

# ONTARIO THINKS DOWNTOWN



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# BIG THINGS ARE HAPPENING

# OUR FIVE YEAR VISION

Big plans are underway to transform Downtown Ontario into the cultural and entertainment heart of the Inland Empire. Now is the time to get in on the ground floor. Some of the public and private investment initiatives and programs transforming our Downtown include:

### Downtown Ontario Association

Formed in 2019, the Downtown Ontario Improvement Association is dedicated to enhancing the district's image as a clean, safe, and vibrant destination for the entire community.

### Improved Transit Connections

The West Valley Connector is a \$280 million Bus Rapid Transit project slated for completion in 2024. The project will improve connections between the Downtown, the Ontario International Airport (ONT), the Ontario Convention Center, two Metrolink lines, and other regional points of interest.

### Strategic Property Acquisitions

The City of Ontario is investing more than \$10 million to acquire and position key properties for strategic redevelopment.

### \$60M+ Transformation

A \$35 million grant from the California Strategic Growth Council will help improve and expand the Downtown's pedestrian and bicycle infrastructure, fund new housing development, plant trees, expand transit services, and support an exciting new small business incubator. This grant also leverages \$28 million in outside funds for the Downtown revitalizing vision.

As we set our sights on the future, we are committed to pursuing five key objectives for reinventing Downtown Ontario in the next five years.



**AN AUTHENTIC, VIBRANT & WALKABLE DISTRICT**



**A REGIONAL TOURIST DESTINATION**



**THE HEARTBEAT OF A THRIVING ARTS & CULTURE SCENE**



**AN 18-HOUR DOWNTOWN; ACTIVE FROM MORNING TO NIGHT**



**THE PLACE TO BE SEEN**





# STRONG FUNDAMENTALS

**30K**  
MARKET ACCESS

DAILY VISITORS DRIVING THROUGH EUCLID AVE.

Our strong fundamentals are only the beginning, as future growth is projected to increase our population 60% by 2040, from 180,000 to 300,000 residents.

**\$25K**  
GRANTS

FACADE IMPROVEMENT GRANTS

### Insert Your Business Here

Now is an exciting time for your business to be a part of Ontario's Downtown transformation. The City is seeking:

- New restaurants and coffee shops
- Active nightlife, including bars, breweries, and wine tasting rooms
- Unique and artisanal retail shops
- Businesses that promote the arts

**\$10K**  
GRANTS

RESTAURANT EQUIPMENT GRANTS

**\$78K**

CITY MEDIAN HOUSEHOLD INCOME



D-Block (404-414 N. Euclid Ave)

# IN THE PIPELINE

### GLENWOOD SMOKEHOUSE (200 N. EUCLID AVE.)

Plans are underway to breathe new life into the historic Bank of Italy building, with upscale dining featuring a large outdoor patio and rooftop lounge overlooking the City's popular Town Square.

**Developer: Brand Pacific Construction**

### C-BLOCK (308 N. EUCLID AVE.)

This redevelopment project will add 150 new housing units and 6,000 SF of commercial space.

**Developer: Hutton/Kendrew Development**

### D-BLOCK (404-414 N. EUCLID AVE.)

This redevelopment project will add 108 new housing units and 6,800 SF of retail space in the heart of Downtown Ontario. It will feature pedestrian-friendly elements, including a mid-block paseo and wide sidewalks to allow for outdoor seating.

**Developer: Adept/Tipping Development, Inc.**

### THE VAULT AT LAUREL AND EMPORIA

A mixed-use project, including a storage facility for recreational vehicles and exotic cars, City office space, and a retail/restaurant pad for a brewery and tasting room.

**Developer: Tipping Development, Inc.**

### Expected Impact of Current Downtown Pipeline Projects



Our team is very impressed with the powerhouse leadership in Ontario, and the pace in which they are revitalizing the jewel that is the historic Downtown district.

