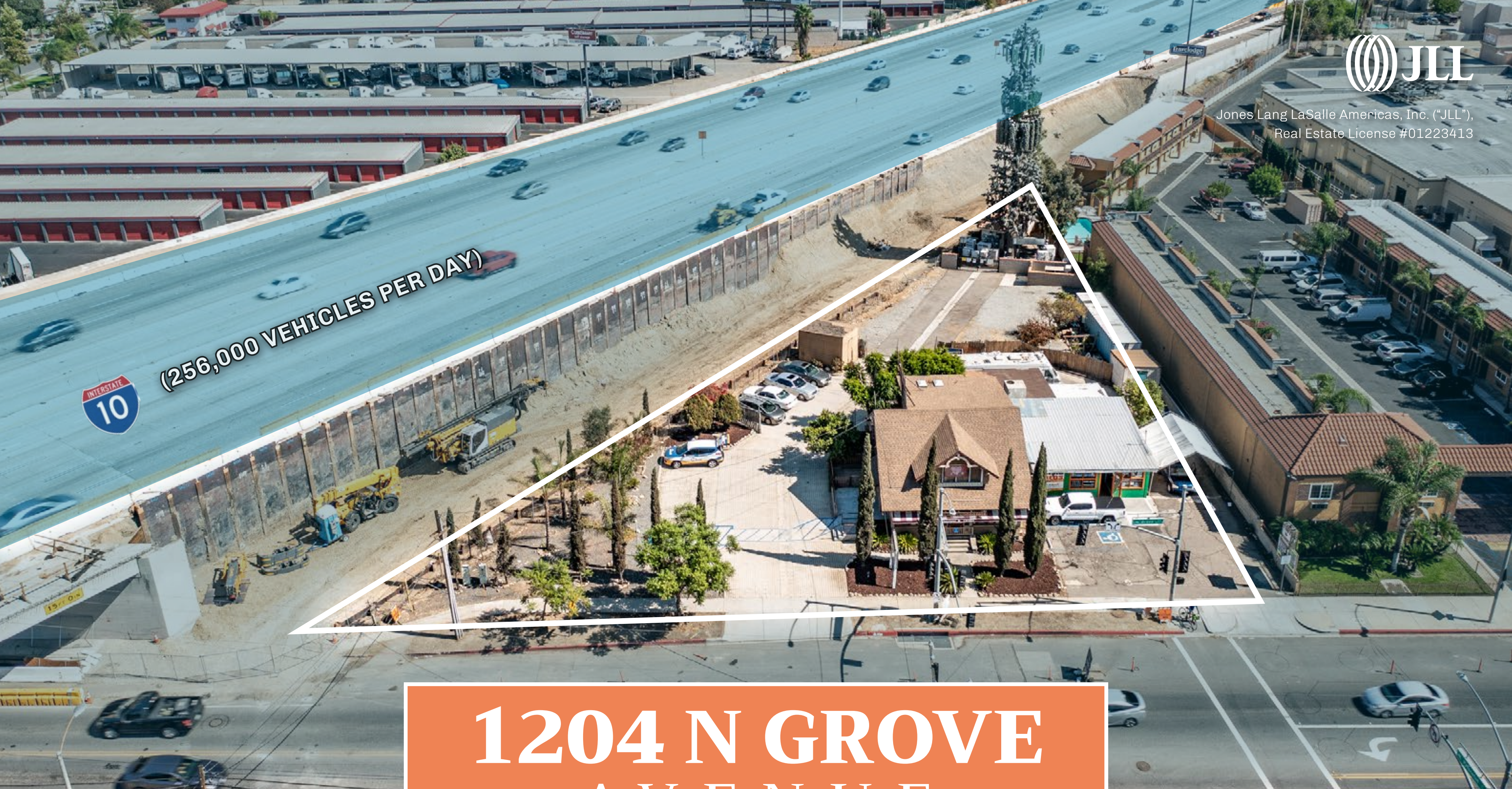


JLL

1204 N GROVE AVENUE

ONTARIO, CA

0.54 ACRE DEVELOPMENT OPPORTUNITY ADJACENT TO THE 10 FREEWAY LOCATED IN THE HIGH-GROWTH MARKET OF ONTARIO, CA

+/- 0.54 Acres | For Sale or Ground Lease

Offering Overview

Jones Lang LaSalle is pleased to present 1204 N Grove Avenue (the "Property"), a rare opportunity to acquire a 0.54 acre hard-corner site with excellent development potential in the heart of Ontario, California.

