

RETAIL OPPORTUNITIES AT PARKSIDE PLAZA

Archibald Ave & E Grand Park St, Ontario, CA 91761



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RETAIL CENTERS**

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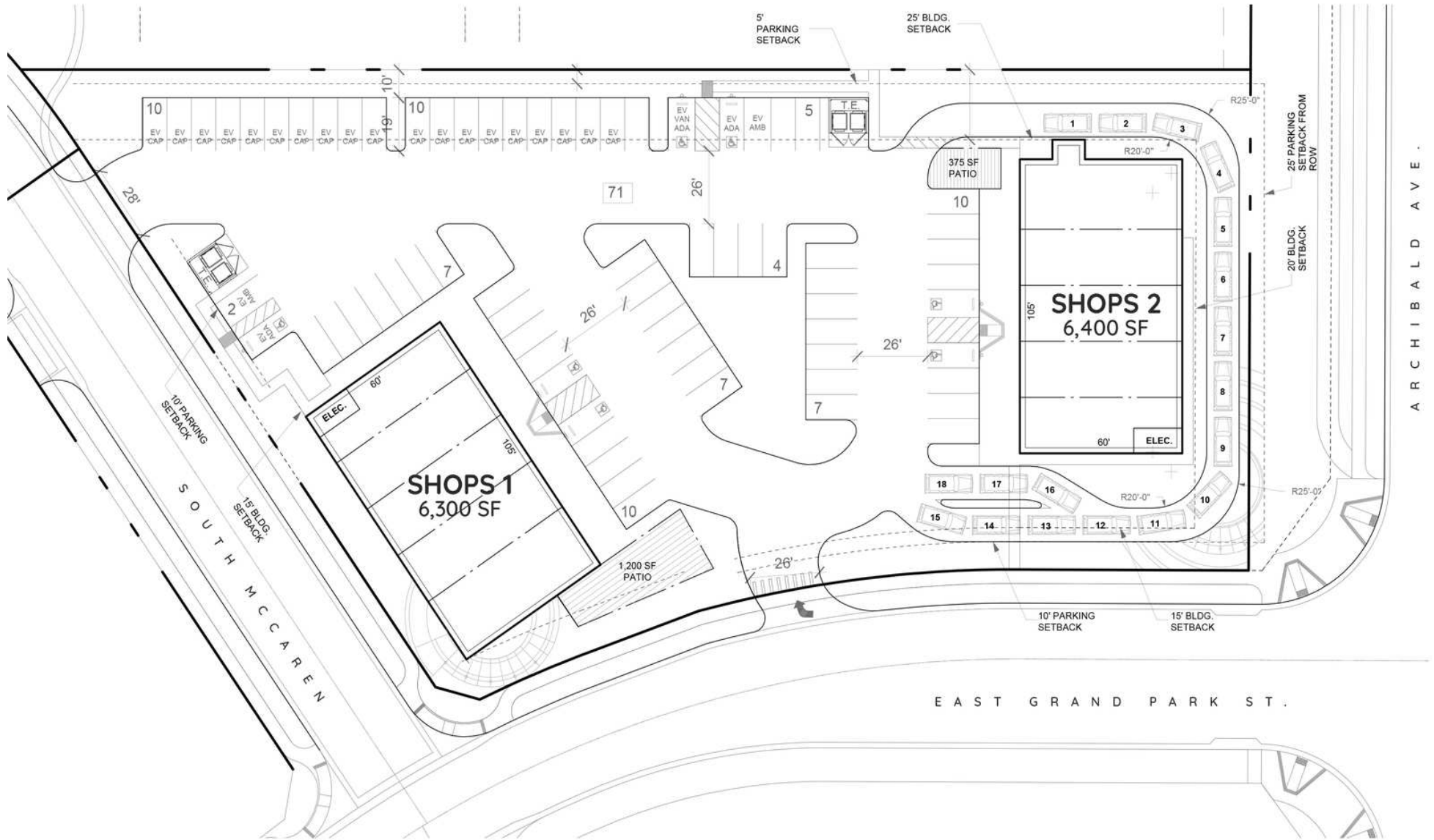
PROPERTY OVERVIEW



