

Capital **CITY**

THE NEW CAPITAL OF THE INLAND EMPIRE

OPERATOR GUIDE, 2026

CBRE

A NEW ENTERTAINMENT AND LIFESTYLE DISTRICT
SHAPED BY THE ENERGY OF THE TOYOTA ARENA,
REGIONAL VISITORS, AND THE DAILY RITUALS OF
A GROWING CITY.



Introducing Capital City Ontario.

Capital City is planned as part of a 450,000 SF dining, entertainment, hospitality, and lifestyle district facing Toyota Arena — organized around a central plaza, pedestrian pathways, water features, and everyday gathering spaces.

Phase I · 2027

Phase One introduces flexible restaurant and hospitality opportunities designed for arena visitors, Ontario Mills traffic, nearby residents, hotel guests, offices, and weekday demand.





Every destination has a story. Capital City has four — and they compound.

Event Demand

Toyota Arena gives the district a built-in rhythm: an 11,000+ capacity venue with concerts, sports, graduations, and live events drawing audiences to the center of Ontario all year.

Regional Access

Minutes from Ontario International Airport, Ontario Mills, major freeway corridors, and Ontario Ranch, Capital City connects directly to one of Southern California's most active growth corridors.

A Market in Motion

Ontario has become a true population and employment center, with growing demand for better dining, hospitality, wellness, and experience-driven retail.

The Destination Gap

The market already has traffic, events, households, travelers, and visitors. Capital City gives them a true center to gather, dine, linger, and return.

Capital City fills
the gap.





All-day by design.



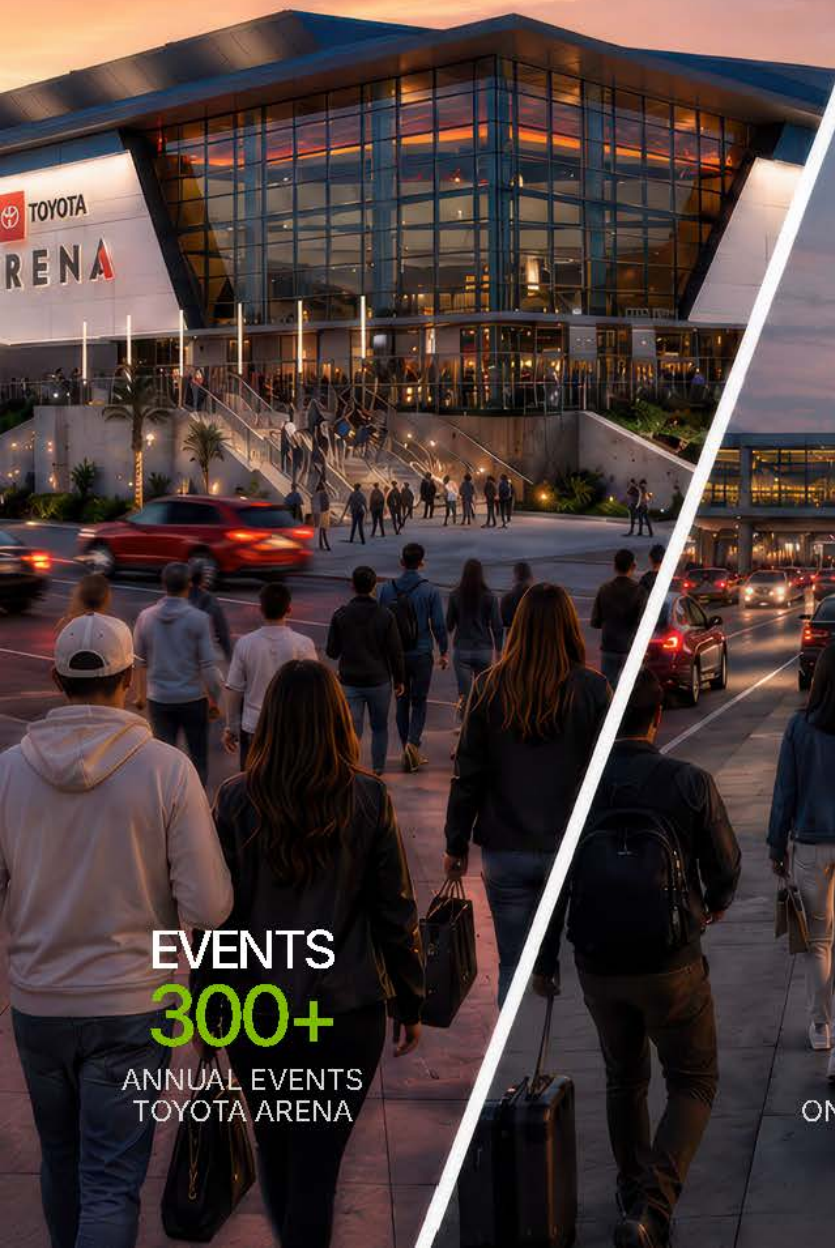
A stronger consumer base.

