

AVAILABLE FOR LEASE

TERRA VISTA VILLAGE

NEC BASE LINE RD & HAVEN AVE, RANCHO CUCAMONGA, CA 91701



PROPERTY FEATURES

- Well established newly remodeled neighborhood center anchored by Ralphs and Fitness 19
- ±135,000 sf of gross leasable area on 15.3 acres
- ±10,200 sf anchor space available (Divisible from ±3,000 - ±7,000 SF)
- ±2,025 - ±2,400 sf shop spaces available
- Well traveled intersection
- Part of Terra Vista, a 1,320-acre master planned community with a projected build-out of 8,000 households

3 MILE RADIUS DEMOS

141,801
POPULATION



\$114,027
AVERAGE
HOUSEHOLD
INCOME

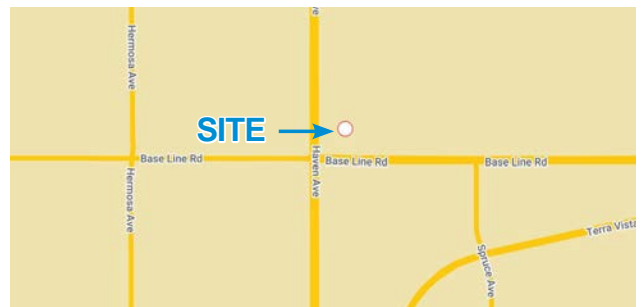
**DAYTIME
DEMOGRAPHICS**

102,384

TRAFFIC COUNTS

On Base Line Rd and Haven Ave

63,942 CPD



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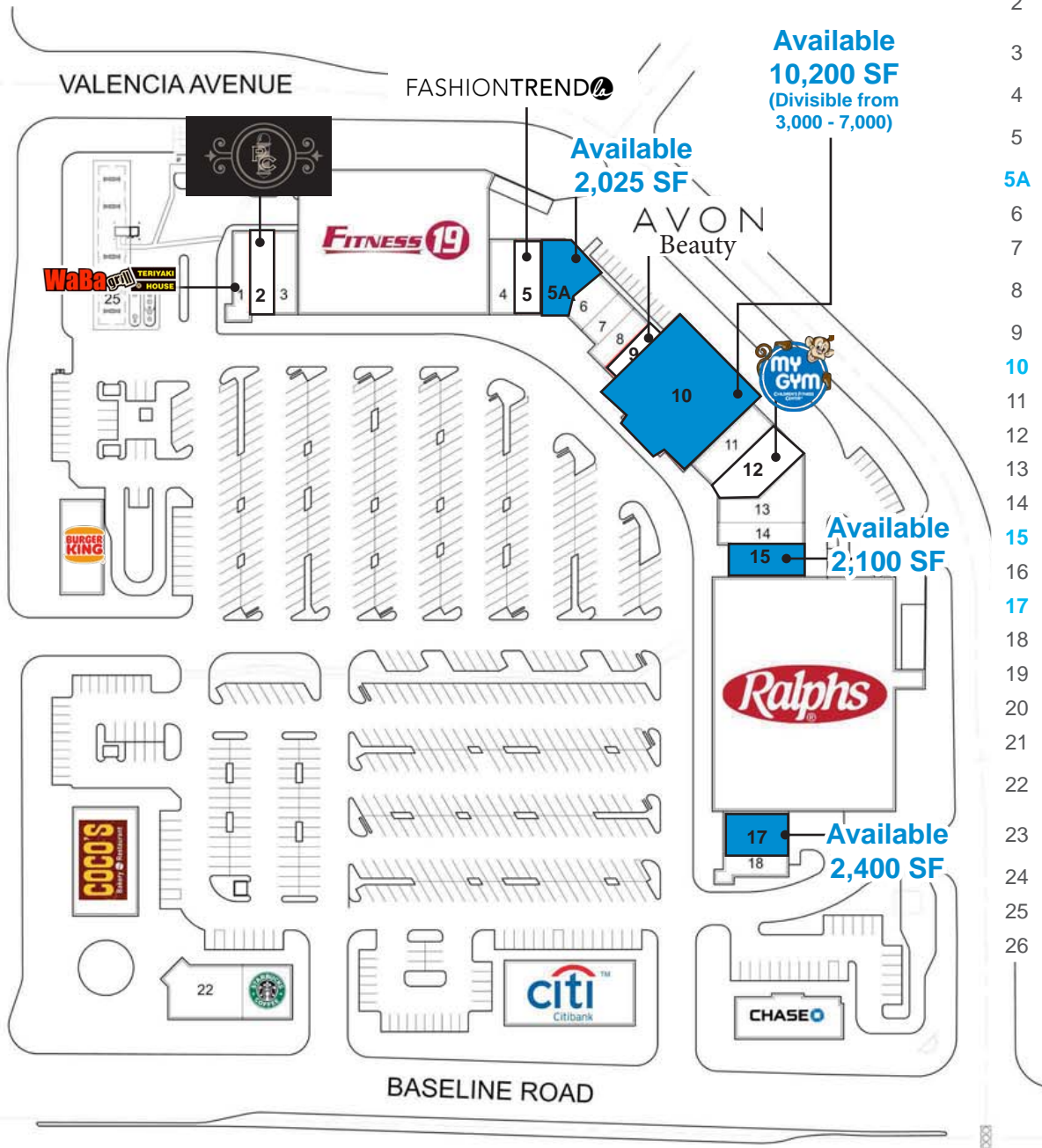
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Lewis Retail Centers
A Member of the Lewis Group of Companies

