FOR LEASE · DOWNTOWN RETAIL & RESTAURANT SPACE

CBRE



320 N Euclid Avenue

DOWNTOWN ONTARIO, CALIFORNIA

144 LUXURY APARTMENTS · EUCLID AVE & C ST · ACROSS FROM TOWN SQUARE

Five ground-floor spaces from 739 to 1,008 SF, with City of Ontario restaurant incentives up to $150,000

01 — THE PROPERTY

Street-front shops under 144 new luxury apartments.

The ground-floor retail row of Downtown Ontario Luxury Apartments at Euclid Avenue and C Street, across from Ontario Town Square and two blocks from City Hall. A public parking structure with EV charging sits right behind the building.

739–1,008	2025	27,878	88
SF per unit, five units available	Year built	Cars a day on Euclid	Walk Score

ABOVE THE SHOPS

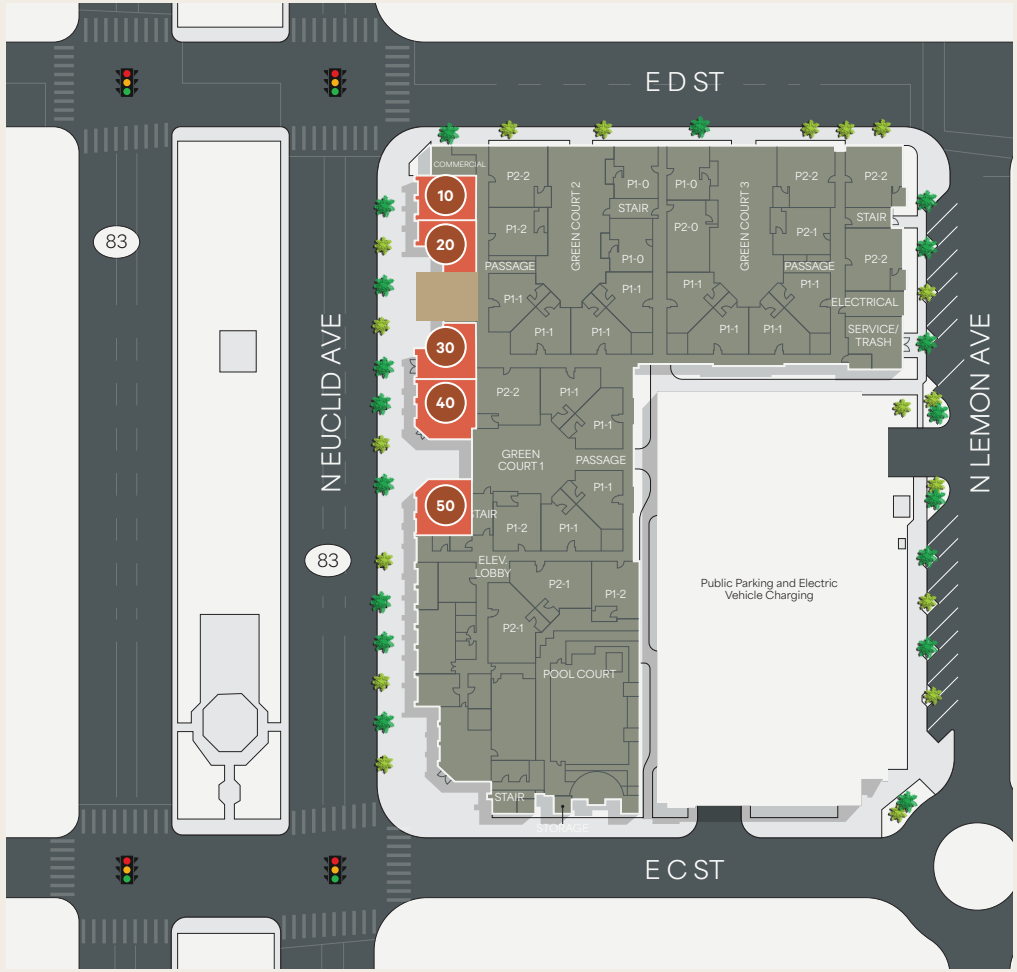
- Resort-style pool and spa
- 24-hour fitness center
- Clubhouse and fireplace lounge
- Courtyards with fireplace and BBQ
- 17 EV chargers, incl. 9 Tesla Superchargers

Sources: downtownontario.com, Apartments.com and RentCafe listings, Nov 2026; City of Ontario, 2026. Apartments managed by Sares Regis.



02 — SITE PLAN & AVAILABILITIES

Five units on Euclid, 739 to 1,008 SF.



Available Apartments & amenities Covered patio

10 768 SF

UNIT 10

North end of the row, near D Street.

