

ALTA LOMA SQUARE SEC I-210 FWY & Carnelian St., Rancho Cucamonga



PROPERTY FEATURES:

- ±93,032 SF grocery-anchored neighborhood center
- Strategically located at the northeast corner of Carnelian St. and 19th St., with excellent access and exposure to the I-210 Freeway
- Tenant roster includes Vons, Rite Aid, Chase, Subway, and Leslie's Pool Supplies
- Well established neighborhood center

DEMOGRAPHICS:

	1 Mi Radius Trade Area	3 Mi Radius Trade Area	5 Mi Radius Trade Area
2019 Estimated Population	16,358	128,769	300,618
2024 Projected Population	16,983	134,054	312,867
2019 Estimated Average HH Income	\$107,492	\$103,671	\$98,412

TRAFFIC COUNTS:

I-210 FWY & Carnelian St
Source: RegisOnline 2019

187,410 CPD

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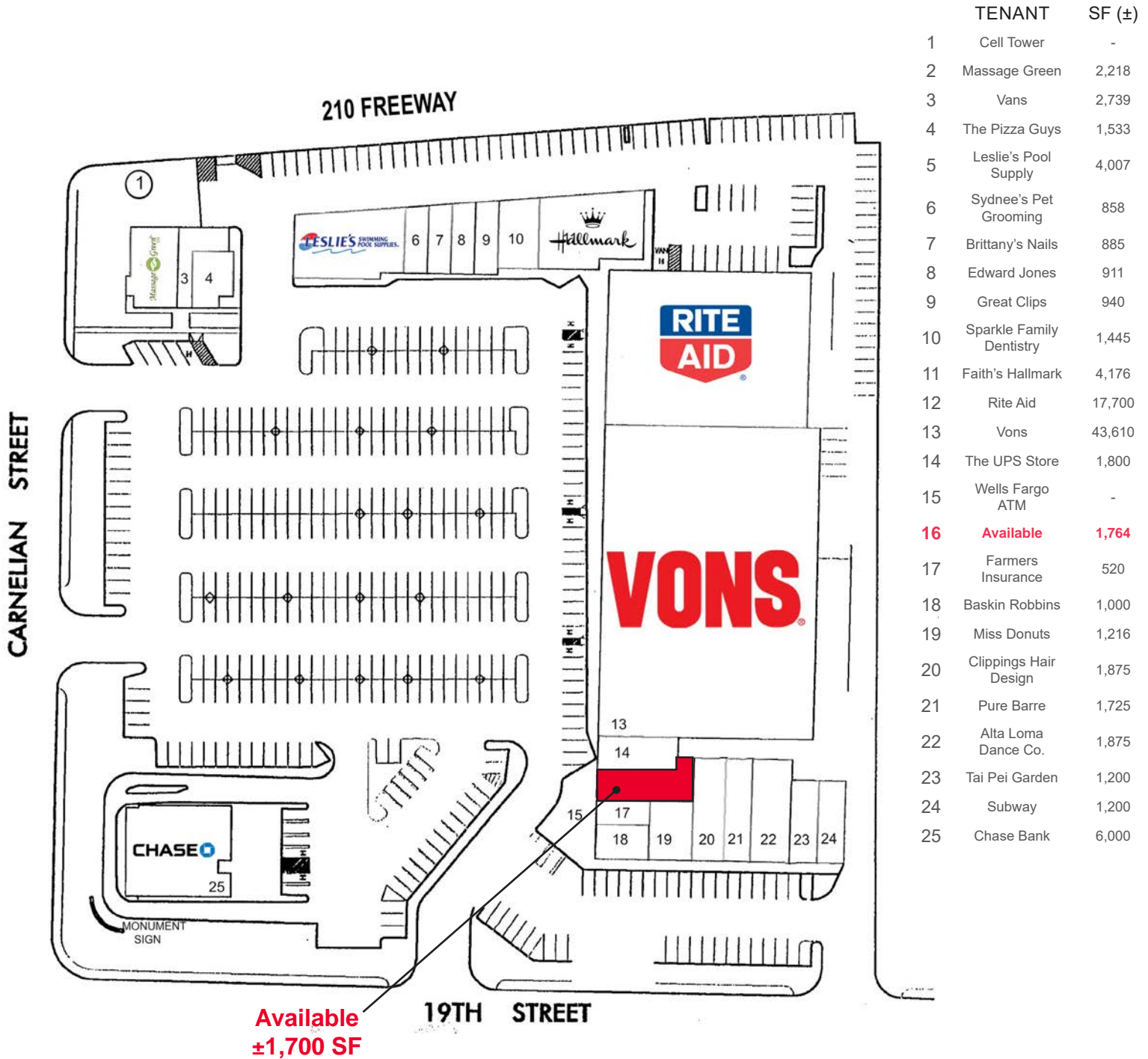
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Lewis Retail Centers