– Alex Baroian, President of Brand Pacific Construction



# LEASE OPPORTUNITIES



## 100 S EUCLID AVE

- Retail Front
- 5,212 SF

Great Storefront Visibility and Heavy Daytime Traffic at Intersection of Two Main Streets



## 331-333 N EUCLID AVE

- Retail Free Standing
- 4,000 SF
- 30 Surface Parking Spaces
- Great Storefront Visibility



## 521-525 N LAUREL AVE

- Office
- 1,760 SF
- 5 Covered Parking Spaces
- Heavy Daytime Traffic



## C STREET & N EUCLID AVE

- Ground Floor Retail
- 891 SF – 1,810 SF

Site Sits Near Ontario Town Center and University of La Verne Law School

# REDEVELOPMENT OPPORTUNITIES



## 110-112 S EUCLID AVE

- Built 1920/Renovated 2004
- Sports & Entertainment Theater/Concert Hall
- 11,819 SF
- Heavy Daytime Traffic



## 615 N EUCLID AVE

- Built 1965
- Office
- 12,400 SF
- 6 Surface Parking Spaces



## 306 W B STREET

- Built 1957
- Office

Site Sits Near Ontario Town Center and University of La Verne Law School



## Downtown By The Numbers



Population

29,433

103,319

195,024



Daytime Population

28,152

90,583

188,802



Average Household Income

\$69,867

\$73,132

\$75,569

1-Mile Radius

2-Mile Radius

3-Mile Radius

# CIVIC CENTER CAMPUS

**Downtown Ontario is set to welcome the Ontario Montclair School District Headquarters, as well as the University of La Verne's expansion, which includes a newly constructed College of Health and the Randall Lewis Center of Innovation, Social Impact, and Entrepreneurship.**

The University of La Verne's existing Ontario Campus is currently dedicated to supporting the academic aspirations of working adults in the Inland Empire and neighboring communities. This campus offers a variety of undergraduate and graduate programs, including the prestigious College of Law.



# CENTRAL LOCATION

Just 35 miles east of Downtown Los Angeles, Ontario, offers both residents and businesses the ideal Southern California lifestyle. Our steady and strategic growth is placing Ontario at the center of everything and the Downtown district at the heart of it all. The City of Ontario offers all the amenities of Los Angeles, without the high cost of living and doing business.



## INTERNATIONAL AIRPORT

Ontario International Airport served 5.7M travelers in 2022 and is the fastest-growing airport in the nation.



## SPORTS/ENTERTAINMENT

The Toyota Arena hosts 125+ concerts, shows, and sporting events year-round, drawing a steady flow visitors.