Previously utilized as retail, this 23,477 square foot, high-traffic lot features direct access to Interstate 10 and close proximity to I-15, I-60, and I-210. The Property features strong visibility and access with frontage along Grove Avenue and direct exposure to 256,000 vehicles per day utilizing the I-10.

The Property features great connectivity located less than three miles from Ontatio International Airport, the Ontario Amtrak and Upland Metrolink Stations.

Currently zoned General Commercial, the Property is suitable for a variety of uses. With limited competing supply, a submarket vacancy of just 4.20%, and premium rental rates over the greater Inland Empire, the Property presents a compelling opportunity for users and developers seeking a well-located asset with future development potential in one of the most dynamic markets in the country.

$115,844 AVG HH. INCOME (5-MILE RADIUS)	**400,827** POPULATION (5-MILE RADIUS)	**I-10** DIRECT FREEWAY ACCESS
23,477 LAND SQUARE FEET	**0.54** ACREAGE	**Neighborhood Commercial** ZONING

Investment Highlights

EXCELLENT FREEWAY ACCESSIBILITY

The Property is situated directly adjacent to Interstate 10, providing exceptional access and exposure to 256,000 vehicles per day. This high traffic volume drives substantial visibility and connectivity. Its prime location enhances tenant attraction and overall asset value.

TRANSPORTATION ORIENTED LOCATION

Located less than three miles from Ontario International Airport, Ontario Amtrak, and Upland Metrolink stations, the Property offers excellent regional connectivity. The proximity to major transit hubs attracts tenants dependent on logistics and commuter traffic.

LIMITED COMPETING SUPPLY

Vacancy rates in the submarket remain low at 4.20%, consistent with the ten-year average of 4.18%. This supply constraint creates a favorable leasing environment. Tenants face minimal competition, allowing landlords to maintain strong occupancy and rental rates.

DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
2025 Population	35,099	173,975	400,827
Households	9,780	55,788	132,241