20 895 SF

UNIT 20

In-line on Euclid. Café, dessert or retail.

30 739 SF

UNIT 30

In-line on Euclid. Boutique or specialty food.

40 1,008 SF

UNIT 40

Largest space on the row. Retail or café.

50 890 SF

UNIT 50

Restaurant space with hood ventilation.

See City restaurant incentives and allowed uses on page 4.



CAM

$0.64/SF/month (2026). Contact the broker for rental rates.

HOOD VENTILATION

Unit 50 is the only unit with ventilation for a hood vent.

COMBINE & EXPAND

Units 10 + 20: 1,663 SF. Units 30 + 40: 1,747 SF. Covered patio between Units 20 and 30 for outdoor seating. Subject to landlord approval.

PARKING

Public parking structure with EV charging behind the building, plus street parking on Euclid.

Sizes approximate. Plan not to scale. Subject to change.

Ontario will help fund your restaurant build-out.

The City offers forgivable loans to food and beverage operators opening new locations on Euclid. 320 N Euclid sits inside the program area, the 100–600 blocks of North Euclid.

Up to $150,000

DOWNTOWN ONTARIO BUSINESS ASSISTANCE LOAN

Forgivable loan for kitchen and restaurant equipment, furniture and fixtures, City permits and fees, and sewer connection fees. 20% is forgiven each year; the full loan is forgiven after five years open at the location.

Up to $20,000

DOWNTOWN RESTAURANT EQUIPMENT LOAN

Forgivable loan for cooking, refrigeration and display equipment for independent restaurants, cafés, breweries and wineries under 10,000 SF. Forgiven 20% a year over five years.

Up to $25,000

DOWNTOWN STOREFRONT FAÇADE IMPROVEMENT

Matching funds for façade and storefront improvements in the historic downtown program area.

Who qualifies: restaurants, cafés and bars with 1 to 7 locations, a 5-year lease, a City business license and a satisfactory health grade. City contact: Ontario Economic Development Agency, (909) 395-2005.

Programs are run by the City of Ontario and are subject to City approval, available funding and change. Ask the City which programs can be combined. Source: ontariothinksbusiness.com, November 2026.

ZONING

MU-1 Downtown Mixed Use

LUA-1, Euclid Avenue Entertainment District. Ground floors on the Euclid Avenue Protection Corridor are limited to retail, restaurant and entertainment uses.

PERMITTED

- Full-service and fast-casual restaurants
- Cafés, bakeries, dessert and snack bars
- Apparel, shoes, jewelry and accessories
- Gifts, books, florists, art and hobby
- Specialty food, grocery and health stores
- Optical, cosmetics and beauty supply
- Bowling and museums

ADMINISTRATIVE USE PERMIT

- Tasting rooms and similar drinking places (under 10,000 SF)

CONDITIONAL USE PERMIT

- Off-site beer, wine and liquor sales
- Arcades, escape rooms and billiards
- Performing arts and spectator venues

Source: City of Ontario Development Code, Table 5.02-1 (rev. Dec 2024). Tenants should confirm their use with City Planning.



04 — DOWNTOWN PROJECTS

What's open and coming around the block.

1. **C-Block Phase II**
   69 apartments. Opening 2027.
2. **D-Block mixed-use**
   109 apartments, 6,250 SF retail. Approved.
3. **D Street townhomes**
   28 townhomes at 120 W D St.
4. **Fire Station No. 1**
   28,000 SF. Opened May 2026.
5. **Civic Center parking**
   800 spaces. Opened Sept 2025.
6. **City Services Building**
   60,000 SF. Opening 2027.
7. **OMSD HQ & ULV College of Health**
   Planned on the Civic Center campus.
8. **ULV College of Law**
   Open. Downtown law school.
9. **Mule Car Smokehouse & El Balcón**
   Restored 1923 bank. Open.
10. **207 N Euclid**
    Restaurant and bar, City-acquired.
11. **Unique Café**
    Historic Masonic Hall, 231 N Euclid.
12. **Euclid food & beverage**
    Up to 18 vendor spaces planned.
13. **Holt x Palm**
    13,000 SF restaurant & brewery reuse.
14. **The Vault**
    Car condos with a brewery, 211 W Emporia.
15. **West Valley Connector**
    Zero-emission rapid bus on Holt Blvd.

Sources: City of Ontario (2024–2026); SCAG Housing Workshop, Jan 2026.



320 N Euclid Avenue

320 N EUCLID AVE · ONTARIO, CALIFORNIA 91762

See all of my listings

www.pablorodriguez.com

EXCLUSIVE LEASING

Pablo Rodriguez

First Vice President

+1 909 418 2041

pablo.rodriguez1@cbre.com

Lic. 01870757

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