

±1,199 - ±7,411
AVAILABLE
FOR LEASE



NEW HAVEN
MARKETPLACE



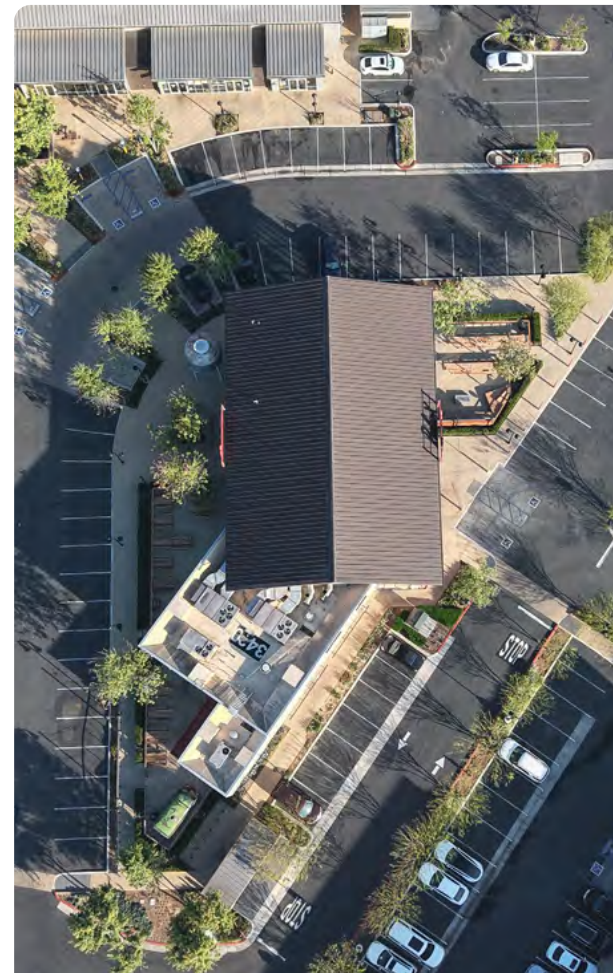
Chase Harvey
Partner
(909) 406 4000
charvey@catalystretail.com
Lic. #01954291

Jay Nichols
Managing Partner
(909) 406 4000
jnichols@catalystretail.com
Lic. #01905191





New Haven **MARKETPLACE.**
Big Traffic.
Bigger **OPPORTUNITY.**



THE *GROWTH* IS REAL. THE *RETAIL* IS READY.

Rodeo X offers a flexible space ideal for a brewery or restaurant, featuring expansive front and rear patios that seamlessly connect to the vibrant energy of New Haven Marketplace in Ontario.

±7,411 SF of Prime Retail Space Available

Purpose-built layout with indoor-outdoor flow and flexible configurations

Large Dual Patio's for F&B Activation

Spacious patios at front and rear—tailor-made for breweries, cafes, or indoor-outdoor restaurant concepts

Located at a Bustling Ontario Intersection

Maximum visibility and nonstop access at Haven Ave & Ontario Ranch Rd

Anchored by High-Performing Stater Bros.

Draws steady foot traffic from a trusted local grocer with proven pull

At the Heart of 11,000+ New Homes

Part of a vibrant, master-planned community attracting affluent, family-oriented residents

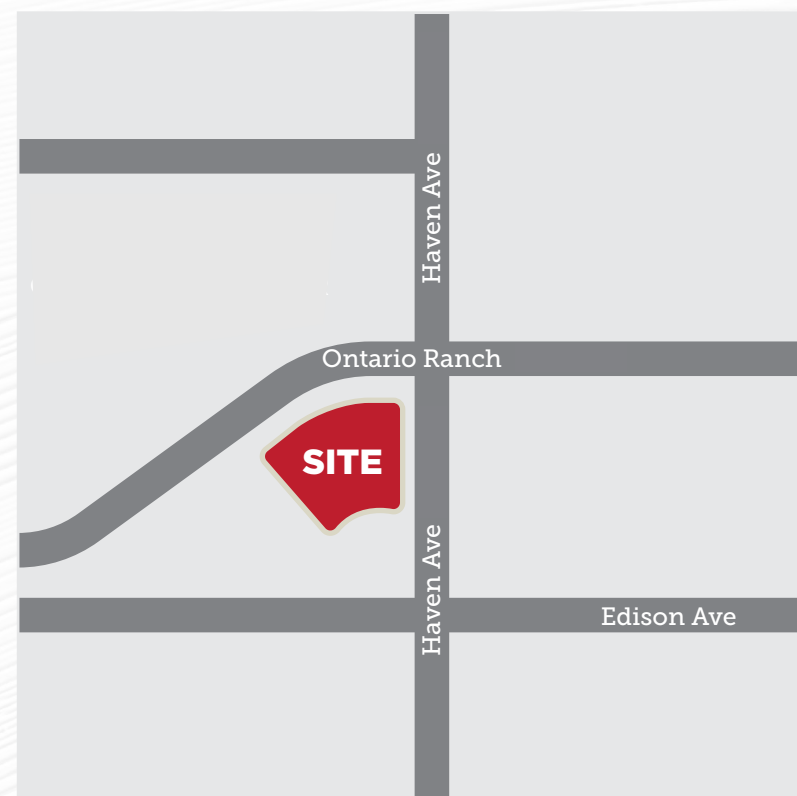
+35% Population Growth in Just 5 Years

This booming 3-mile trade area is expanding fast and retail demand is rising with it



