



SIZE

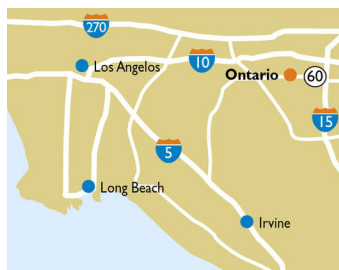
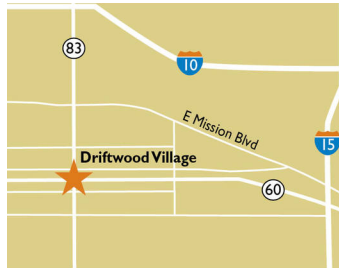
95,421 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
28,305	158,054	378,599
Households		
8,075	45,984	110,290
Median HH Income (\$)		
83,703	81,638	81,877

MAJOR TENANT(S)

Food 4 Less
Jack In The Box



LOCATION

2234-2254 S. Euclid Ave | Ontario, CA 91762

PROPERTY HIGHLIGHTS

- Anchored by Food 4 Less
- Additional national tenants include Wingstop and Jack in the Box
- Located in Ontario, California with a population exceeding 158,000 in a three-mile radius
- The center is located at the intersection of Philadelphia Street and Euclid Avenue which benefits from over 43,912 vehicles per day

