



# NewMark Merrill

COMPANIES

*When you love shopping centers it shows.*

the marketplace on  
**GROVE**

LOCATED AT THE SOUTHWEST CORNER OF PHILADELPHIA STREET & GROVE AVENUE, CITY OF ONTARIO, CA

**SportClips**  
HAIRCUTS



**LOWE'S**  
Improving Home Improvement



**JUICE IT UP!**

**usbank**  
Five Star Service Guaranteed



**Project Size** Approximately 207,000 Sq.Ft. of Retail Space

## Demographics



### Daytime Population\*

1 Mile... 17,545  
2 Miles ... 53,318  
3 Miles ... 111,744



### Population\*

1 Mile.... 17,596  
3 Miles ... 136,665



### Traffic Count\*

Intersection ... 32,685  
HWY 60 over 213,000  
(ADT)



### Household Income\*

1 Mile ... \$72,111  
3 Miles ... \$66,810



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For additional information,  
please contact:

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5850 Canoga Avenue  
Suite 650

Woodland Hills, CA 91367

[www.newmarkmerrill.com](http://www.newmarkmerrill.com)

- Highly visible from the 60 Freeway with exposure to over 213,000 cars daily with full on an off ramps in both directions.

- Main thoroughfare for the Ontario Airport.

- Newly constructed 270 unit apartment complex next door.

- High residential growth rate and located close to the New Model Colony master planned community which will feature over 100,000 new residents.

- Limited retail competition in an underserved market.

- Very dense daytime population.

\* Estimates are based on 2013 demographics for population and average income per household. Traffic count is based upon owners calculations. The information herein is not guaranteed and should be independently verified.