NEW HAVEN MARKETPLACE

- Strong performing Stater Bros. in an affluent area.
- Considerable residential units in the immediate surrounding area and continually growing.
- Family friendly features laid out throughout the shopping center.
- Great opportunity to penetrate a high volume and under served community.
- 4-way signalized intersection of Haven Ave & Ontario Ranch Road.
- From 2000 – 2020, the population is expected to grow by 1.8 million people, from 3.2 million to 5.0 million which is greater than 47 of the 50 US states, ranking 4th after California, Texas and Florida.
- The Greater Ontario region (comprised of Riverside and San Bernardino Counties) currently has a population of more than 3 million people.
- Ontario's resident-customer base within a 10-mile radius includes a population of more than 800,000.
- New Brookfield residential planned directly across the street.

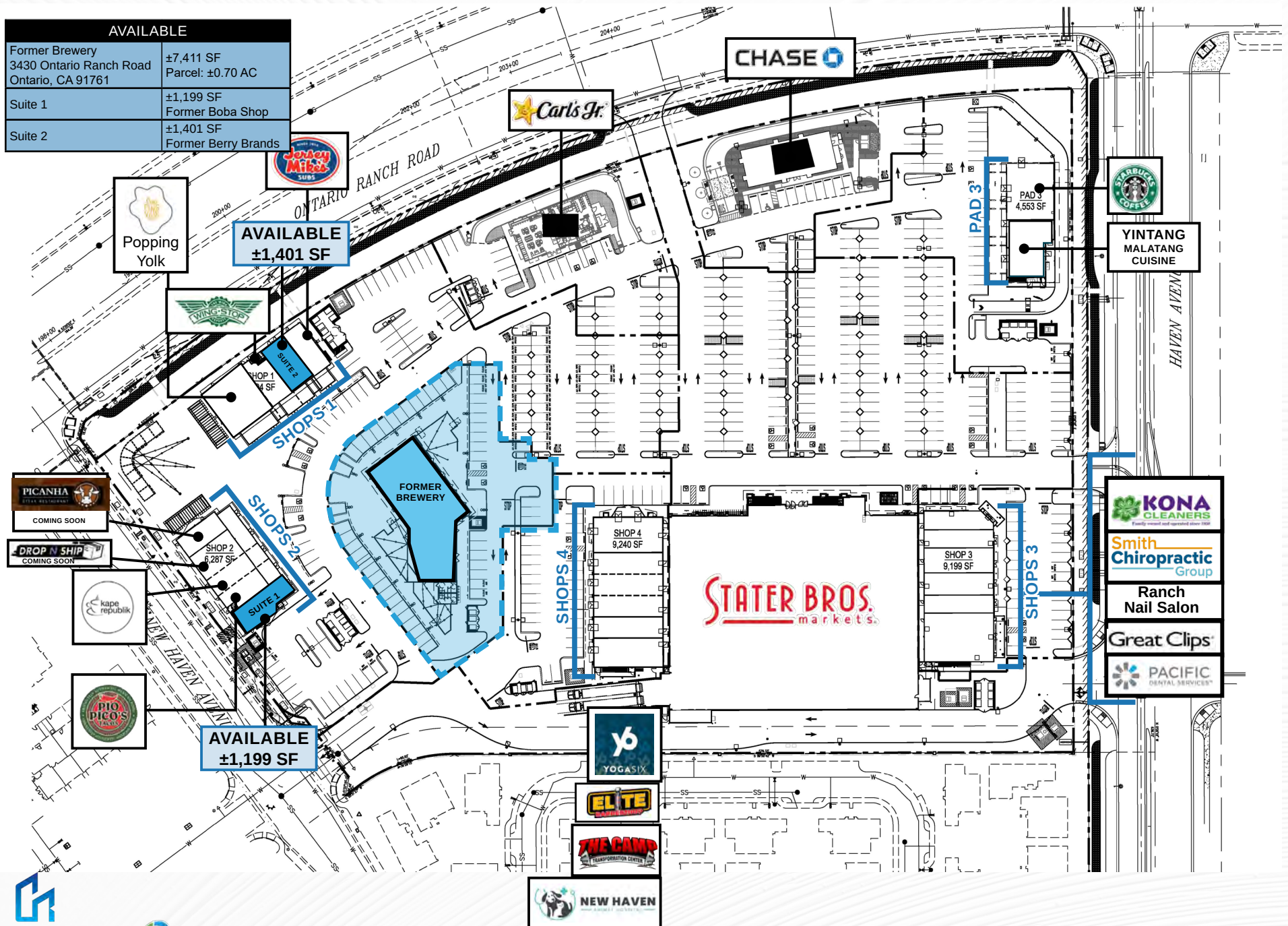


SITE DEMOGRAPHICS

POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
5 mile radius	5 mile radius	5 mile radius
222,230	\$91,659	159,993

NEW HAVEN MARKETPLACE

AVAILABLE	
Former Brewery 3430 Ontario Ranch Road Ontario, CA 91761	±7,411 SF Parcel: ±0.70 AC
Suite 1	±1,199 SF Former Boba Shop
Suite 2	±1,401 SF Former Berry Brands



NEW HAVEN MARKETPLACE



IN THE CENTER OF IT ALL.



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