



RETAIL FOR LEASE

RETAIL LEASE ADJACENT TO ONTARIO MILLS MALL (SO CAL)

960 ONTARIO MILLS DRIVE, SUITE C, ONTARIO, CA 91764



COMMERCIAL REAL ESTATE

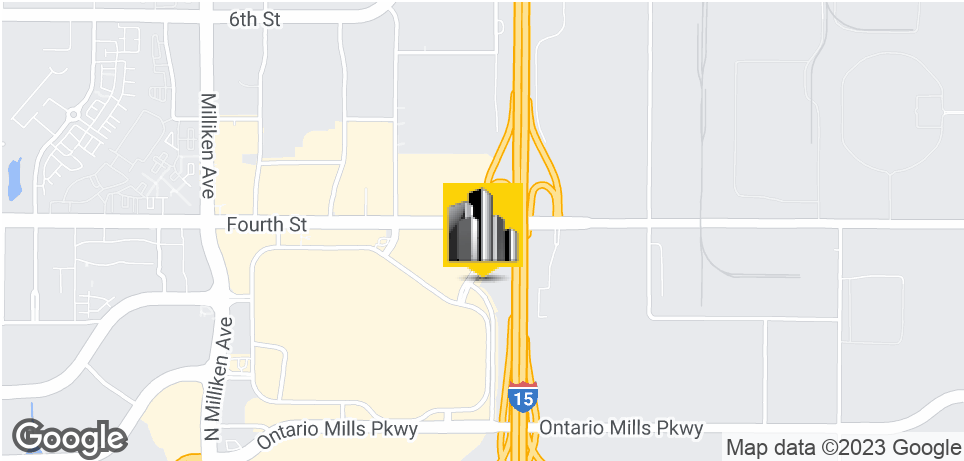
Presented By:

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FOOD SERVICE RETAIL



DETAILS

Available SF: 1,193 SF

Lease Rate: Negotiable

Center Size: 1,193

PROPERTY OVERVIEW

many possible exclusive uses: ice cream; ice cream sandwiches; yogurt; cookies; and baked goods - direct lease possible

LOCATION OVERVIEW

high traffic location at out parcel to Ontario Mills Mall - immediately accessed from I-15 freeway at Fourth Street - operating Cream ice cream sandwich store - not a franchise

PROPERTY HIGHLIGHTS

- highly sought after high volume retail location at Ontario Mills out parcel
- Starbucks with drive-through in same building
- existing improvements in place: service counters; walk in cooler/freezer area; exhaust hood; grease interceptor; security cameras; indoor and outdoor seating areas; ada restroom; 2016 construction; and much more
- *28 million annual visitors to Ontario Mills Mall (per wikipedia.com)
- immediately available - call to tour

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SIGNIFICANT EXISTING IMPROVEMENTS



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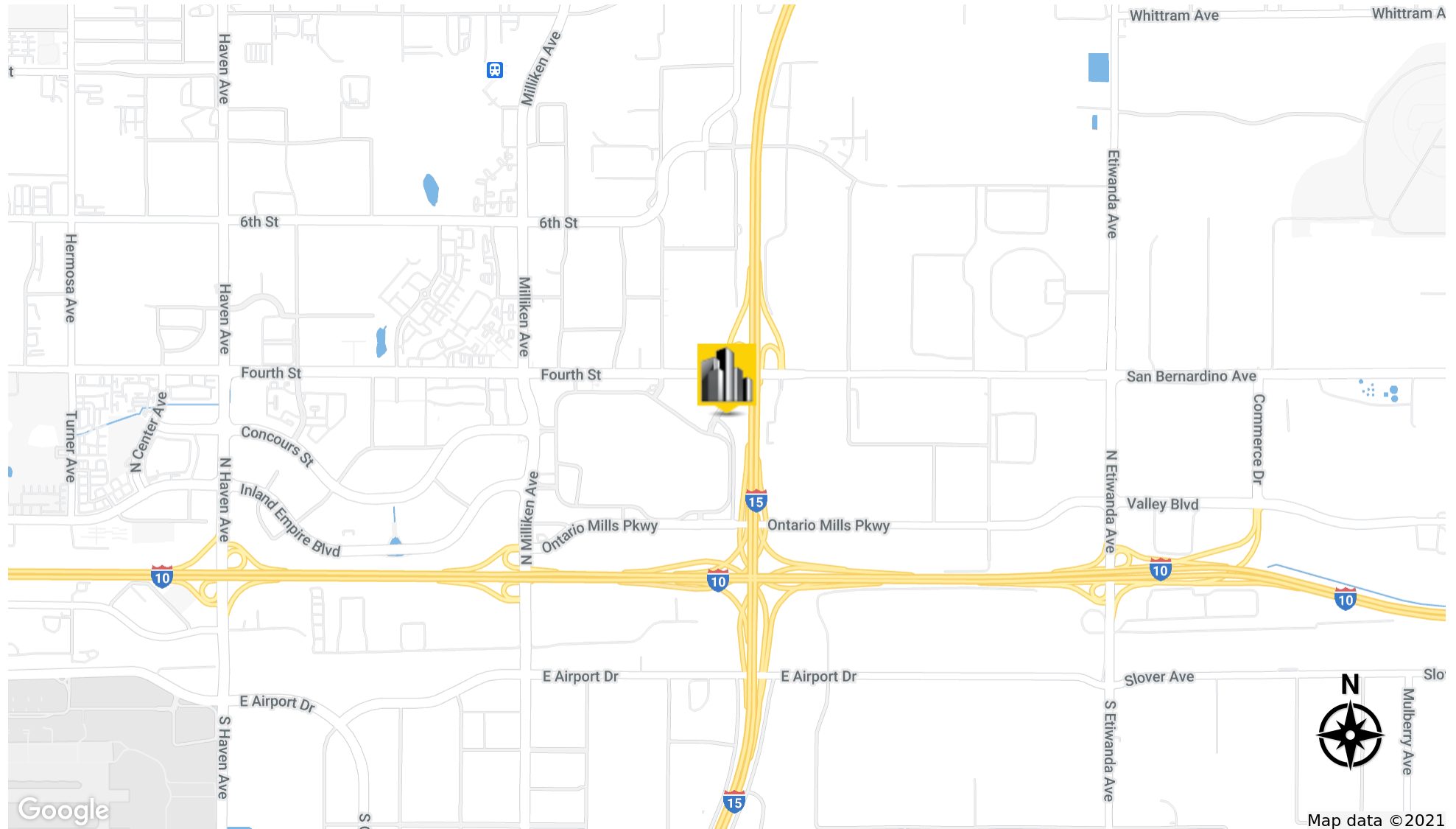
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CONVENIENT HIGH TRAFFIC LOCATION



