

PIEMONTE

AT ONTARIO CENTER

Milliken Avenue



KOHL'S

WELLS
FARGO



sam's club

STAPLES



TARGET

JUNIOR ANCHOR
AVAILABLE FOR LEASE
2/1/2026

Concours Street

PETSMART

BIG AL'S



Habit



NAVY
FEDERAL
Credit Union



ME
Massage Envy

East 4th Street

Via Piemonte

NEWMARK | PACIFIC

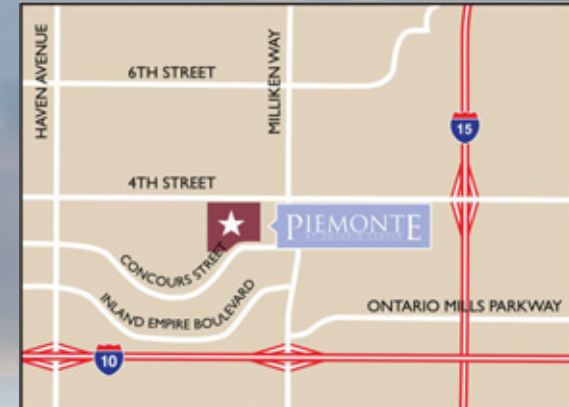
PROPERTY HIGHLIGHTS

225,826 square foot regional power center, built in 2007, located in the City of Ontario, one of Southern California's fastest growing and industrious cities.

Featured anchors include Target, PetSmart and Big Al's with a variety of other quality retailers.

Located on East 4th Street, just west of the I-15 Freeway and north of the I-10, in the City of Ontario, 35 miles east of Downtown LA in San Bernardino County, California.

Traffic counts of approx. 27,898 daily cars (4th Street), 32,506 (Milliken Ave), 264,000 (I-10) and 203,000 (I-15).



4120, 4150 & 4190 E. 4th Street
Ontario, California



TENANT INFORMATION



PIEMONTE AT ONTARIO CENTER

SUITE	TENANT	SF
4120-A	Big Al's	45,657
4120-B	PetSmart, Inc.	27,416
4120-C	Available 2/1/2026	18,364
4150-A	Massage Envy	3,965
4150-D	Vacant	1,783
4150-E	IKEA	1,470
4150-F	Vacant	1,185
4190-C	Piedmonte Dental Services, Inc.	3,496
4190-A	Navy Federal Credit Union	3,698
4200	Target	NAP
4210-A	The Habit Burger Grill	NAP
4210-B	Vacant	NAP
4210-C	AT&T Store	NAP
4240	Wells Fargo Bank	NAP



PIEMONTE

AT ONTARIO CENTER



ONTARIO AIRPORT

(228,000 cars daily)

ONTARIO MILLS
A SIMON CENTER

sam's club

taylor
morrison

Radius at Piemonte
100+ Homes

NEW
HOME
CO.

Nuvo Piemonte
70+ Homes

TOYOTA
ARENA

THE COLLECTION

LEWIS PLANNED
COMMUNITIES

DESIGNATED MIXED USE
DEVELOPMENT

SITE

4TH STREET (27,898 cars daily)

The Reserve at Empire
Lakes Apartment Homes
467 Units

Ironwood at Empire Lakes
Apartment Homes
496 Units

THE RESORT
1,378 UNITS

CITY OF ONTARIO

CITY OF
RANCHO
CUCAMONGA

AREA MAP



ABOUT THE ARENA DISTRICT

THE REGION'S FOREMOST ENTERTAINMENT HUB.

Anchored by the 11,000-seat Toyota Arena, the next evolution of this regionally significant district will add new urban residential units, luxury retail, and upscale dining and entertainment venues and will feature exciting new pedestrian and entertainment-oriented development. It will add 70,000 square feet of commercial space and 700 new luxury apartments that will fortify Ontario's position as the premier entertainment destination in the Inland Empire.



Phase 1 – Residential & Retail Development

- Breaking ground Winter 2025
- Over 80,000 SF of public open space for special events including a pedestrian-friendly public plaza
- 496 residential units
- 51,000 SF of commercial space

Phase 2 – Entertainment District

- 12,000 SF of commercial space
- 198 residential units
- A 60,000 SF performance arts theatre
- A luxury hotel
- The California Sports Hall of Fame

Future Phases

Will include additional amenities and housing (still in planning stages)



Upcoming development phases will offer a variety of opportunities for upscale dining, luxury retail, bars, breweries, lounges, entertainment venues and more.



DEMOGRAPHICS

		1-MILE	3-MILES	5-MILES
POPULATION	2025 Estimated Total Population	8,530	72,375	300,572
	2030 Forecast Total Population	8,966	74,992	305,303
	Daytime Population	35,801	160,730	373,856
	2025-2030 Annual Rate	1.00%	0.71%	0.31%
HOUSEHOLDS	2025 Estimated Total Households	4,264	25,926	98,514
	2030 Forecast Total Households	4,545	27,319	101,794
	2024-2029 Annual Rate	1.28%	1.05%	0.66%
	Percent Owner Occupied	13.5%	32.0%	52.6%
	Percent Renter Occupied	75.9%	60.5%	43.4%
	2025 Estimated Median Value	\$591,358	\$605,044	\$626,366
INCOME	<\$15,000	4.6%	6.2%	5.6%
	\$15,000-\$24,999	6.7%	3.6%	4.1%
	\$25,000-\$34,999	5.7%	4.9%	5.1%
	\$35,000-\$49,999	6.7%	7.5%	7.2%
	\$50,000-\$74,999	16.6%	15.4%	14.0%
	\$75,000-\$99,999	19.0%	16.7%	14.9%
	\$100,000-\$149,999	23.2%	24.5%	22.9%
	\$150,000-\$199,999	10.1%	10.9%	12.7%
	\$200,000+	7.4%	10.2%	13.4%
	2025 Estimated Median Household Income	\$85,758	\$91,943	\$97,978
	2025 Estimated Average Household Income	\$102,899	\$110,397	\$120,270

ONTARIO, CALIFORNIA

MARKET OVERVIEW

INLAND EMPIRE

The Inland Empire is an area of Southern California comprised of the most populated portions of San Bernardino and Riverside Counties. It is strategically located in close proximity to the other major growth centers in the region, including Los Angeles, Orange and San Diego Counties. Due to its central location with easy access to national and global markets, the Inland Empire is a natural transportation corridor for support services to all the major southern California and Western United States markets. The estimated population of the Inland Empire is 4.6 million, with a median household income of \$86,509 per year. The Inland Empire's population grew an astounding 21.6% over the last 10 years, making it one of the fastest growing areas in the nation. The area is expected to return to a more modest population growth rate of 5.3% over the next 5 years.

CITY OF ONTARIO

Founded in the 1880s as a Model Colony, Ontario has enjoyed well-planned expansion and development over its lifetime. While it still supports strong agriculture and manufacturing industries, the economy today is dominated by service industries and warehousing. The city is home to the Los Angeles/Ontario International Airport, which handles most of the freight transport from the ports of Los Angeles and Long Beach to the rest of the nation. Major transport companies, such as FedEx and UPS, have outposts in the city which makes Ontario a national logistics hub.



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PIEMONTE

AT ONTARIO CENTER



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