Income	1-Mile	3-Mile	5-Mile
Avg HH. Income	$92,186	$103,380	$115,844

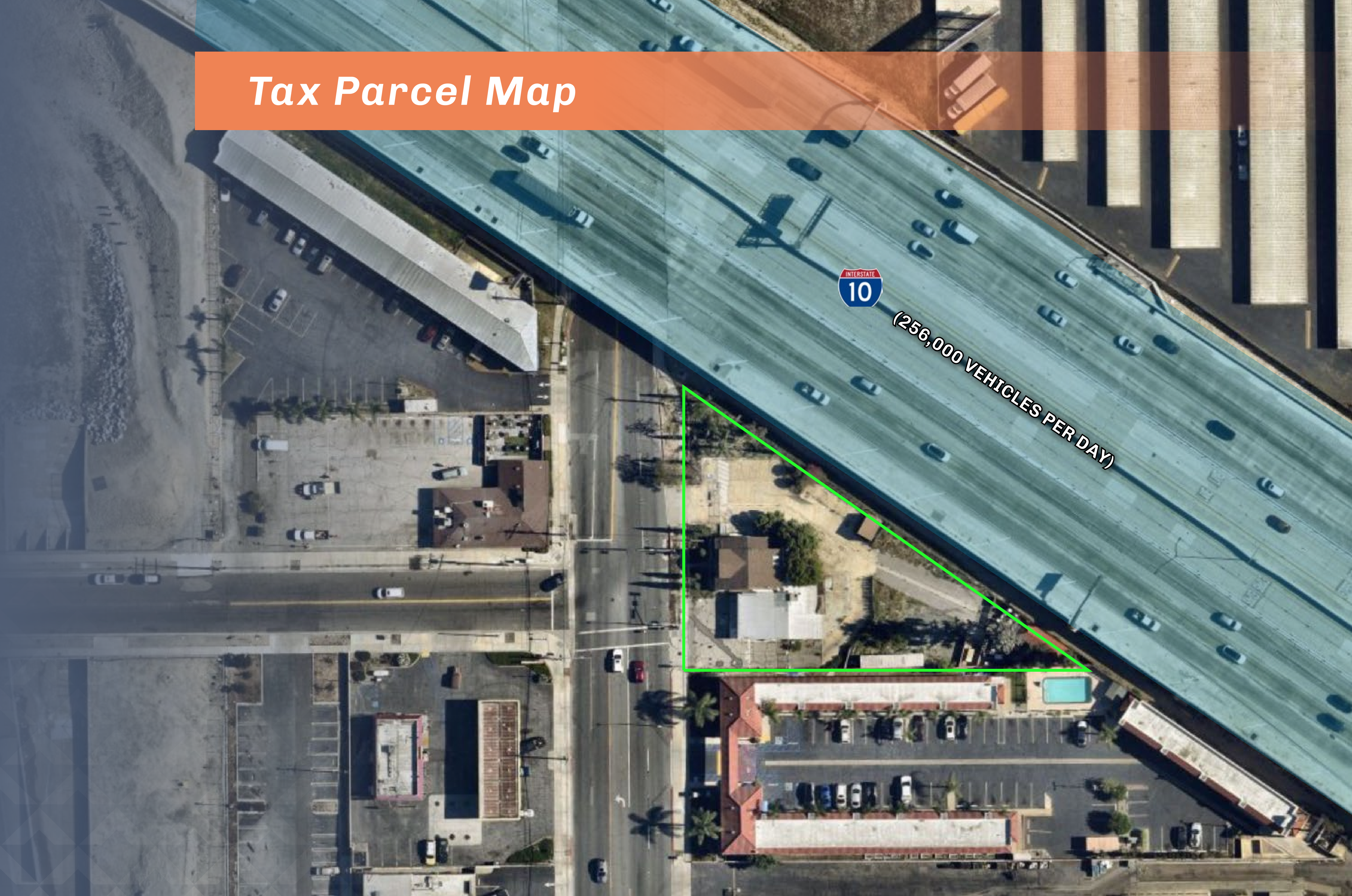
Consumer Spending	1-Mile	3-Mile	5-Mile
Total Spending	$300.5M	$1.8B	$4.6B

Property Summary

Address	1204 N Grove Avenue, Ontario, 91764, CA
APN	0108-381-09-0000
Gross Leasable Area	1,456* SF
Land Area	23,477* SF
Acreage	0.54*
Parking Spaces	11
Maximum FAR	0.4
Zoning	CN, Neighborhood Commercial

*Property estimates sourced from LandVision

Tax Parcel Map



PAD Development Concepts

THE PROPERTY'S SIZE AND TRANSPORTATION ORIENTED LOCATION PRESENT AN EXCELLENT OPPORTUNITY FOR PAD DEVELOPMENT.

POSSIBLE QUICK SERVICE RESTAURANT, BANK, AND GAS STATION CONCEPTS INCLUDE:

ARCO
BANK OF AMERICA
Raising Cane's CHICKEN FINGERS
CHASE
Chevron
DUTCH BROS Coffee
WELLS FARGO
Wendy's

Permitted Uses Summary Table

Legend
P = Permitted (allowed by right)
C = Conditionally Permitted (requires Conditional Use Permit)
A = Administratively Permitted (requires Administrative Use Permit)
Note: Maximum Floor Area Ratio (FAR) for CN District = 0.4