HIGHLIGHTS

- Retail lease opportunities are available at Parkside, a neighborhood within Ontario Ranch.
- Ontario Ranch is a beautifully master-planned residential resort-style community with 46,000 new homes in fifteen different neighborhoods.
- The growing population in Ontario Ranch and the surrounding areas has increased demand for retail products and services.
- The site is located directly across from The Ontario 'Great' Park, which is currently under construction and is approximately 340 acres with a length of 3.7 miles and is envisioned as a focal point for the region.
- Ontario Ranch is located near the 60 and 215 freeways, adjacent to Eastvale. Parkside community is located on S. Archibald Avenue with 39,320 CPD at the intersection of Ontario Ranch Rd. & S. Archibald Ave.
- Excellent demographics, with approximately 107,193 people currently residing within a three-mile radius with an average income of \$138,039.
- High median home values of \$1,171,996 within a three-mile radius.

CONCEPTUAL SITE PLAN



THE GREAT PARK

The Ontario 'Great' Park is located in Ontario Ranch and is approximately 340 acres with a length of 3.7 miles and encompasses roughly 400 acres, extends over 3-1/2 miles in an east-west direction, and has varying widths anticipated between 280 to 1,600 feet. The Ontario 'Great' Park is envisioned as a focal point for the region, serving the City of Ontario's recreational and space needs.

Phase 1 is approximately 130 acres and occurs within the eastern portion of Ontario Ranch, Grand Park Street to the north, Eucalyptus Avenue to the south, Haven Avenue on the east, and Archibald Avenue on the west. Though it will be open to all residents, The Great Park, the working name, is conceived as a swath of open space, trails, cultural and recreational uses for the residents of Ontario Ranch. The design for phase I includes a trails network that would follow a new arroyo or river channel, meadows, fields and an amphitheater. The central arroyo would be the focal point of the park. It would carry storm water through the park and also be used to seep captured water into the ground for storage. Meadows could be ideal for sports fields and leisure sports activities, the report states.

In later phases, development would include athletic fields, places for historical and cultural exhibits, museums, community facilities and areas for social gatherings, such as a farmers markets and pop-up dining spaces.

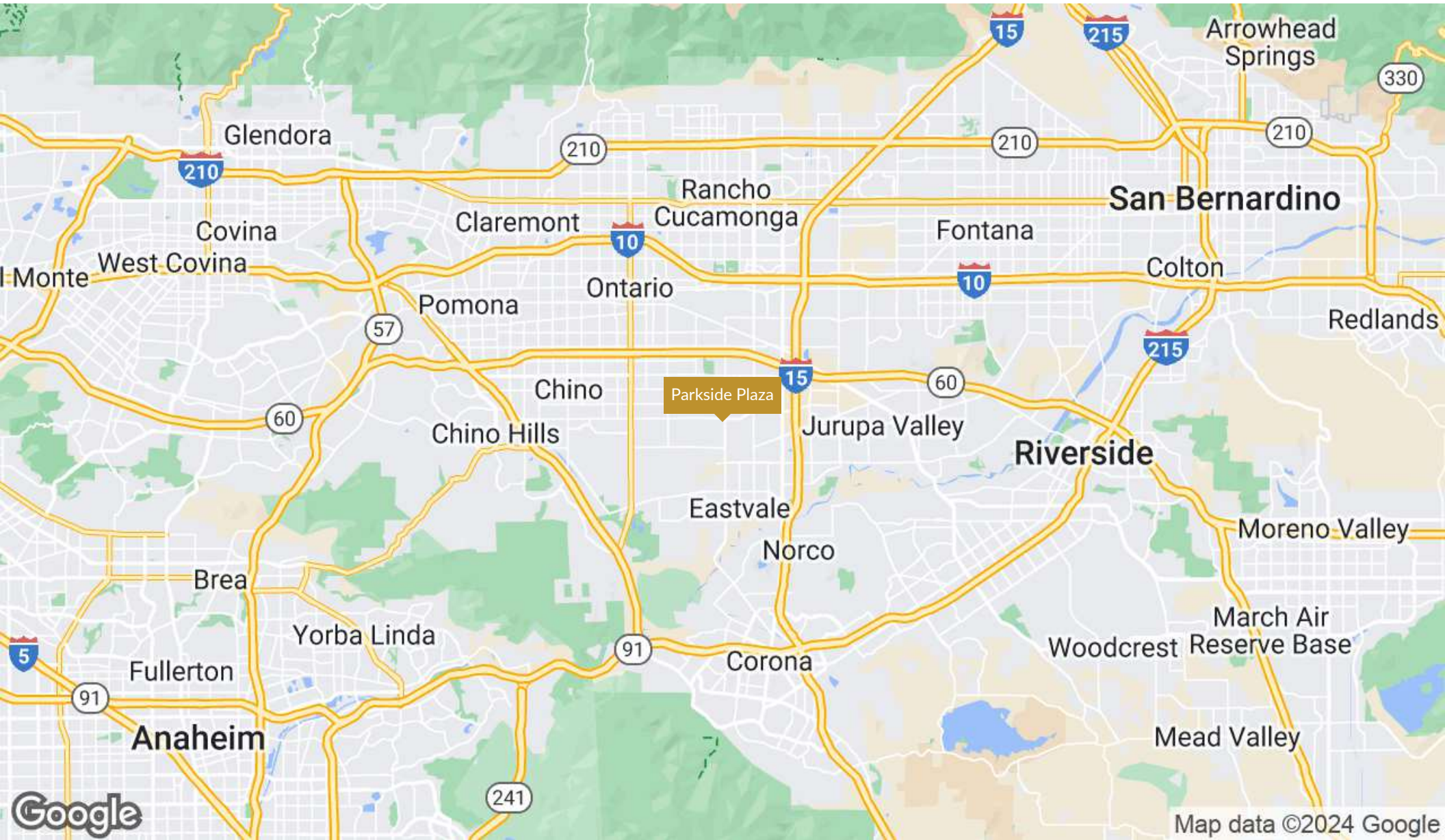
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RESIDENTIAL MAP