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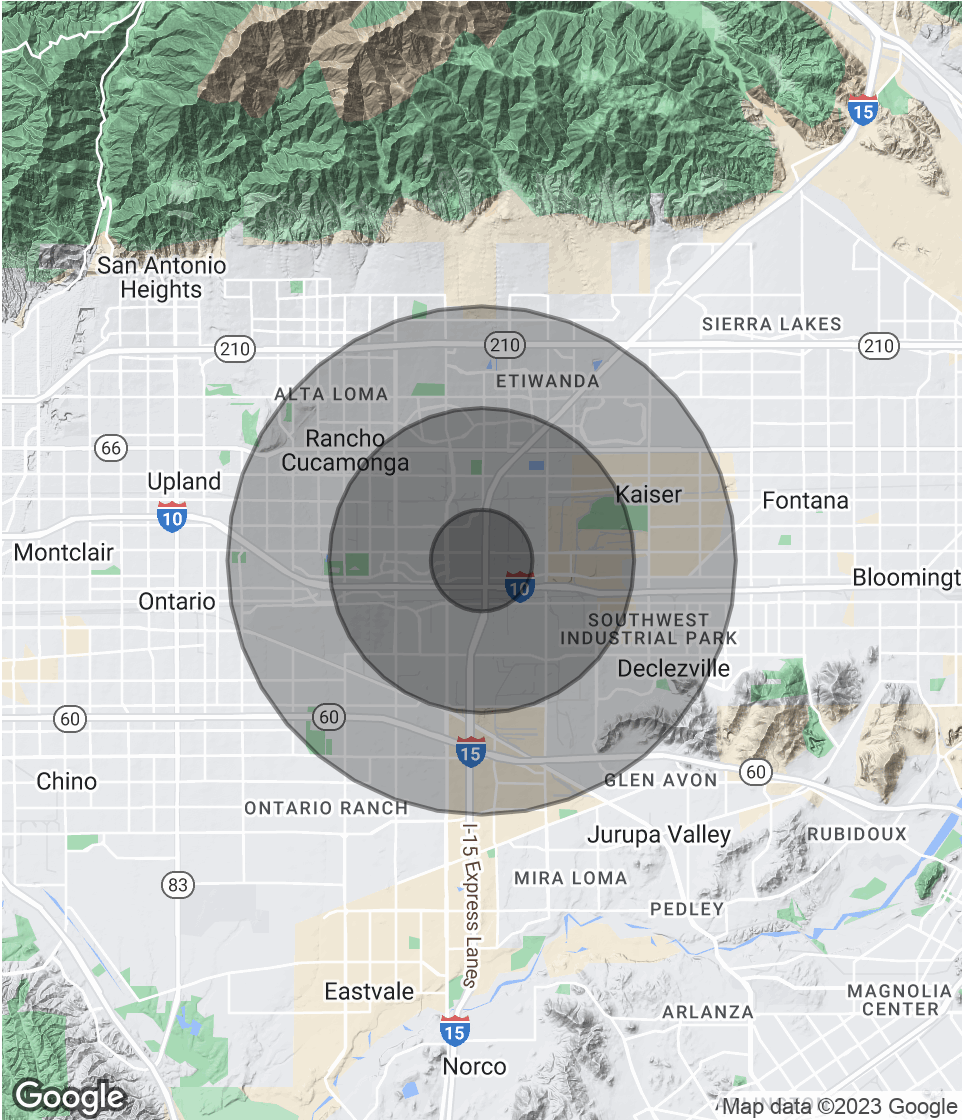
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SOLID DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,967	43,163	235,224
Average age	28.5	29.6	31.7
Average age (Male)	29.2	29.8	30.9
Average age (Female)	28.1	29.3	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,387	14,147	71,458
# of persons per HH	2.9	3.1	3.3
Average HH income	\$61,869	\$73,251	\$80,762
Average house value	\$347,711	\$425,397	\$412,364

TRAFFIC COUNTS
/day
<i>* Demographic data derived from 2020 ACS - US Census</i>



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