The Inland Empire now pairs income strength with a younger Ontario consumer base.

For years, Los Angeles owned the consumer story. Not anymore. The Inland Empire now outpaces L.A. County in median household income — \$94,946 vs. \$90,112 — while Ontario brings a younger local market, with a median age of 35. This is growth with purchasing power.

**CoStar Inland Empire Office Market Report, Q2 2026 / Oxford Economics; DataUSA / ACS 2024 Los Angeles County profile; City of Ontario Economic Development.*

Three streams.
One center.



EVENTS
300+

ANNUAL EVENTS
TOYOTA ARENA



TRAVEL
7.1M

ANNUAL PASSENGERS
ONTARIO INTERNATIONAL AIRPORT

ONTARIO
MILLS
A SIMON CENTER

RETAIL
28 M

ANNUAL VISITORS
ONTARIO MILLS



Capturing the
demand already
in motion.

Arena crowds, airport travelers, Ontario Mills visitors, hotel guests, office users, and new households converge here — making Capital City the meeting point of Ontario's strongest demand drivers.



The Arena Effect.

A wide-angle photograph of the Toyota Arena at dusk. The building features a large glass facade reflecting the twilight sky and interior lights. The Toyota logo and the word 'ARENA' are prominently displayed on the left side of the building. A wide set of stairs leads up to the entrance, where many people are walking. The foreground shows a paved plaza with some parked cars and more people walking. The sky is a deep blue with some light clouds.

TOYOTA
ARENA

11,000+

ARENA CAPACITY

1.5M

VISITORS / YEAR

10K+

VISITORS WITHIN
WALKING DISTANCE

Built for every daypart.



This is not a single-rush-hour district. It is designed for operators who can win across the full day: morning coffee, lunch meetings, afternoon fitness, dinner reservations, post-event drinks, late-night bites, and weekend gatherings.



The Nation's Lowest Office Vacancy.

At **4.8%**, the Inland Empire maintains the lowest vacancy rate among the nation's 50 largest office markets. Orange County and San Diego are nearly twice the U.S. national average, while Los Angeles is nearly three times higher.

**CoStar Office Market Report, 2026*



An arena district with a cultural heartbeat .

The Performing Arts Center at Capital City.

The proposed master plan brings performing arts and cultural programming into the heart of the district, where dining, hospitality, and public space can turn each event into a complete evening.

Master Plan.

A proposed district plan built around movement, visibility, and arrival.

Integrated parking. Walkable circulation. Plaza-fronted hospitality. Direct arena access. Capital City is designed with multiple points of arrival, structured parking, pedestrian flow, and layered activity throughout the week.



