

EUCLID AND WALNUT AVENUE RETAIL CENTER FOR LEASE | JOIN 7 ELEVEN AND OTHER POPULAR LOCAL BUSINESSES



FOR LEASE

Clover Center | Euclid Ave. & Walnut St.

2539-2563 S. Euclid Avenue
Ontario, CA 91762

1,497 SF
AVAILABLE

\$2.50
SF/MO

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Property Overview

EXECUTIVE SUMMARY

The Clover Center is strategically located at the signalized corner of Euclid Avenue and Walnut St. with convenient access to the CA-60 freeway only yards away. 2539–2563 South Euclid Avenue presents a rare opportunity to position your business in one of the Inland Empire's most active commercial submarkets. New construction of 346 dwellings and 6,000 s.f. of retail space under construction directly across the street, ensuring an expanding walkable clientele.

The location provides convenient access to major transportation routes, including the I-10 and CA-60 freeways, making it ideal for businesses that rely on regional connectivity and efficient logistics. The property features convenient ingress and egress directly from South Euclid Avenue, supported by surrounding local street connectivity and on-site shared parking circulation that enhances overall accessibility. Ample parking of 61 parking spaces is available for customers and tenants, supporting steady foot traffic and ease of use throughout the center.

With flexible suite opportunities and a strong community-oriented tenant mix, the Clover Center is well-suited for businesses seeking visibility, accessibility, and long-term stability in a proven Ontario retail corridor.

PROPERTY HIGHLIGHTS

- Located at the **signalized corner** on Euclid Avenue and Walnut Street
- High-visibility retail center with strong street frontage - almost 500 ft.
- Convenient access to the CA-60 freeways - only yards away.
- Easy ingress and egress from Euclid Avenue and Walnut street.
- Flexible suite sizes suitable for retail, service, and professional uses

**1,497 SF**
AVAILABLE SF

**\$2.50**
ASKING RATE SF/MO

**1.180**
LOT SIZE

**Euclid Ave. & Walnut St.**
MAIN CROSS STREET

**60 Fwy**
FREEWAY ACCESSIBLE

**San Bernardino**
COUNTY

**Commercial**
ZONING

**61**
PARKING SPACES

**16,704**
BUILDING SQFT

**Easy to Find Signalized Corner Location**
LOCATION FEATURE

**Euclid Ave & Walnut Ave.**
2 - INGRESS/EGRESS

ACCESSIBILITY

**TRANSIT**

Tufesa de Ontario, California	1.0 mi
Euclid @ Walnut	294 ft
Euclid @ Walnut	511 ft

**AIRPORTS**

Ontario International Airport	3.6 mi
John Wayne Airport	27.4 mi
Fullerton Municipal Airport	21.8 mi

**HIGHWAYS**

Pomona Freeway	0.2 mi
San Bernardino Freeway	3.7 mi
I-10 Metro ExpressLanes	3.8 mi
Chino Valley Freeway	4.5 mi