REGIONAL MAP



RETAILER MAP



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TRADE AREA PHOTOS



The Parkhouse at Park Place Ontario Community Center

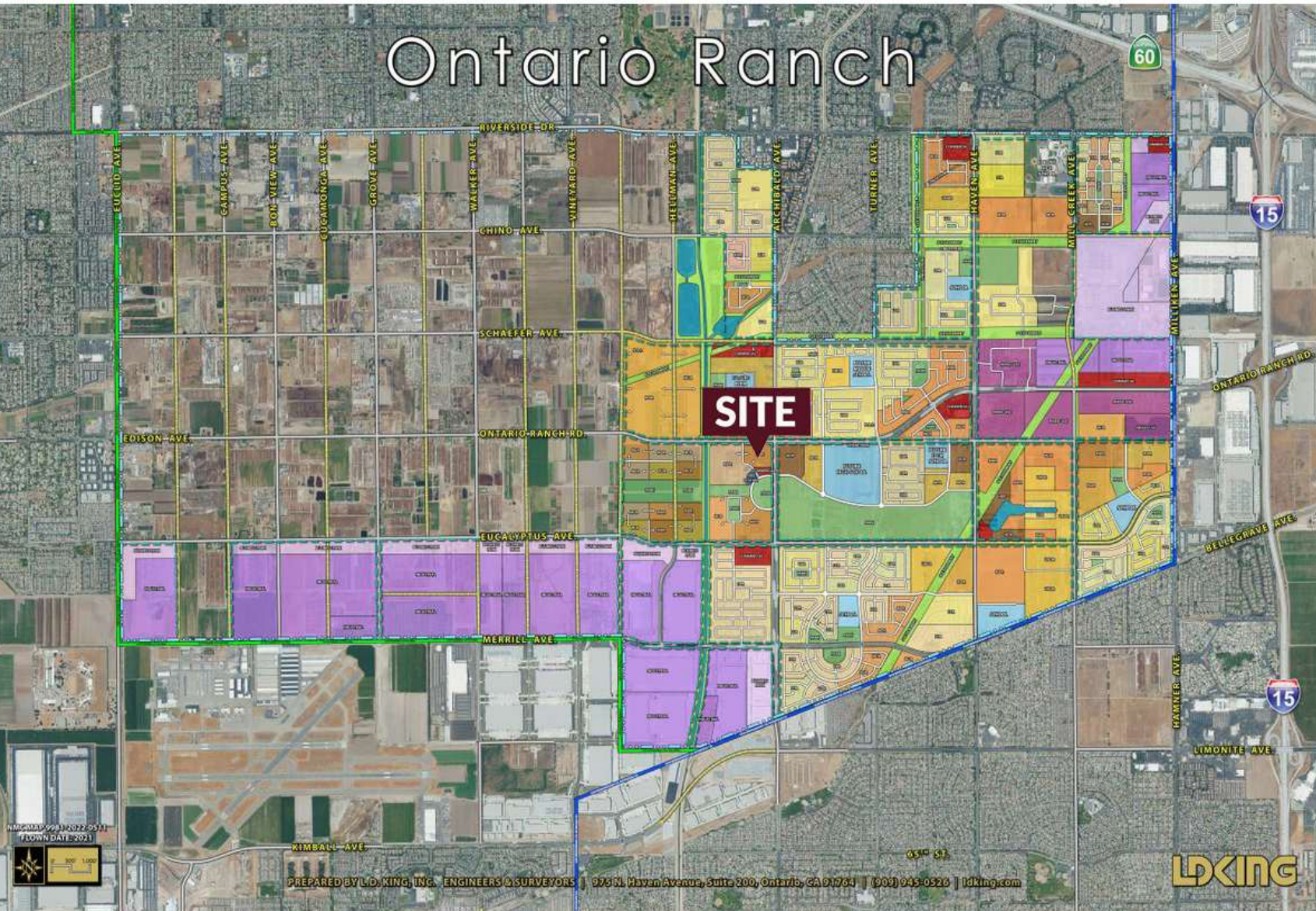


Ontario Fire Station No. 9



Celebration Park South

LIMITED RETAIL COMPETITION



LAND USE
 Figure LU-01
 Official Land Use Plan

Overlays

Overlay Zones

- Business Park Overlay
- Industrial Overlay
- Landfill Impact Area
- Affordable Housing
- Chino Airport Overlay

TOP Land Use

Residential

- RR Rural Residential
- LDR Low Density Residential
- LMDR Low Medium Density Residential
- MDR Medium Density Residential
- HDR High Density Residential

Mixed-Use

- MU Mixed Use

Commercial

- NC Neighborhood Commercial
- GC General Commercial
- OC Office Commercial
- HOS Hospitality

Employment

- BP Business Park
- IND Industrial

Other

- OS-NR Open Space - Non-Rec
- OS-R Open Space - Parkland
- OS-W Open Space - Water
- PF Public Facility
- PS Public School
- ARPT Airport
- LF Landfill
- Rail

Scale: 0 2,500 5,000 10,000 FT
 Source: The City of Ontario 2022 Date: 12/5/2022



TRADE AREA INFORMATION

CITY OF ONTARIO

- The City of Ontario is home to 177,000 residents, and is predicted to double by within the next 15 years. To help accommodate this growth, the City has been committed to drafting plans to continue developing mixed-use urban lifestyle districts in the City's major town centers.
- Ontario's economy continues to expand due to its central geographical location and the City of Ontario's pro-growth approach to attracting businesses to the area. The close proximity of Ontario International Airport with over 11,500 passengers daily makes the Ontario Business District desirable for corporations seeking a Southern California presence that is easily accessible from anywhere in the world.
