

# LEWIS RETAIL CENTERS

NOW LEASING

## Parkside Plaza

At the center of Ontario Ranch's explosive residential growth, 46,000 planned homes, 508 apartments on-site, and the 340-acre Great Park directly across the street.



Archibald Avenue & E. Grand Park Street, Ontario, California

# Project Overview

Located at Archibald Avenue and Ontario Ranch Road within Ontario Ranch, a resort-style master-planned community of 46,000 homes across fifteen neighborhoods.

Adjacent to the site, the future 508-unit Santa Barbara apartment community will further fuel retail demand. Directly across from the 340-acre Ontario Great Park, currently under construction.

**508  
Units**

Future Residential  
Development

Santa Barbara at Parkside Apartments  
by Lewis Apartment Communities

**1,800+  
Homes**

Planned  
Residential Growth

Western Ontario  
Ranch Communities

**55,814  
CPD**

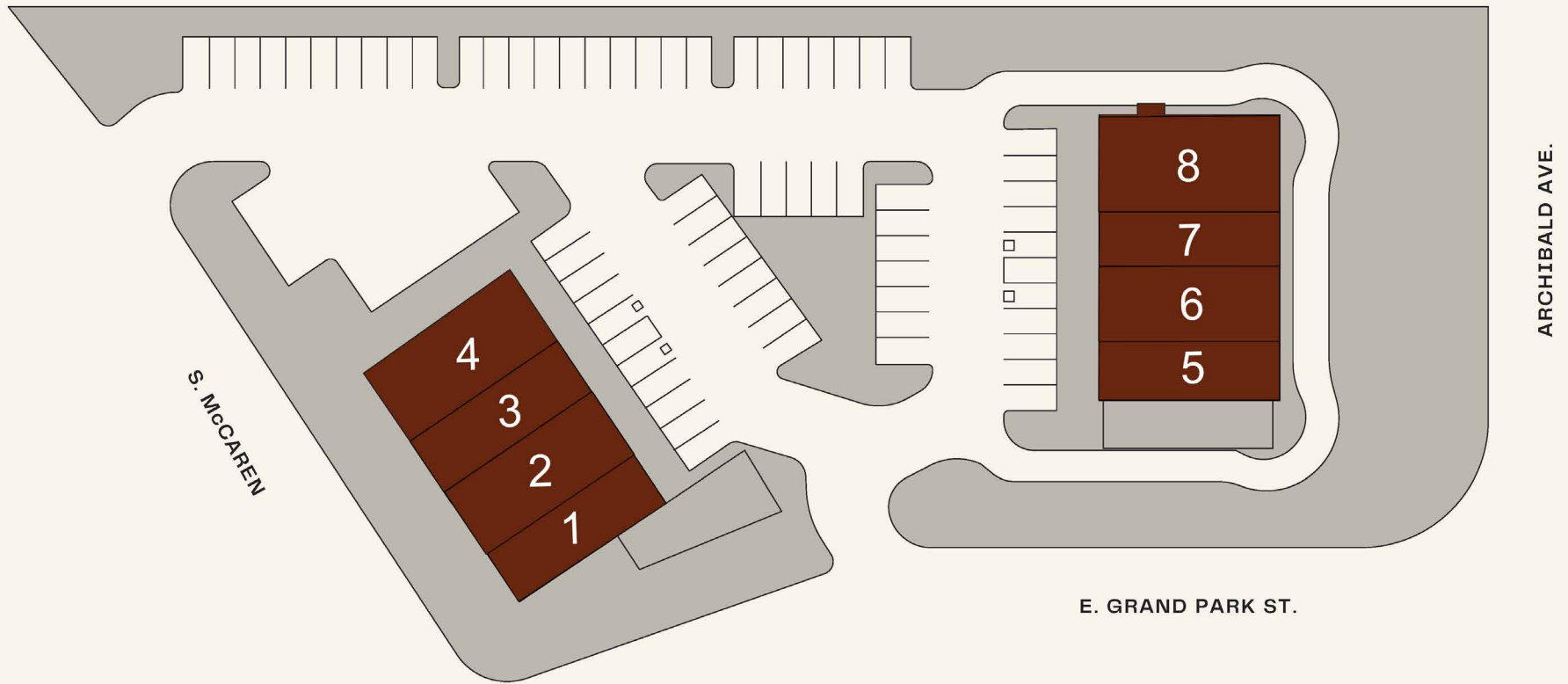
Combined  
Daily Traffic

Archibald Ave  
& Ontario Ranch Rd



Demographics	1 Mile	3 Miles	5 Miles
2025 Population	12,353	115,302	243,075
2025 Households	3,858	33,342	67,187
2025 Avg. HH Income	\$189,290	\$162,902	\$153,125

# Site Plan



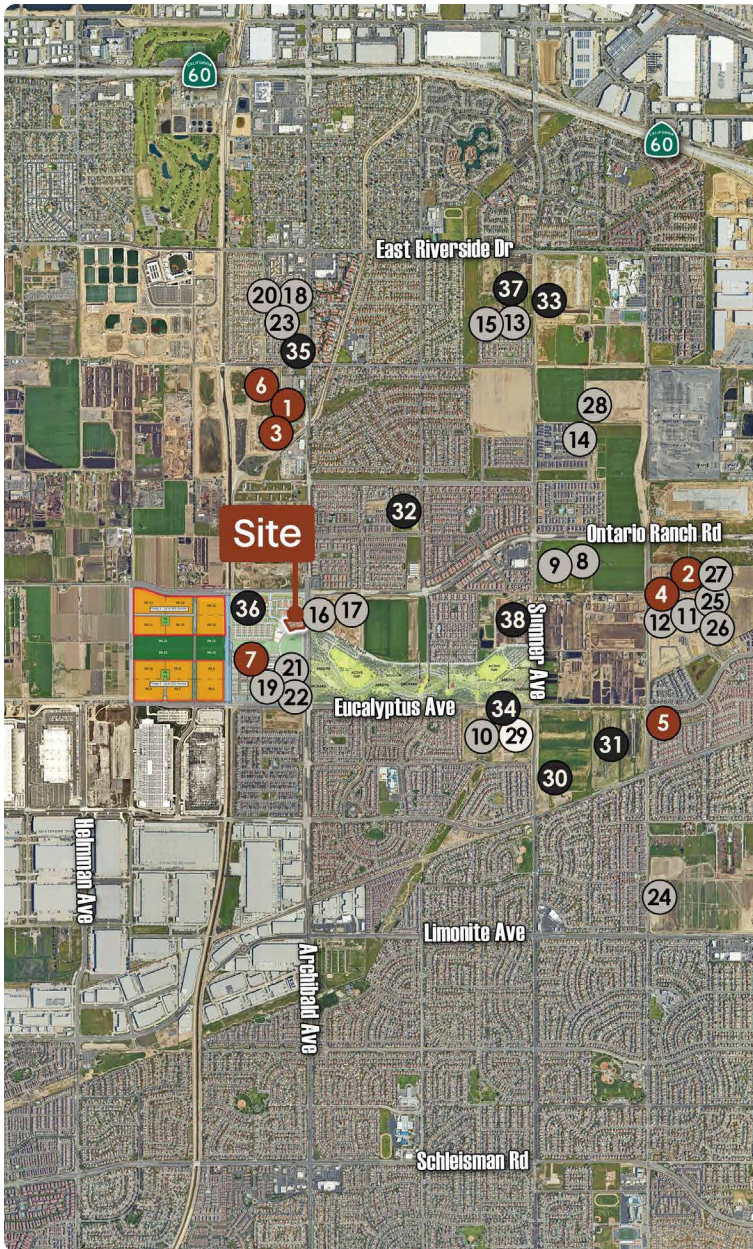
1 AVAILABLE 1,260 SF  
2 AVAILABLE 1,800 SF  
3 AVAILABLE 1,260 SF