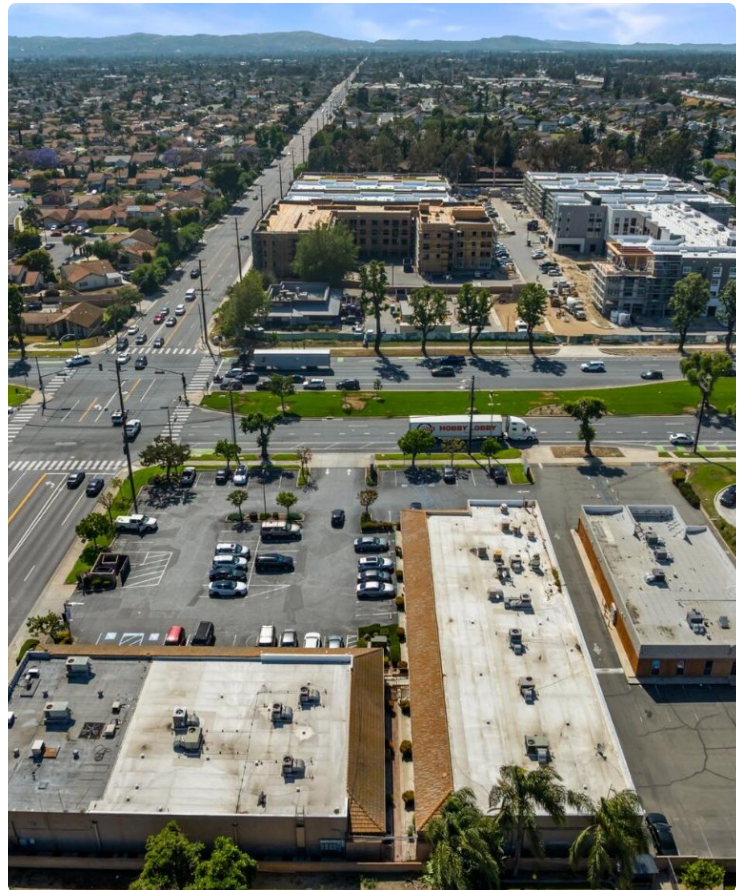
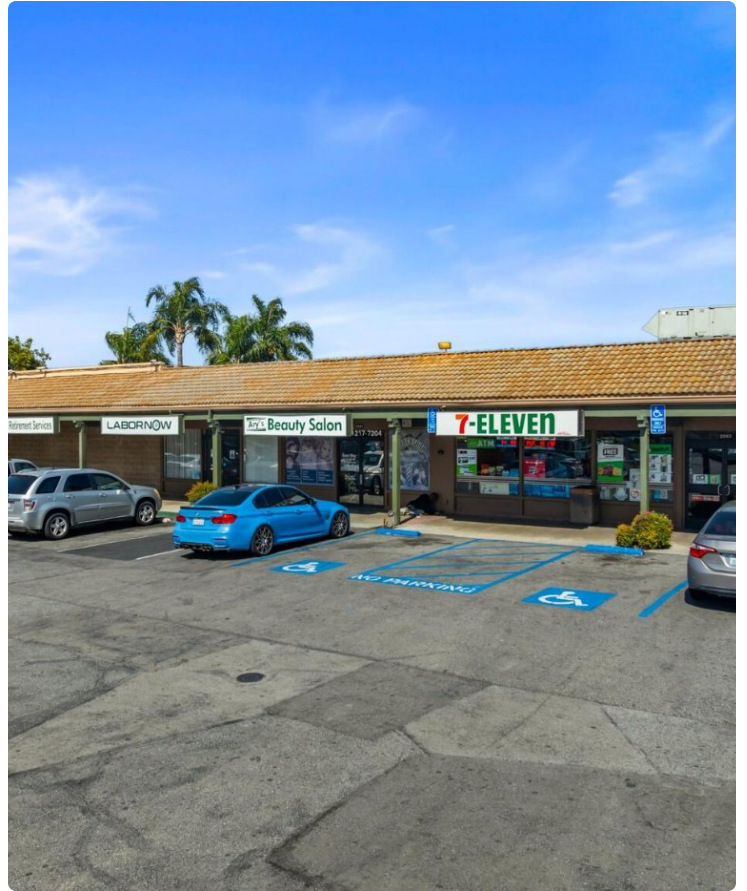
Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	USE	LEASE TERM
2551	1,497 SF	\$2.50 SF/Mo	NNN	Retail/ Office	Negotiable

SUITE DETAILS

2551: 1,497 ± s.f. suite built out as a professional office with multiple private offices and waiting room. Can be modified to suit any business type.