- Ontario is also adjacent to the City of Eastvale which has been ranked by the Fortune Magazine as the #1 best place to live in California where many families and young professionals live and raise their families

ONTARIO RANCH

- One of Ontario's development project helping to fuel the growth is Ontario Ranch. Ontario Ranch is a master-planned residential community from Brookfield Residential, Lennar, GDC - RCCD, and Lewis Community Developers which covers approximately 8,000 acres and 13 square miles and offers approximately 46,000 new homes in fifteen different neighborhoods providing a variety of housing options community centers and schools for all working classes.
- With Ontario being ranked the 4th fastest growing in California and is among the top 40 fastest growing mid-sized cities in the U.S. A visionary model for California Growth, Ontario Ranch is the first gigabit community in southern California, and will feature ultra-high bandwidth home-data services, plus an expansive park and trail system, new schools and independent sources of water.

DEMOGRAPHICS



	1 mile	3 miles	5 miles
<u>POPULATION</u>			
2023 Total Population	7,598	105,098	220,762
2023 Median Age	31.5	33.8	34.6
2023 Total Households	2,068	28,702	59,250
2023 Average Household Size	3.7	3.6	3.6
<u>INCOME</u>			
2023 Average Household Income	\$172,435	\$156,914	\$149,363
2023 Median Household Income	\$144,292	\$135,874	\$127,070
2023 Per Capita Income	\$46,945	\$42,866	\$40,118
<u>BUSINESS SUMMARY</u>			
2023 Total Businesses	46	2,503	8,437
2023 Total Employees	406	14,533	82,384