4 AVAILABLE 2,400 SF  
5 AVAILABLE 1,260 SF  
6 AVAILABLE 1,800 SF

7 AVAILABLE 1,260 SF  
8 AVAILABLE 2,400 SF



# Housing Aerial



Sold Out Last 12 Months						
#	Builder / Applicant	Type	Units	# Sold	Status	Date Sold Out
1	KB Homes	Single Family	36	36	Sold Out	Q4 2025
2	Shea Homes	Townhouse	137	137	Sold Out	Q4 2025
3	Lennar Homes	Single Family	138	138	Sold Out	Q3 2025
4	Shea Homes	Single Family	87	87	Sold Out	Q2 2025
5	Lennar Homes	Single Family	219	219	Sold Out	Q1 2025
6	Lennar Homes	Single Family	97	97	Sold Out	Q1 2025
7	New Home Co.	Single Family	111	111	Sold Out	Q1 2025
<b>Total</b>			<b>825</b>	<b>825</b>		

Actively Selling/Leasing						
#	Builder / Applicant	Type	Units	# Sold	Status	Est. Delivery
8	Brookfield Residential	Single Family	88	68	Actively Selling	
9	Brookfield Residential	Townhouse	210	98	Actively Selling	
10	KB Home	Single Family	67	0	Actively Selling	
11	KB Home	Townhouse	145	117	Actively Selling	
12	KB Home	Townhouse	174	141	Actively Selling	
13	Landsea Homes   Risewell Homes	Single Family	96	31	Actively Selling	
14	Landsea Homes   Risewell Homes	Townhouse	264	189	Actively Selling	
15	Landsea Homes   Risewell Homes	Townhouse	96	36	Actively Selling	
16	Lennar Homes	Condominium	182	105	Actively Selling	
17	Lennar Homes	Condominium	180	98	Actively Selling	
18	Lennar Homes	Condominium	126	13	Actively Selling	
19	Lennar Homes	Single Family	85	30	Actively Selling	
20	Lennar Homes	Single Family	83	26	Actively Selling	
21	Lennar Homes	Single Family	71	26	Actively Selling	
22	Lennar Homes	Single Family	80	16	Actively Selling	
23	Lennar Homes	Single Family	56	17	Actively Selling	
24	New Home Co.	Townhouse	80	70	Actively Selling	
25	Pulte Homes	Single Family	82	11	Actively Selling	
26	Pulte Homes	Single Family	95	7	Actively Selling	
27	Pulte Homes	Townhouse	156	17	Actively Selling	
28	Tri Pointe Homes	Townhouse	120	5	Actively Selling	
<b>Total</b>			<b>2,536</b>	<b>1,121</b>		

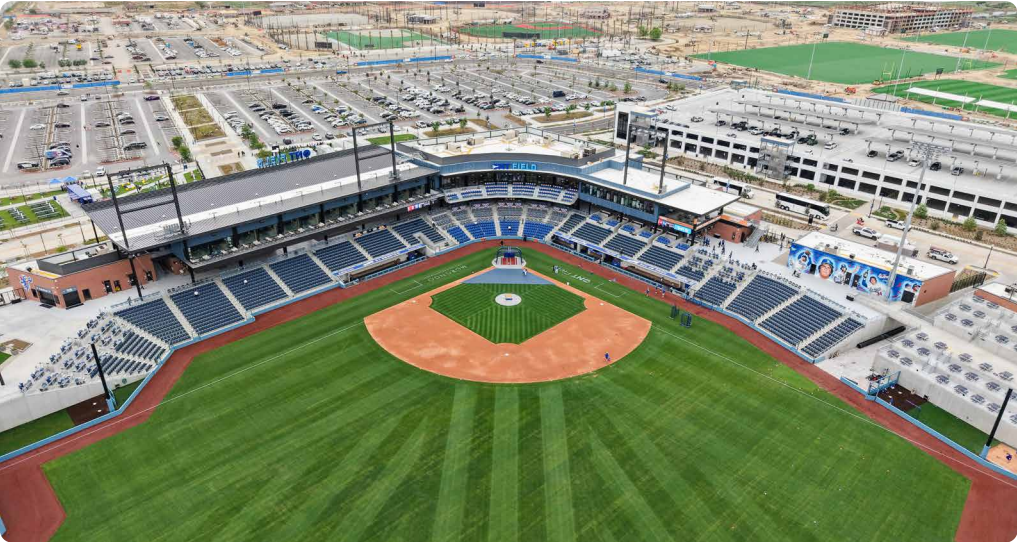
Under Construction						
#	Builder / Applicant	Type	Units	# Sold	Status	Est. Delivery
29	KB Home	Single Family	129	0	Under Construction	
<b>Total</b>			<b>129</b>	<b>0</b>		