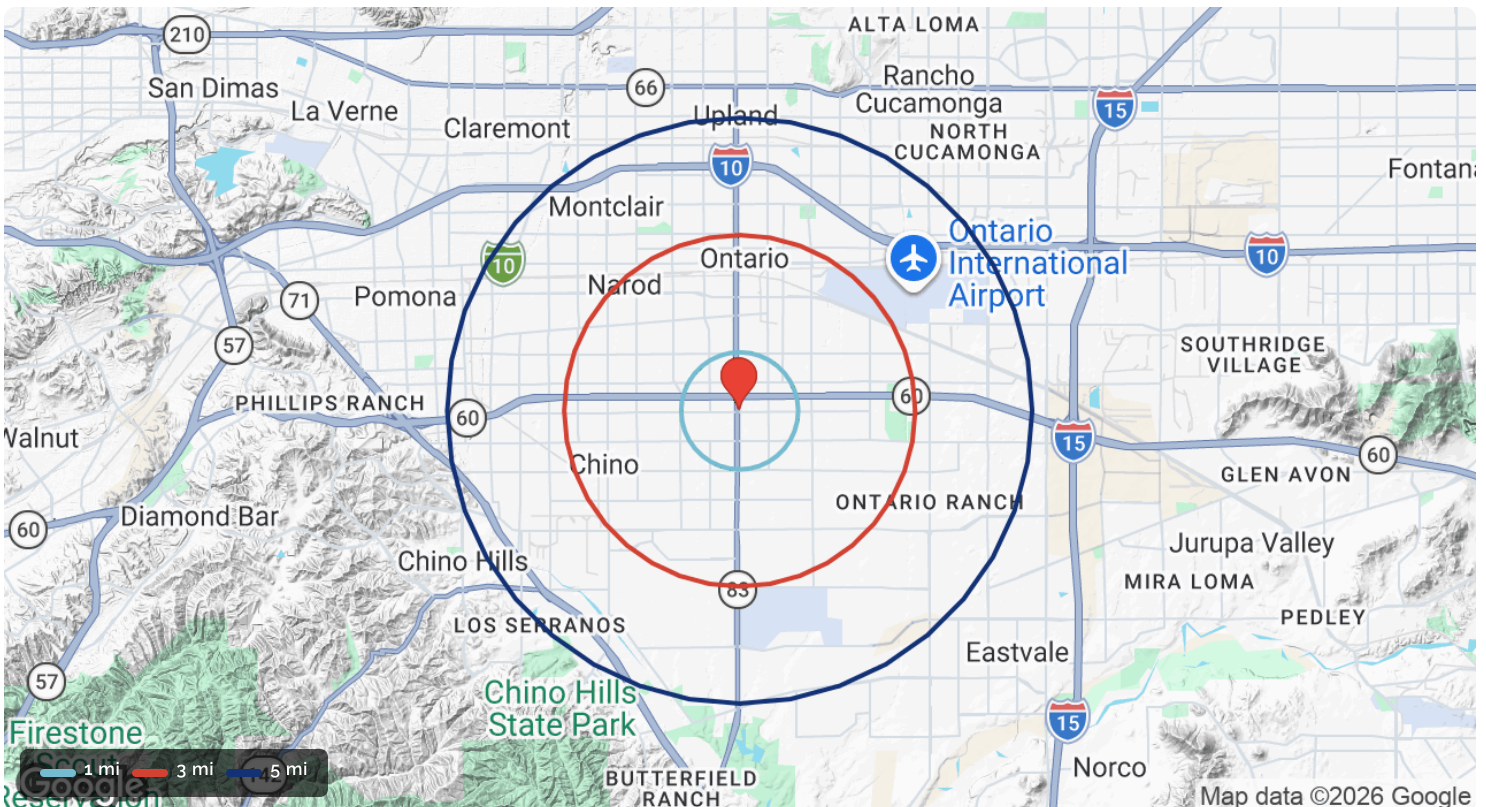
Photo Gallery



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,148	125,647	302,504
2010 Population	23,883	132,666	324,071
2026 Population	24,825	135,270	363,255
2031 Population	26,142	136,752	369,340
2026-2031 Growth Rate	1.04 %	0.22 %	0.33 %
2026 Daytime Population	16,430	135,129	368,077

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	6,069	33,345	82,652	less than \$15,000	548	2,311	6,524
2010 Total Households	6,702	35,619	88,406	\$15,000-\$24,999	217	1,489	4,427
2026 Total Households	7,510	40,804	110,063	\$25,000-\$34,999	194	1,563	4,277
2031 Total Households	8,027	41,950	113,856	\$35,000-\$49,999	637	3,473	8,877
2026 Avg. Household Size	3.29	3.29	3.25	\$50,000-\$74,999	1,011	6,252	16,342
2026 Owner Occupied Housing	5,338	23,178	65,005	\$75,000-\$99,999	655	5,102	13,817
2031 Owner Occupied Housing	5,499	23,785	67,834	\$100,000-\$149,999	1,880	9,251	23,419
2026 Renter Occupied Housing	2,172	17,626	45,058	\$150,000-\$199,999	1,391	6,069	16,834
2031 Renter Occupied Housing	2,528	18,165	46,022	\$200,000 or greater	977	5,295	15,546
2026 Vacant Housing	118	1,105	3,761	Median HH Income	\$110,971	\$100,714	\$101,099
2026 Total Housing	7,628	41,909	113,824	Average HH Income	\$124,738	\$120,058	\$122,993



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY

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