Permitted Use Summary Table

RETAIL TRADE	STATUS
Building Materials, Garden Equipment and Supplies Stores	Permitted (P)
Supermarkets and Other Grocery Stores	Permitted (P)
Convenience Stores (≤10,000 SF)	Permitted (P)
Specialty Food Stores (various types)	Permitted (P)
Farmers Markets and Certified Farmers Markets	Conditionally Permitted (C)
Beer, Wine, and Liquor Stores	Conditionally Permitted (C)
Furniture and Home Furnishings Stores	Permitted (P)
Electronics and Appliance Stores	Permitted (P)
General Merchandise Stores	Permitted (P)
Pharmacies and Drug Stores	Permitted (P)
Health and Personal Care Stores	Permitted (P)
Gasoline Stations	Permitted (P)
Clothing and Accessories Stores	Permitted (P)
Sporting Goods, Hobby, Book, and Musical Instrument Stores	Permitted (P)
Florists	Permitted (P)
Used Merchandise Stores	Permitted (P)
Pet and Pet Supplies Stores	Permitted (P)

Permitted Use Summary Table (cont.)

Art Dealers	Permitted (P)
ACCOMMODATION AND FOOD SERVICES	**STATUS**
Full-Service Restaurants	Permitted (P)
Limited-Service and Fast Food Restaurants	Permitted (P)
Cafeterias and Buffets	Permitted (P)
Snack and Nonalcoholic Beverage Bars	Permitted (P)
Drinking Places	Conditionally Permitted (C)
FINANCE AND INSURANCE	**STATUS**
Banks, Savings Institutions, Credit Unions	Permitted (P)
Real Estate Services	Permitted (P)
Insurance Services	Permitted (P)
PROFESSIONAL SERVICES	**STATUS**
Professional, Scientific, and Technical Services	Permitted (P)
Legal, Accounting, Engineering Services	Permitted (P)
HEALTH CARE SERVICES	**STATUS**
Offices of Physicians and Dentists	Permitted (P)
Other Health Practitioners	Permitted (P)
PERSONAL SERVICES	**STATUS**
Barber Shops, Beauty Salons	Permitted (P)
Laundry and Dry Cleaning Services	Permitted (P)
OTHER SERVICES	**STATUS**
Religious Assembly	Conditionally Permitted (C)
Child Daycare Centers	Conditionally Permitted (C)
Senior Citizen Housing Developments	Conditionally Permitted (C)

Area Overview

INLAND EMPIRE OVERVIEW

The Inland Empire sits directly east of the Los Angeles metropolitan area that includes the Riverside-San Bernardino-Ontario metropolitan area, which covers more than 27,000 square miles and has a population of approximately 4.6 million people. The Inland Empire is seen as more accessible and affordable alternative than much of Los Angeles and continues to attract a young, diverse population. The Inland Empire economy is built on construction and trade, and it has benefited from the booming demand for the development of warehouses, distribution, and fulfillment centers. With strong fundamentals, companies in healthcare, education, logistics, and transportation have relocated to the Inland Empire, helping drive economic growth. Some notable employers are: Amazon, General Electric, Ontario International Airport, ESRI, Stater Bros.

ONTARIO OVERVIEW

Nicknamed the “Gateway to Southern California” Ontario is one of the fastest growing cities in California. Ontario is central job node for the Inland Empire, with an economy largely based on healthcare professions, retail trade, and manufacturing. The Ontario region is home to numerous elite universities including the prestigious Claremont Colleges, The University of Redlands, and the University of Laverne Law School who graduates top attorneys in the state. In addition, Ontario is at the heart of Airport Area industrial submarket, with millions of state of the art logistics, distribution, and manufacturing space. As a result of Ontario’s booming industrial market and proximity to elite talent, it is no surprise that Ontario’s population is expected to grow upwards of 50% by 2040.

Inland Empire Location Map

Destination	Distance From Subject Property
Upland Metrolink	2.1 miles
Ontario Amtrack	2.4 miles
Ontario International Airport	2.6 miles
Kaiser Permanente Ontario	4.2 miles
Ontario Mills	5.3 miles
Claremont Mckenna College	5.8 miles
Victoria Gardens	7.1 miles

1204 N GROVE AVENUE

ONTARIO, CA

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