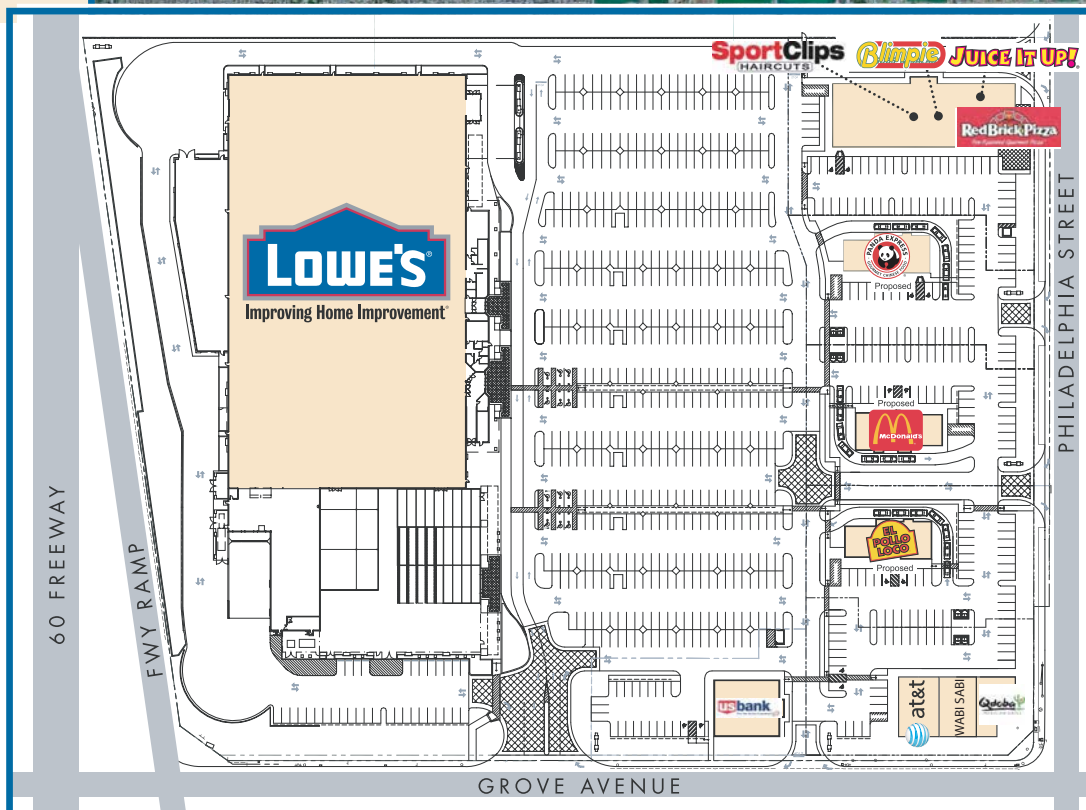
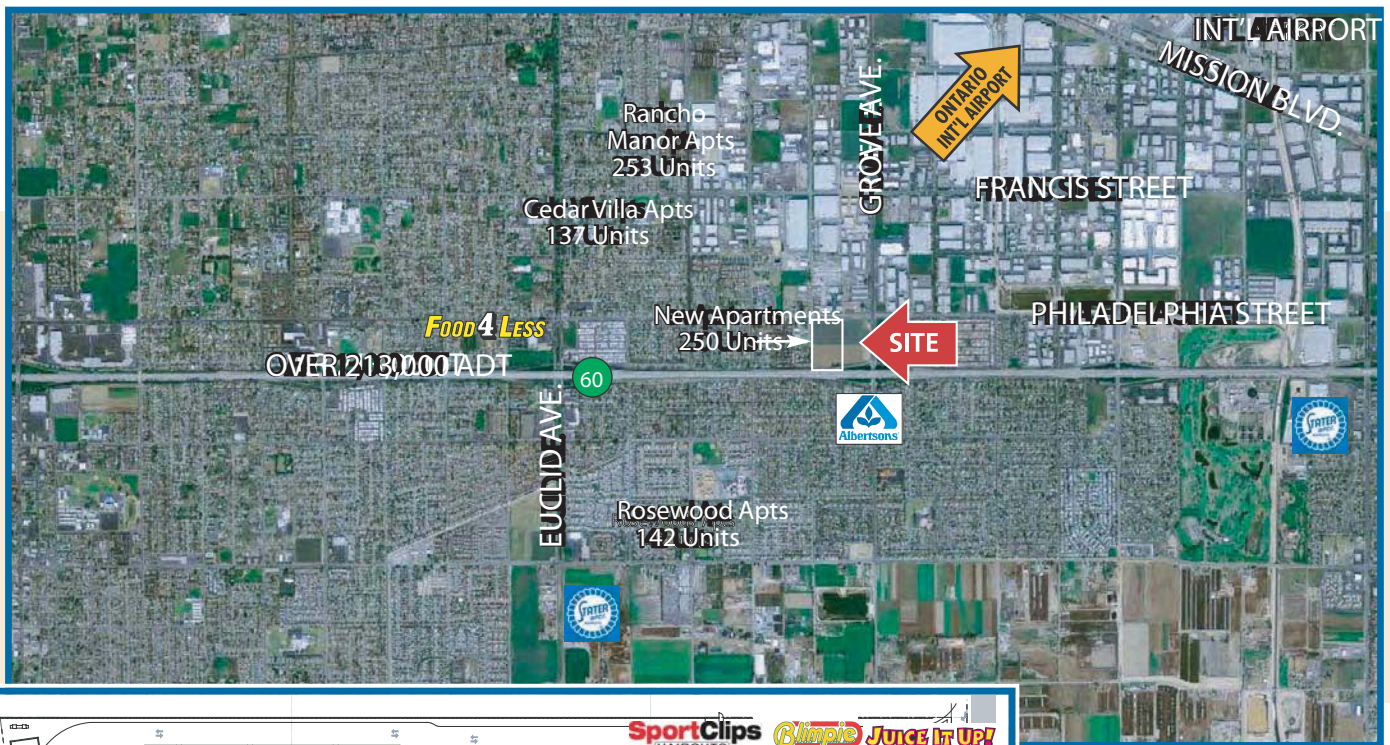
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Located at the Southwest corner of  
Philadelphia Street & Grove Avenue  
Ontario, California



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Landlord or NewMark Merrill Companies makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed