

# AVAILABLE FOR LEASE



## ALTA LOMA SQUARE

SEC I-210 FWY & CARNELIAN ST, RANCHO CUCAMONGA, CA 91701



### 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

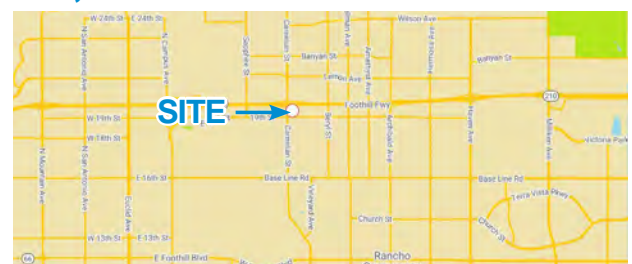
### 3 MILE RADIUS DEMOS

<b>129,278</b> POPULATION	<b>\$136,645</b> AVERAGE HOUSEHOLD INCOME	<b>DAYTIME DEMOGRAPHICS</b> <b>67,947</b>
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### TRAFFIC COUNTS

At I-210 Fwy & Carnelian St:

**217,781 CPD**



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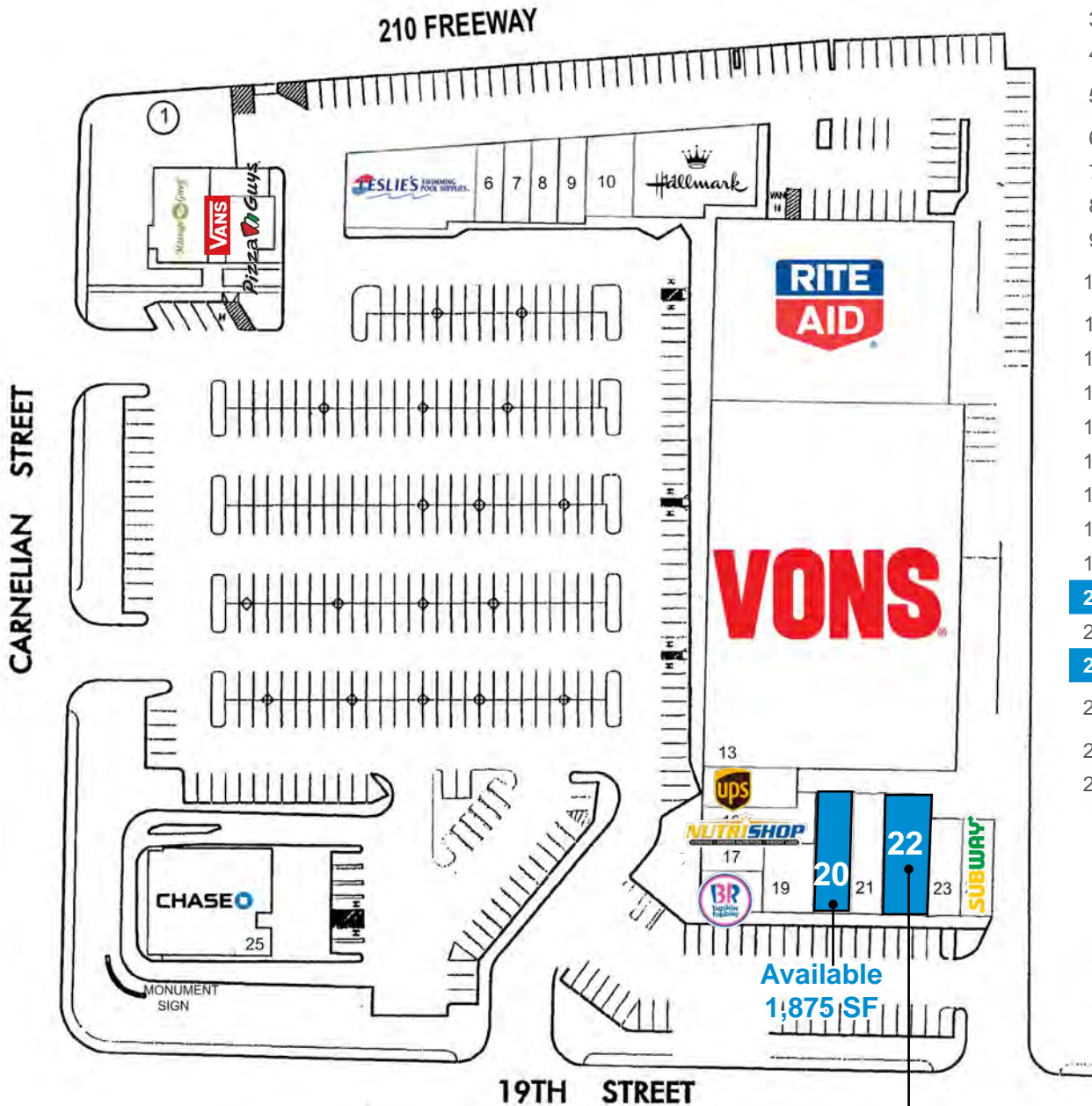
**Lewis Retail Centers**  
A Member of the Lewis Group of Companies

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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	Merry Maids	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
16	Nutrishop	1,764
17	Bella Aesthetics	520
18	Baskin Robbins	1,000
19	Miss Donuts	1,216
<b>20</b>	<b>Available</b>	<b>1,875</b>
21	Pure Barre	1,725
<b>22</b>	<b>Available</b>	<b>1,875</b>
23	Harmony Tea Shoppe	1,200
24	Subway	1,200
25	Chase Bank	6,000

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Alta Loma Square Rancho Cucamonga, CA 91701	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	15,970	129,278	301,575
2028 Projected Population	16,495	132,340	309,785
2020 Census Population	15,822	127,909	296,589
2010 Census Population	15,825	125,030	284,464
Projected Annual Growth 2023 to 2028	0.7%	0.5%	0.5%
Historical Annual Growth 2010 to 2023	-	0.3%	0.5%
2023 Median Age	38.9	37.9	35.5
<b>Households</b>			
2023 Estimated Households	5,456	45,372	102,354
2028 Projected Households	5,791	47,706	107,964
2020 Census Households	5,324	44,231	99,573
2010 Census Households	5,299	42,702	93,427
Projected Annual Growth 2023 to 2028	1.2%	1.0%	1.1%
Historical Annual Growth 2010 to 2023	0.2%	0.5%	0.7%
<b>Race and Ethnicity</b>			
2023 Estimated White	52.5%	47.0%	40.0%
2023 Estimated Black or African American	5.5%	7.7%	8.6%
2023 Estimated Asian or Pacific Islander	9.2%	10.2%	11.6%
2023 Estimated American Indian or Native Alaskan	1.2%	1.3%	1.5%
2023 Estimated Other Races	31.6%	33.9%	38.3%
2023 Estimated Hispanic	40.7%	43.9%	49.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$150,957	\$136,645	\$129,453
2023 Estimated Median Household Income	\$117,790	\$104,345	\$100,021
2023 Estimated Per Capita Income	\$51,687	\$48,051	\$44,022
<b>Business</b>			
2023 Estimated Total Businesses	409	4,623	14,096
2023 Estimated Total Employees	2,627	29,585	107,703
2023 Estimated Employee Population per Business	6.4	6.4	7.6
2023 Estimated Residential Population per Business	39.1	28.0	21.4



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