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	TENANT	SF (±)
1	Cell Tower	-
2	Massage Green	2,218
3	Vans	2,739
4	The Pizza Guys	1,533
5	Leslie's Pool Supply	4,007
6	Sydnee's Pet Grooming	858
7	Brittany's Nails	885
8	Edward Jones	911
9	Great Clips	940
10	Sparkle Family Dentistry	1,445
11	Faith's Hallmark	4,176
12	Rite Aid	17,700
13	Vons	43,610
14	The UPS Store	1,800
15	Wells Fargo ATM	-
16	Available	1,764
17	Farmers Insurance	520
18	Baskin Robbins	1,000
19	Miss Donuts	1,216
20	Clippings Hair Design	1,875
21	Pure Barre	1,725
22	Alta Loma Dance Co.	1,875
23	Tai Pei Garden	1,200
24	Subway	1,200
25	Chase Bank	6,000

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Alta Loma Square		1 mi radius	3 mi radius	5 mi radius
Rancho Cucamonga, CA 91701				
POPULATION	2019 Estimated Population	16,411	129,305	300,673
	2024 Projected Population	17,038	134,613	312,927
	2010 Census Population	15,912	124,328	284,257
	2000 Census Population	15,110	117,813	248,575
	Projected Annual Growth 2019 to 2024	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2019	0.5%	0.5%	1.1%
	2019 Median Age	39.6	38.6	35.7
HOUSEHOLDS	2019 Estimated Households	5,628	45,215	101,100
	2024 Projected Households	5,759	46,393	103,706
	2010 Census Households	5,330	42,458	93,369
	2000 Census Households	5,078	39,739	81,200
	Projected Annual Growth 2019 to 2024	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2019	0.6%	0.7%	1.3%
RACE AND ETHNICITY	2019 Estimated White	68.3%	64.0%	57.3%
	2019 Estimated Black or African American	5.2%	7.3%	8.2%
	2019 Estimated Asian or Pacific Islander	8.9%	9.0%	10.0%
	2019 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
	2019 Estimated Other Races	16.9%	18.9%	23.7%
	2019 Estimated Hispanic	36.6%	40.5%	47.3%
INCOME	2019 Estimated Average Household Income	\$107,451	\$103,581	\$98,362
	2019 Estimated Median Household Income	\$90,582	\$88,811	\$83,334
	2019 Estimated Per Capita Income	\$36,899	\$36,261	\$33,118
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.3%	3.7%	5.9%
	2019 Estimated Some High School (Grade Level 9 to 11)	5.4%	5.5%	6.4%
	2019 Estimated High School Graduate	22.7%	22.7%	23.1%
	2019 Estimated Some College	24.6%	26.7%	24.8%
	2019 Estimated Associates Degree Only	14.4%	10.8%	10.2%
	2019 Estimated Bachelors Degree Only	20.2%	19.8%	19.1%
	2019 Estimated Graduate Degree	10.5%	10.8%	10.5%
BUSINESS	2019 Estimated Total Businesses	383	4,355	13,286
	2019 Estimated Total Employees	2,500	31,215	110,265
	2019 Estimated Employee Population per Business	6.5	7.2	8.3
	2019 Estimated Residential Population per Business	42.8	29.7	22.6

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