,649	\$36,028
HOUSING	2025 Total Housing Units	9,151	51,601	150,818
	2025 Owner Occupied Housing Units	69.3%	61.2%	59.1%
	2025 Renter Occupied Housing Units	29.0%	36.2%	37.5%
	2025 Vacant Housing Units	1.7%	2.6%	3.4%
	2025 Median Home Value	\$584,483	\$635,809	\$645,822
	2025 Average Home Value	\$549,848	\$645,732	\$659,658

Ontario Snapshot

191,500
TOTAL POPULATION

58,174
TOTAL HOUSEHOLDS

\$116,394
AVG. HOUSEHOLD INCOME

218,723
DAYTIME POPULATION

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