LOT K
RESIDENTIAL COMMONS
• 450 UNITS

LOTS H + I
ARTS AND CULTURE DISTRICT
• PARKING GARAGE
• CULTURAL DESTINATION
• SUPPORT COMMERCIAL

FUTURE GREEN
PARK / OPEN SPACE

LOTS C + D
RESIDENTIAL COMMONS
• 200 UNITS

LOTS F + G
RESIDENTIAL COMMONS
• 512 UNITS

LOT E
ENTERTAINMENT DISTRICT
• 300,000 SF COMMERCIAL + NIGHTLIFE
• 300 KEY HOTEL
• PERFORMING ARTS THEATER

LOT B
LIFESTYLE DISTRICT
• 195 UNITS

LOT A
DINING DISTRICT
• 384 UNITS



THE EARLY OPPORTUNITY

Dining District.

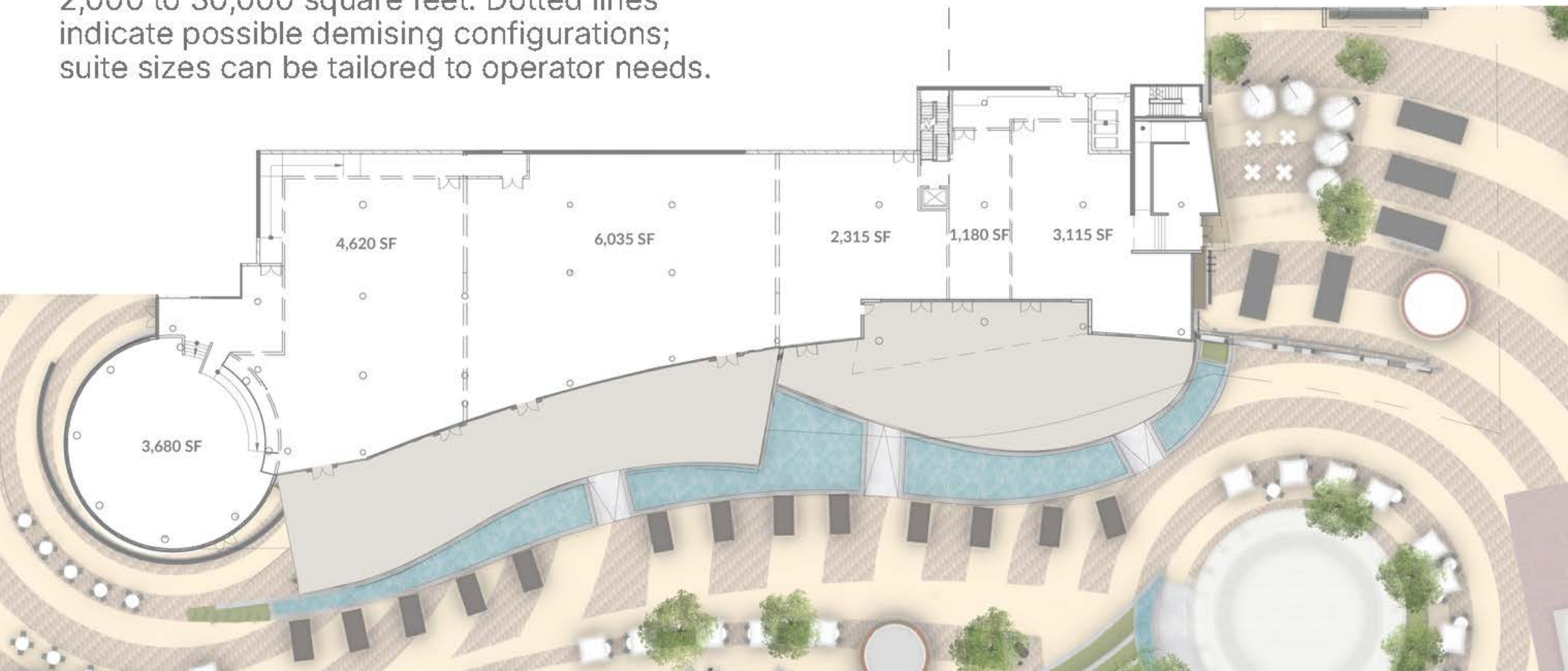
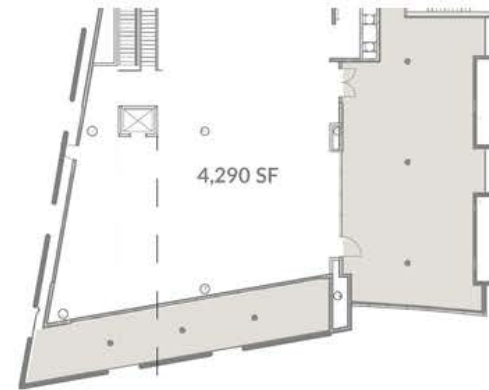
A walkable district shaped by dining, entertainment, hospitality, culture, and everyday use.



