

Ontario Euclid Center

FOR LEASE



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Ontario Euclid Center

2501-2529 S. Euclid Avenue
Ontario, CA 91762

1,575 SF
AVAILABLE

\$2.99
SF/MO

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Acreage Real Estate

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Property Overview

EXECUTIVE SUMMARY

Join McDonalds, Del Taco, and the latest to join, La Carniceria Meat Market, at the Ontario Euclid retail center, offering exceptional visibility on Euclid Ave. and easy access to the CA-60 Fwy, perfect for businesses seeking a high-traffic location and freeway accessibility. Located directly across the street from Legacy Ontario, a 346 Unit multi-family housing development under construction, providing a growing customer base within walking distance. The Ontario Euclid Center is conveniently located at 60 fwy and Euclid Ave. on-ramp, directly south of the freeway. The shopping center offers excellent street visibility on the widely traveled Euclid Avenue which offers a high traffic count of nearly 44,000 vehicles per day. Other co-tenants include popular local business such as H&R Block, N8's Billiards , Michel Angelo's Pizza, Dental office, State Farm Insurance, pet grooming, and much more. Call us for a tour today!

PROPERTY HIGHLIGHTS

- **High-Traffic Count** – Euclid Ave. is travelled by nearly 44,000 vehicles per day. In addition to over 234,000 vehicles per day on the CA-60 fwy. , making this a convenient location for local travelers to make a pit stop.
- **Legacy Ontario - Expanding Neighborhood** – 346 Unit multi-family housing development under construction directly across the street providing a growing customer base within walking distance.
- **City of Ontario Continues to Grow** Ontario has experienced a near 10% population increase in the past 10 years, leading to growth in demand for restaurants and services.
- **Unmatched Regional Connectivity** – Just a few yards away from the CA-60 Fwy on-ramp. Euclid Avenue north / south access.
- **2nd Generation Restaurant** - valuable restaurant improvements in place - rare opportunity to benefit from existing commercial kitchen build-outs.

 **1,575 SF**
AVAILABLE SF

 **\$2.99**
ASKING RATE SF/MO

 **Main anchors**
MCDONALDS & DEL TACO

 **31,236 s.f.**
BUILDING SQFT


 **Euclid Avenue and Walnut Street**
MAIN CROSS STREETS

 **428 ± s.f.**
FRONTAGE

 **164**
PARKING SPACES

 **CA-60 Fwy**
FREEWAY ACCESSIBLE

 **43,894 ± vpd**
HIGH TRAFFIC COUNT

 **\$121,421**
AVERAGE HH INCOME 1-MILE

 **San Bernardino**
COUNTY

 **CN-Neighborhood Commercial**
ZONING

ACCESSIBILITY

TRANSIT

Tufesa de Ontario, California	1.0 mi
Euclid @ Walnut	76 ft
Euclid @ Walnut	117 ft

AIRPORTS

Ontario International Airport	3.5 mi
John Wayne Airport	27.5 mi
Fullerton Municipal Airport	21.8 mi

HIGHWAYS

Pomona Freeway	0.2 mi
US 99 Hist	3.6 mi
San Bernardino Freeway	3.7 mi
I-10 Metro ExpressLanes	3.7 mi

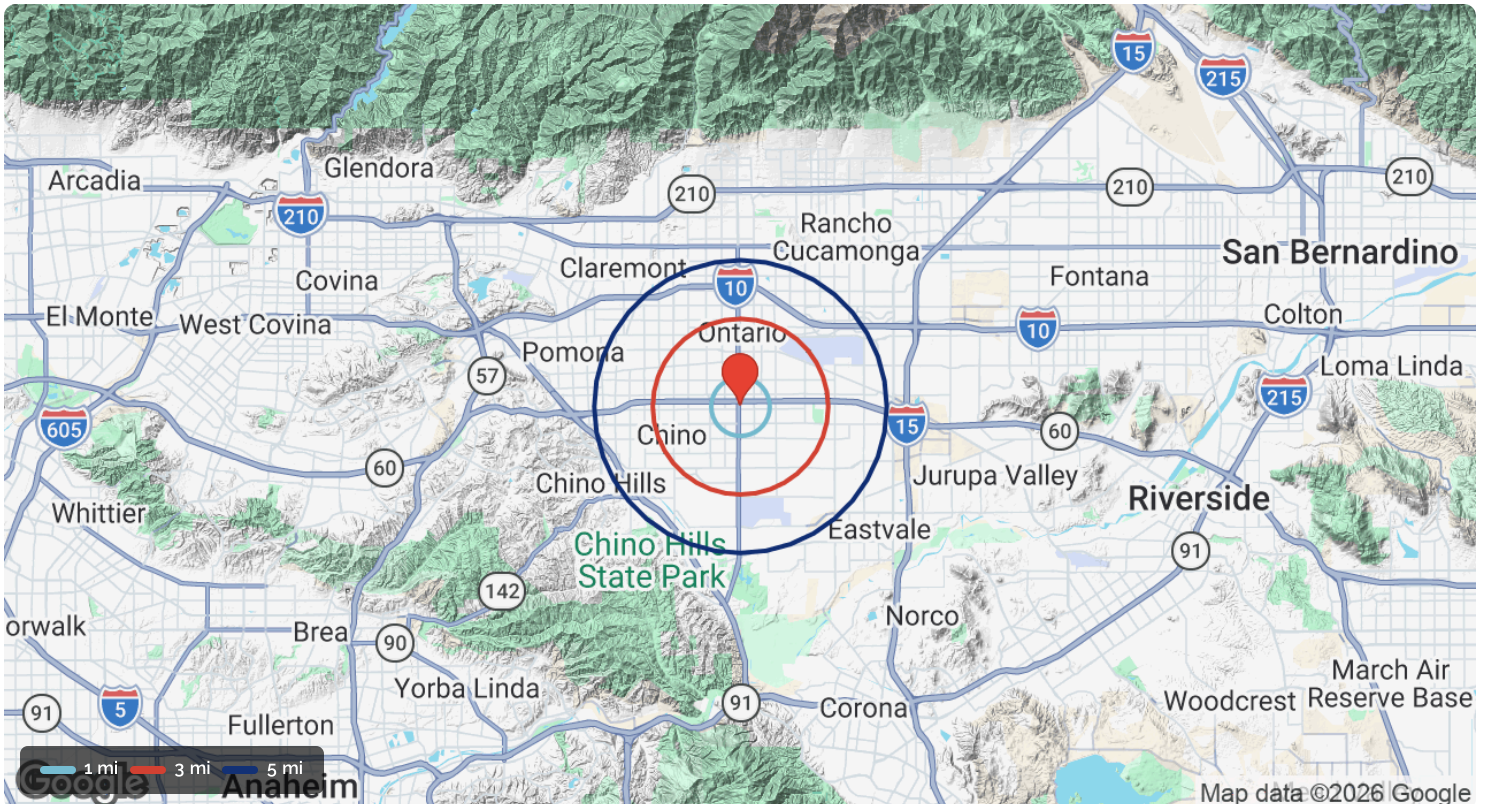
| Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	USE	LEASE TERM
2527	1,575 SF	\$2.99 SF/Mo	NNN	Restaurant	Negotiable

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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