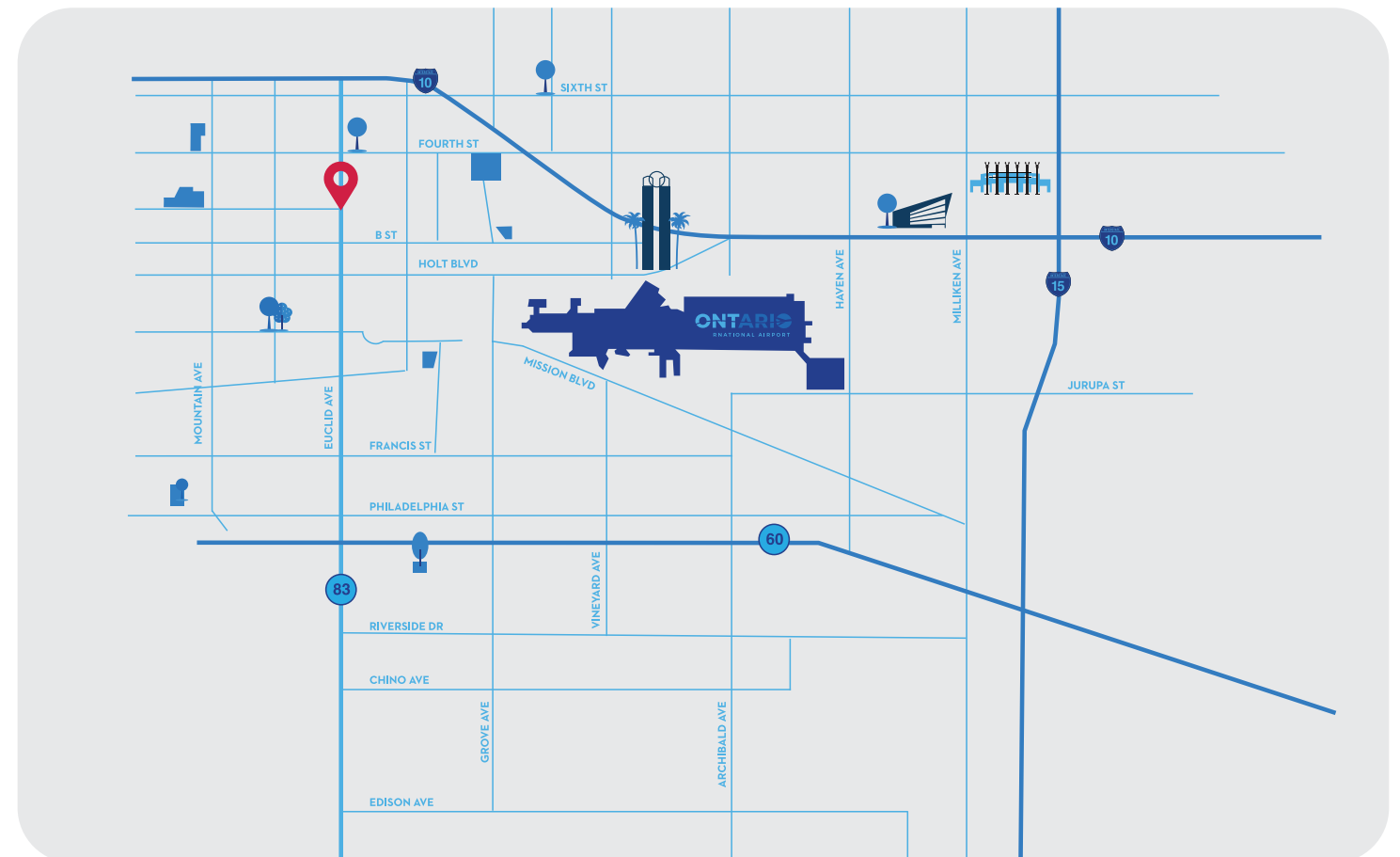
## CONVENTION CENTER

The Ontario Convention Center offers 225K SF of state-of-the-art exhibit, meeting, and event space.



## HOUSING FOR EVERYONE

Over 4,300 new units were added between 2018-2021, and more developments are underway in Ontario Ranch to meet demand.



# NOTABLE PROPOSED PROJECTS



- 1 Gemmel's Pharmacy Building - possible conversion to food and beverage and entertainment with upper level office/residential uses
- 2 Granada Theater – theater restoration and revitalization of street retail and upper level spaces
- 3 123 West D Street Building – conversion of art deco building into a brewery/ distillery/winery or other destination use
- 4 Potential new parking structure replacing surface lot to meet current and potential future demand
- 5 B Street enhancements that knit this charming street together and bring attention to the existing and future merchants
- 6 West alley improvements to connect properties along the west side of Euclid and capitalize on a unique placemaking potential in Downtown
- 7 Proposed food hall and mixed-use residential development
- 8 Potential beer garden /outdoor plaza space adjacent to 123 West D Street
- 9 207 N Euclid Avenue - property acquired by the City
- 10 Gloria's Cantina Mexicana
- 11 215 West C Street City Owned
- 12 120 West D Street - Residential
- 13 206 West D Street City Owned - Residential
- 14 315-325 West D Street City Owned - Residential
- 15 C Block Development - Hutton Companies
- 16 D Block Development - Adept Development
- 17 City Owned - Residential
- 18 Fire Station #1
- 19 Proposed Civic Center Campus: City Hall Annex, OMSD HQ, ULV College of Health & Parking Structure (700 Spaces)
- 20 A Block Development - Mixed-Use



Scan to learn more about our business-friendly city and get inspired to “insert your business here.”



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**For more information, contact the  
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