

±7,988 SF + 781 SF Patio
Restaurant for Lease



4551 Mills Circle Ontario, CA



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ABOUT Ontario

- The property is located in Ontario Center, an area that is actively transforming into a high-density, mixed-use hub.
- The population within a one-mile radius has surged by 129% since 2020.
- Situated less than a mile from Ontario's Arena District which is bringing 70,000 SF of commercial space and 700 new luxury apartments to the immediate area.
- Major infrastructure projects, like the West Valley Connector bus system, are improving connectivity to Ontario International Airport and other commercial centers.
- The site is located in front of Ontario Mills which is being repositioned & upgraded with best-in-class entertainment and hospitality.

6.9M
Annual Visits to
Ontario Mills Mall
Source: Placer.ai, 2026

1.3M
Annual Visits to
Toyota Arena
Source: Placer.ai, 2026



Floor Plan



±7,998 SF Second Generation Restaurant located along the perimeter of the Ontario Mills Outlet Mall



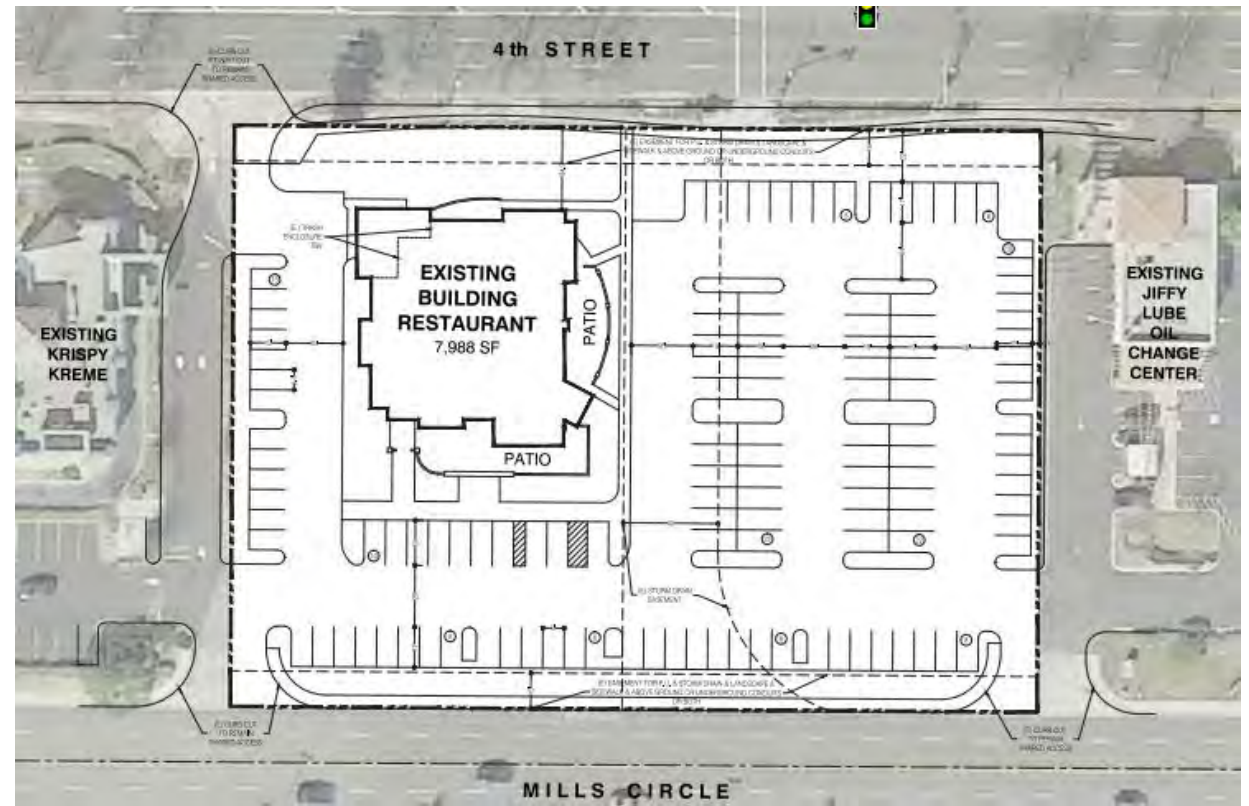
Amenities such as on-site parking, patio, natural and artificial lighting & high ceilings



Easy access to highways I-10(+200,00 CPD) & on I-15 (+188,000 CPD)



Household economies are robust and stable with daytime demand being exceptionally strong







**TOYOTA
ARENA**
11,000 Seat arena
1.2 Million Visits
Annually

Population

1 MILE	3 MILES	5 MILES
7,137	65,896	284,418

Daytime Population (over 16 yrs old)

1 MILE	3 MILES	5 MILES
15,010	110,978	252,012

Average Household Income

1 MILE	3 MILES	5 MILES
\$104,392	\$116,448	\$124,747

Median Household Income

1 MILE	3 MILES	5 MILES
\$92,751	\$97,753	\$104,106

Total Households

1 MILE	3 MILES	5 MILES
3,492	23,544	90,047

Total Annual Retail Expenditure

1 MILE	3 MILES	5 MILES
\$165.62M	\$1.25B	\$5.21B

Local Aerial

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