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	TENANT	SF (±)
1	Waba Grill	1,530
2	Proper Kutz Barbershop	1,617
3	Dumpling Village	1,540
4	RC Optometric	1,750
5	Fashion Trend LA	1,750
5A	Available	2,025
6	Dr. Patel, DDS	1,450
7	Mail Center	1,000
8	Red Persimmon Salon	1,200
9	Avon Beauty	1,200
10	Available	10,200
11	Fleet Feet	2,000
12	My Gym	3,317
13	Ample Massage	2,180
14	H&R Block	1,620
15	Available	2,100
16	Ralphs	36,660
17	Available	2,400
18	Zait Bistro	1,400
19	Chase Bank	4,207
20	Citibank	7,200
21	Starbucks	1,982
22	El Cerrito's Mexican	3,800
23	Coco's Bakery & Restaurant	5,976
24	Burger King	3,500
25	Ralphs Gas	3,595
26	Fitness 19	23,009



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Terra Vista Village	1 mi radius	3 mi radius	5 mi radius
Rancho Cucamonga, CA 91701			
Population			
2022 Estimated Population	24,777	141,801	280,356
2027 Projected Population	24,876	145,985	290,190
2020 Census Population	24,679	138,629	275,952
2010 Census Population	24,118	134,463	261,846
Projected Annual Growth 2022 to 2027	-	0.6%	0.7%
Historical Annual Growth 2010 to 2022	0.2%	0.5%	0.6%
2022 Median Age	36.0	35.6	35.1
Households			
2022 Estimated Households	8,783	49,329	90,930
2027 Projected Households	9,087	52,193	96,834
2020 Census Households	8,698	48,230	89,264
2010 Census Households	8,304	46,130	82,647
Projected Annual Growth 2022 to 2027	0.7%	1.2%	1.3%
Historical Annual Growth 2010 to 2022	0.5%	0.6%	0.8%
Race and Ethnicity			
2022 Estimated White	45.0%	42.7%	38.4%
2022 Estimated Black or African American	9.8%	9.9%	10.4%
2022 Estimated Asian or Pacific Islander	12.1%	14.1%	13.2%
2022 Estimated American Indian or Native Alaskan	1.4%	1.1%	1.4%
2022 Estimated Other Races	31.7%	32.1%	36.7%
2022 Estimated Hispanic	42.3%	41.5%	46.9%
Income			
2022 Estimated Average Household Income	\$105,169	\$114,027	\$111,825
2022 Estimated Median Household Income	\$89,801	\$98,971	\$96,398
2022 Estimated Per Capita Income	\$37,307	\$39,705	\$36,478
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	3.5%	3.6%	5.3%
2022 Estimated Some High School (Grade Level 9 to 11)	4.2%	4.7%	6.4%
2022 Estimated High School Graduate	19.3%	18.7%	20.2%
2022 Estimated Some College	26.8%	24.1%	24.4%
2022 Estimated Associates Degree Only	11.7%	10.8%	10.0%
2022 Estimated Bachelors Degree Only	21.7%	24.0%	21.4%
2022 Estimated Graduate Degree	12.8%	14.2%	12.4%
Business			
2022 Estimated Total Businesses	766	7,344	13,595
2022 Estimated Total Employees	4,281	60,004	127,775
2022 Estimated Employee Population per Business	5.6	8.2	9.4
2022 Estimated Residential Population per Business	32.3	19.3	20.6