LEASING CONTACT

Marissa Visconsi
Mobile (303) 547-4386
mvisconsi@phillipsedison.com

MORE INFO

www.phillipsedison.com



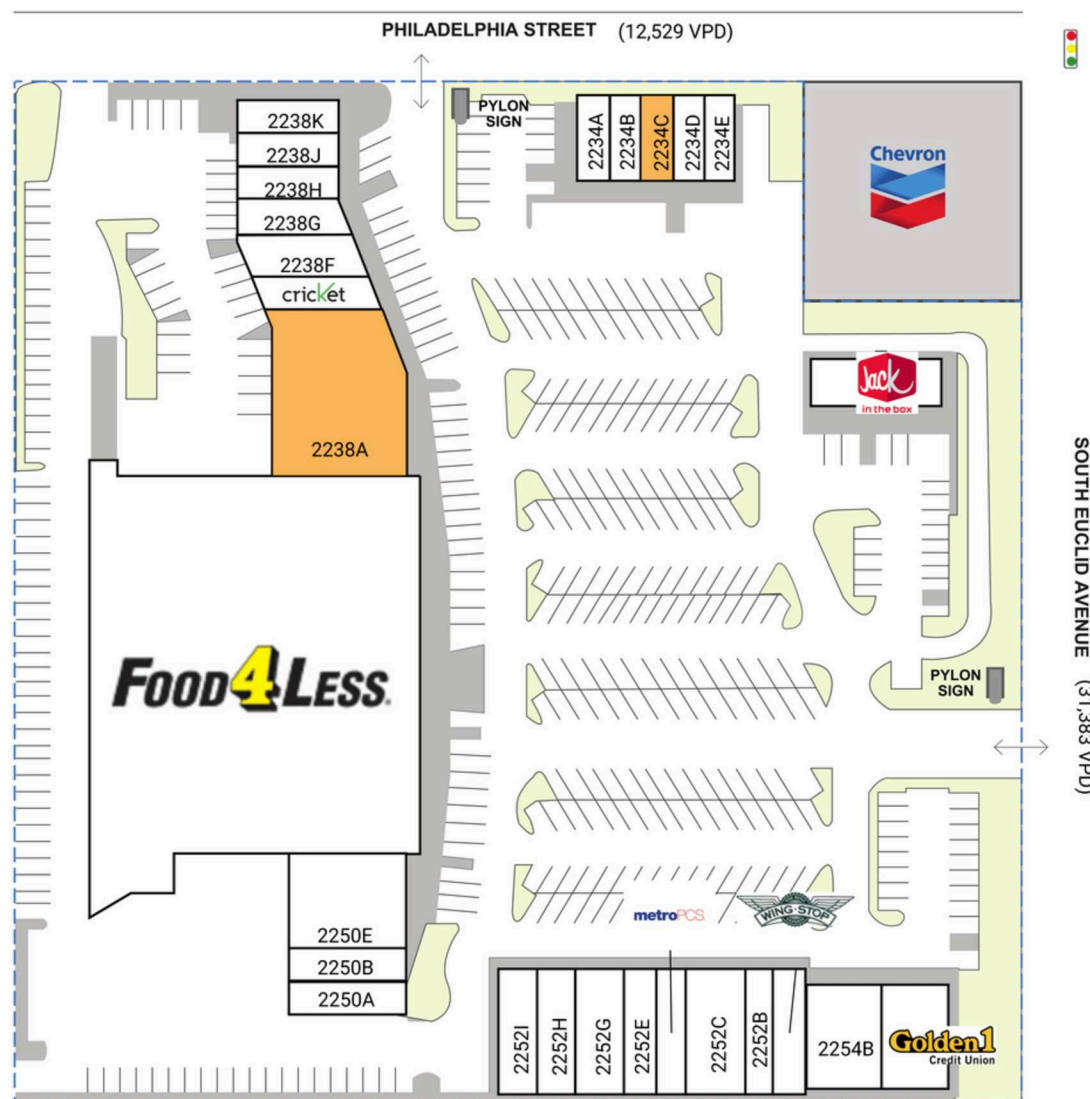
DRIFTWOOD VILLAGE

2234-2254 S. Euclid Ave | Ontario, CA 91762

SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.
2234A	Euclid Dental/Kang	1,000 SF	2250B	The Bambino Barbershop	1,400 SF
2234B	Fun Nails & Spa	1,000 SF	2250E	Compadres Cantina	4,200 SF
2234C	AVAILABLE	750 SF	2252A	WingStop	1,350 SF
2234D	Soft Touch Threading	1,000 SF	2252B	Donut Land	1,125 SF
2234E	Dr. Robert Chong, DPM	1,000 SF	2252C	Tortas Sinaloa	2,500 SF
2238A	AVAILABLE	8,067 SF	2252D	MetroPCS	1,251 SF
2238E	Cricket	1,040 SF	2252E	OneMain Financial	1,749 SF
2238F	Sunshine Cleaners	1,390 SF	2252G	Moon Grill Hawaiian BBQ	2,015 SF
2238G	Ontario Laundromat	1,686 SF	2252H	La Michoacana Ice Cream	1,375 SF
2238H	TeaLove	1,200 SF	2252I	Las Tunas Restaurant	1,723 SF
2238J	The Smoke Shop	1,200 SF	2254A	The Golden I Credit Union	3,000 SF
2238K	Adriana's Insurance Services	1,200 SF	2254B	West Coast Dental	2,600 SF
2242	Jack In The Box	2,636 SF		TOTAL SQ. FT.	95,421
2246	Food 4 Less	46,564 SF			
2250A	Golden Island Spa	1,400 SF			

SITE LEGEND

- Available
 Occupied
- Leased (not occupied)
 Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



PHILLIPS EDISON & COMPANY®

DRIFTWOOD VILLAGE

2234-2254 S. Euclid Ave | Ontario, CA 91762



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 34.032879

Longitude: -117.652698

Driftwood Village Ontario, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	28,305	158,054	378,599
	2028 Projected Population	31,783	172,652	410,354
	2010 Census Population	26,774	150,705	347,130
	2000 Census Population	25,951	140,979	327,485
	1990 Census Population	23,319	123,444	283,356
	Historical Annual Growth 1990 to 2000	1.08%	1.34%	1.46%
	Historical Annual Growth 2000 to 2010	0.31%	0.67%	0.58%
	Estimated Annual Growth 2010 to 2023	0.41%	0.35%	0.63%
	Projected Annual Growth 2023 to 2028	2.35%	1.78%	1.62%
	Median Age	37.7	36.7	36.6
Households	Q4 2023 Estimated Households	8,075	45,984	110,290
	2028 Projected Households	9,041	50,186	119,601
	2010 Census Households	7,161	40,826	95,205
	2000 Census Households	6,848	38,612	90,074
	1990 Census Households	6,745	36,466	84,855
	Historical Annual Growth 1990 to 2000	0.15%	0.57%	0.60%
	Historical Annual Growth 2000 to 2010	0.45%	0.56%	0.56%
	Estimated Annual Growth 2010 to 2023	0.88%	0.87%	1.08%
	Projected Annual Growth 2023 to 2028	2.28%	1.76%	1.63%
	Population per Household	3.49	3.41	3.38
Population by Race	White	13.2%	14.2%	15.2%
	Black or African American	4.2%	4.1%	5.1%
	Asian & Pacific Islander	9.8%	9.5%	11.1%
	Other Races	2.4%	2.5%	3.0%
	Hispanic Population	70.4%	69.7%	65.6%
Income	Average Household Income	\$101,330	\$100,008	\$100,506
	Median Household Income	\$83,703	\$81,638	\$81,877
	Per Capita Income	\$29,012	\$29,287	\$29,500
Education (Age 25+)	Elementary	12.6%	12.8%	11.4%
	Some High School	12.8%	12.0%	10.8%
	High School Graduate	27.9%	26.0%	25.7%
	Some College	20.7%	21.3%	22.1%
	Associates Degree Only	7.8%	8.2%	8.4%
	Bachelors Degree Only	14.1%	14.7%	15.5%
	Graduate Degree	4.1%	5.1%	6.1%
Business	Number of Businesses	482	6,484	15,911
	Total Number of Employees	5,571	73,393	162,704
	Employees per Business	11.56	11.32	10.23
	Residential Population per Business	58.76	24.38	23.79

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.