In Development						
#	Builder / Applicant	Type	Units	# Sold	Status	Est. Delivery
30	Brookfield Residential   Lewis Development   Richland	Condominium	116	0		
31	Brookfield Residential   Lewis Development   Richland	Single Family	1,202	0		
32	Brookfield Residential   Lewis Development   Richland	Single Family	546	0		
33	Brookfield Residential   Richland Communities	Single Family	911	0		
34	Brookfield Residential   Lewis Development   Richland	Townhouse	154	0		
35	Foremost Companies	Single Family	170	0		
36	Lewis Development	Single Family	1,408	0		
37	Brookfield Residential   Lewis Development   Richland	Single Family	223	0		
38	Richland Communities	Single Family	635	0		
<b>Total</b>			<b>5,365</b>	<b>0</b>		

<b>Grand Total</b>			<b>8,855</b>			
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# 2 Miles From ONT Field

ONT Field is a new sports and entertainment destination in Ontario, CA, driving year-round regional traffic through events, games, and concerts



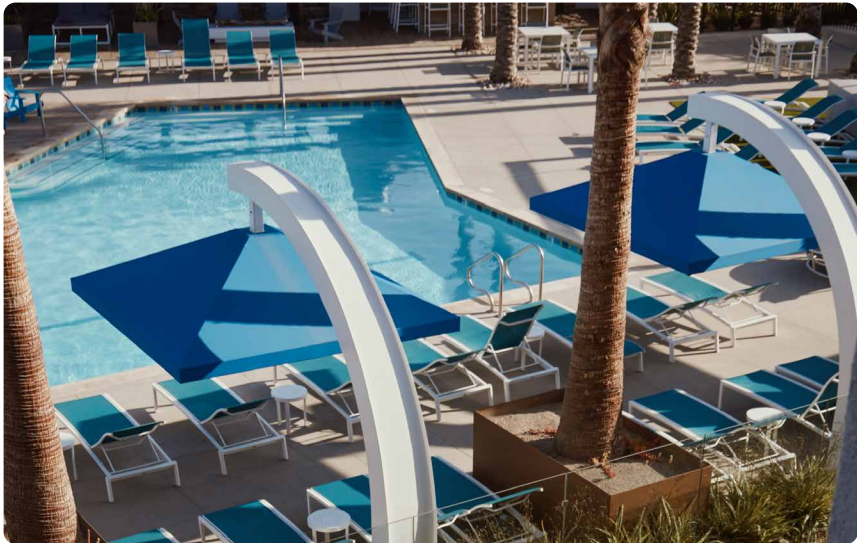
# Just Steps From The Great Park

The 340-acre Ontario Great Park spans nearly four miles and includes a 5,000-seat amphitheater, family amenities, and year-round events.



# Mixed-Use Retail Opportunity

Santa Barbara At Parkside Apartment Community (508 Units).



# **LEWIS RETAIL CENTERS**

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Retail Center.  
Now Leasing.

Archibald Avenue & E. Grand Park Street, Ontario, California

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