

# The Colonies

## MARKETPLACE

2295 S. EUCLID AVE, ONTARIO, CA 91762

# FOR LEASE

NEW RETAIL/ MEDICAL SPACE  
& DRIVE-THRU PAD

60 228,000 VPD

RETAIL  
SUITES

DRIVE-THRU  
PAD

PHILADELPHIA ST  
14,540 VPD

EUCLID AVE  
28,000 VPD

CBRE

# PROPERTY HIGHLIGHTS

CONCEPTUAL RENDERING



## New Retail/ Medical Space

Estimated for Q2 2026 Delivery, the site offers rare new retail/medical space just north of 60 FWY.



## Excellent Traffic

Euclid Ave and Philadelphia Street combine for over 40K+ VPD. 60 FWY has 228K+ VPD.



## City of Ontario

Opportunity to join one of the Inland Empire's most established cities, with massive growth planned in the coming years.



## Anchored by Daily Needs

The Colonies Marketplace is anchored by Grocery Outlet and Walgreens both existing and currently operating.



## Drive-Thru Pad

Additional Pad Available for Drive-Thru (Ground Lease) along Philadelphia Street.





60 228,000 VPD



RETAIL SUITES



DRIVE-THRU PAD

EUCLID AVE  
28,000 VPD

PHILADELPHIA ST  
14,540 VPD



# SITE PLAN

E PHILADELPHIA ST 14,540 VPD



EUCLID AVE 28,000 VPD

Suite	SF
A	1,828 SF
B	1,322 SF
C	1,476 SF
D	1,493 SF
E	2,571 SF
F	1,422 SF
G	1,449 SF



# ONTARIO

Ontario boasts a diverse economy, driven by industries such as warehousing, retail, and manufacturing, making it an attractive destination for businesses seeking growth. The city's commitment to development is reflected in its ongoing urban revitalization projects and a robust infrastructure, ensuring a bright future for commercial real estate investments.

## THE HEARTBEAT OF THE INLAND EMPIRE



The City of Ontario's Population is

**188,077**

With Plans to Grow to Over

**400,000 by 2050**

Average Household Income

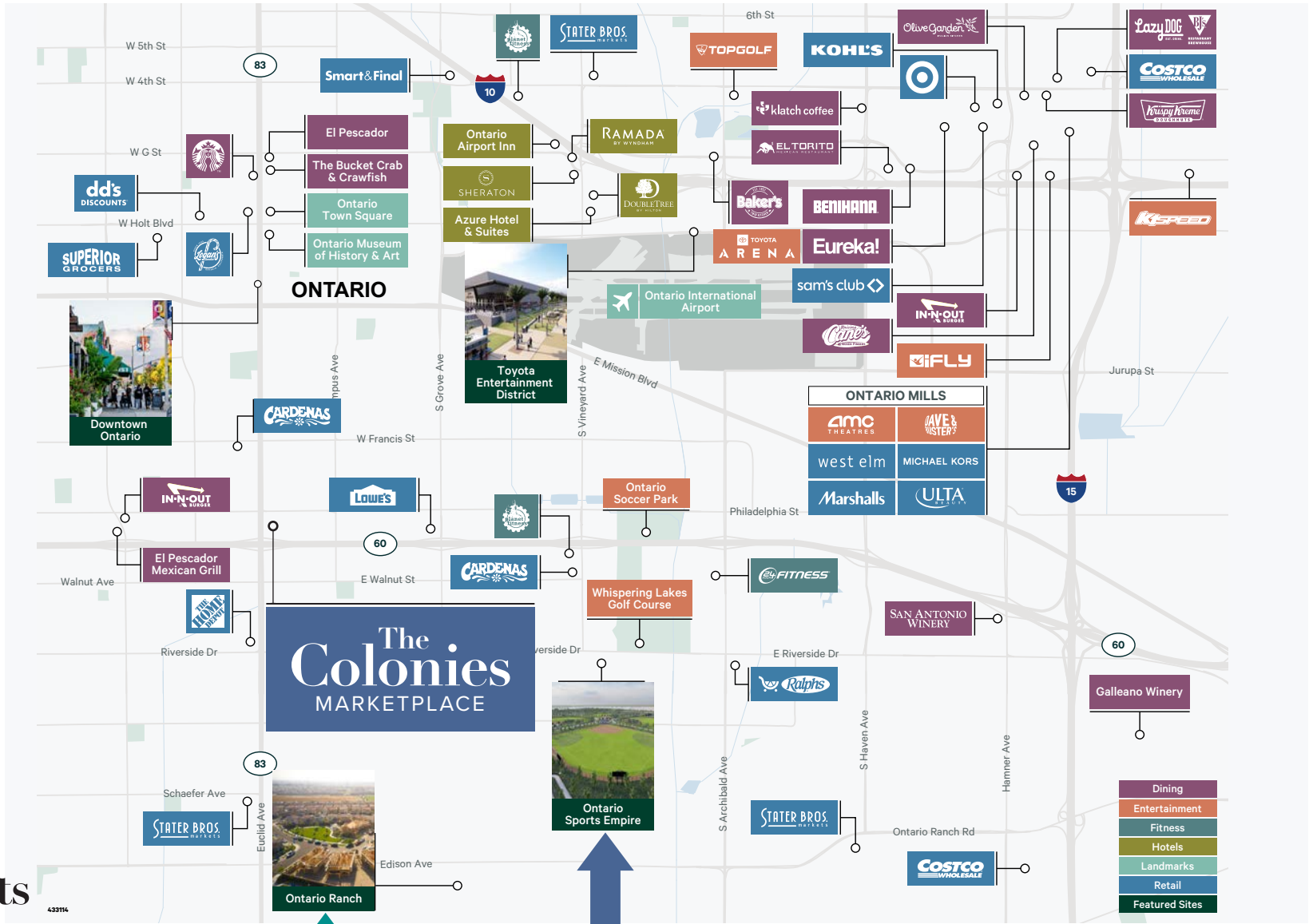
**\$108,809**

Housing Units

**53,940**

# JOIN THE MOMENTUM

## Featured Developments



### Ontario Ranch

Spanning 13.5 square miles, Ontario Ranch is the largest master-planned community in Southern California. At build-out, this amenity-rich community will boast 50,000 new single-family homes, brand new schools, over 400 acres of parks, and up to 30 million SF of commercial, retail, office, and industrial space.

### Ontario Sports Empire

The City has acquired 200 acres for a state-of-the-art sports complex, catering to the region's high demand for sports recreation. It will be the Inland Empire's largest premier sports complex, driving future growth and investment. Anchoring the complex will be a 6,500-capacity professional baseball stadium, the future home of the Single-A Los Angeles Dodgers affiliate team.



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For more information, please  
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