One destination. Multiple configurations.

Plaza-fronted space, built to flex.

From intimate restaurant footprints to flagship hospitality concepts, Capital City can support spaces from approximately 2,000 to 30,000 square feet. Dotted lines indicate possible demising configurations; suite sizes can be tailored to operator needs.





The Flagship.
Front row. Every night.



The Plaza Connector.
Central plaza frontage. Maximum flow.



The Arrival Moment.
Signature rotunda. 360° presence.

Representative Suite Layouts.

Final footprints can be combined, adjusted, or tailored based on operator needs.

SUITE B

The Flagship

11,321^{SF}

Best for: Full-service restaurant, rooftop / patio hospitality, experiential dining

- Ground floor + full second level. The largest combined footprint at Capital City.
- 5,680 SF combined exterior. Pool terrace concept with full lounge capability.
- 6,457 SF ground + 4,389 SF upper + 475 SF auxiliary. Total ~11,321 SF.
- Entry from the main plaza through outdoor patios. Maximum guest flow.
- Arena-facing upper level. High volume format.
- Total 15,960 SF (interior + exterior).

SUITE C

The Plaza Connector

6,036^{SF}

Best for: High-volume casual dining, bar/restaurant, pre/post-event traffic

- Prime visibility on Capital City's main fountain plaza. Maximum dwell and discovery.
- Clean, rational floor plate. 6,036 SF interior, fully flexible.
- 3,286 SF exterior patio directly on the fountain. Alfresco dining built-in.
- Dedicated back-of-house corridor for seamless operations, invisible to guests.
- Scale and positioning ideal for contemporary full-service, café-bar, or polished casual concepts.

SUITE B

The Arrival Moment

8,923^{SF}

Best for: Signature restaurant, fast-casual flagship, nightlife-adjacent hospitality

- Circular building form. A standalone landmark visible from across the entire plaza.
- 360° transparency. The interior is the display. The street is the stage.
- 1,846 SF exterior. Curated, not sprawling — ideal for upscale concepts.
- Premium format — upscale or chef-driven concepts
- Direct access from plaza and outdoor patio level. Immediate visibility.



The Inland Empire's center of gravity is forming.
Your table is ready.

Capital City is a once-in-a-generation leasing opportunity — at the intersection of entertainment, growth, and Southern California's next great address. Phase I completes in 2027. The Dining District is available now, and the first movers will help define what this place becomes.

Capital
CITY

Connect with the CBRE leasing team.

For leasing inquiries, floor plans, and suite availability — contact the dedicated CBRE Inland Empire team exclusively handling Capital City Ontario.

LOCATION

Ontario, California · GMT-7

CBRE CORPORATE HEADQUARTERS

2121 North Pearl Street, Suite 300
Dallas, TX 75201



CBRE

Jenny Eng

+1 (213) 631 8788 · jenny.eng@cbre.com

Cristian Goodson

+1 (213) 613 3003 · cristian.goodson@cbre.com

Kristen Wen

+1 (626) 517 7959 · kristen.wen@cbre.com

Edward Matevosian

+1 (818) 823 8967 · edward.matevosian@cbre.com

