

**NOW LEASING**

# MILLIKEN COURT

SWC BASE LINE RD & MILLIKEN AVE  
RANCHO CUCAMONGA, CA 91701

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**LEWIS  
RETAIL CENTERS**

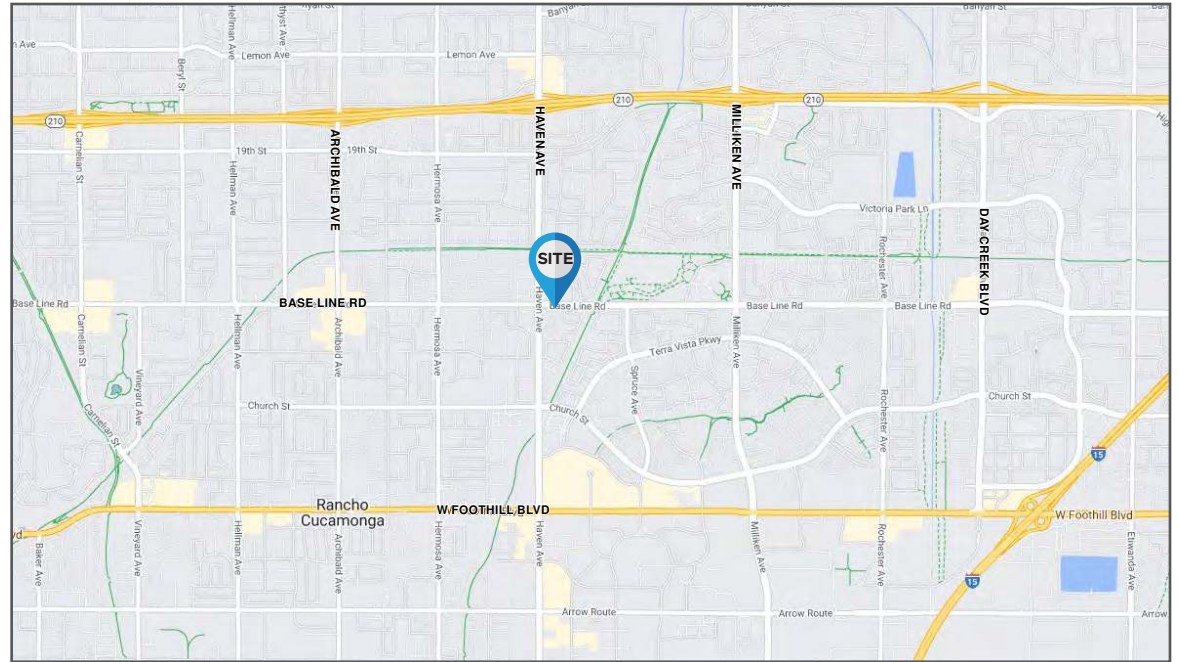


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# PROJECT OVERVIEW

- ±1,724 SF available.
- Located at the major 4-way intersection of Baseline & Milliken.
- Major high-traffic arteries with approximately 60,577 CPD at the intersection.
- Convenient access along Baseline and Milliken.
- Strong street visibility S Bound on Milliken Ave.
- Former Education Prep buildout.
- 34,000 sf mixed use center anchored by KinderCare and Shell Gas Station.
- Directly across from Central Park Plaza which is anchored by Ralphs, Rite Aid, US Bank, Carl's Jr., KFC and Mountain Mike's Pizza.
- Part of Terra Vista, a 1,320-acre master planned community with a projected build-out of 8,000 households.



## 5 MILE RADIUS DEMOS

**274,767**  
POPULATION



**\$139,348**

AVERAGE  
HOUSEHOLD  
INCOME

DAYTIME  
DEMOGRAPHICS

**197,715**

## TRAFFIC COUNTS

On Base Line Rd and Haven Ave

**67,742 CPD**



**±1,724 SF AVAILABLE**



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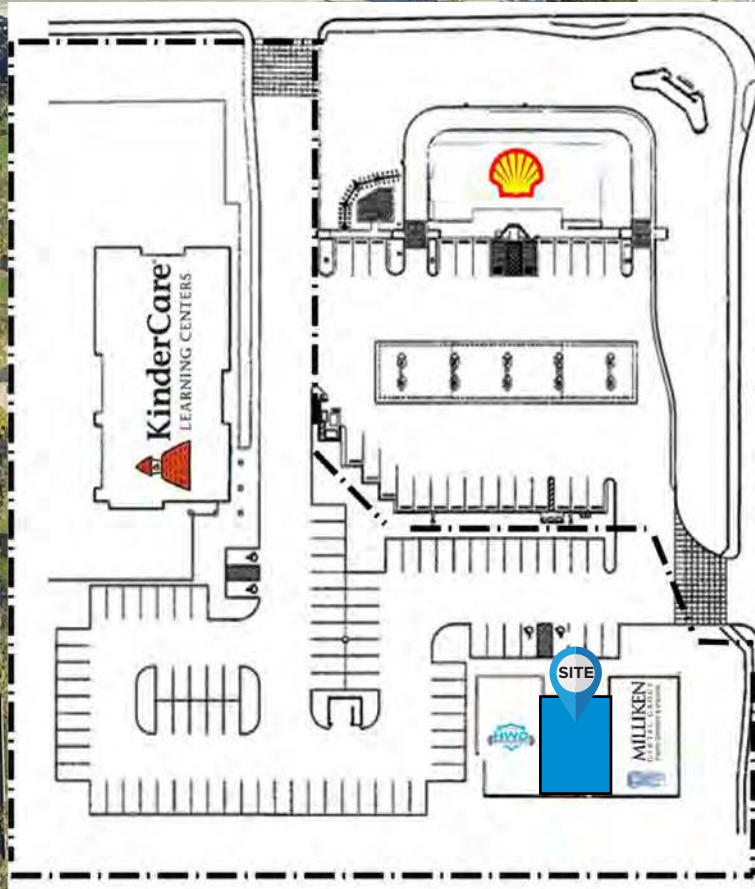
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AVAILABILITIES 2,400 - 10,200 SF

BASE LINE RD ±26,943 CPD

MILLIKEN AVE ±33,634 CPD



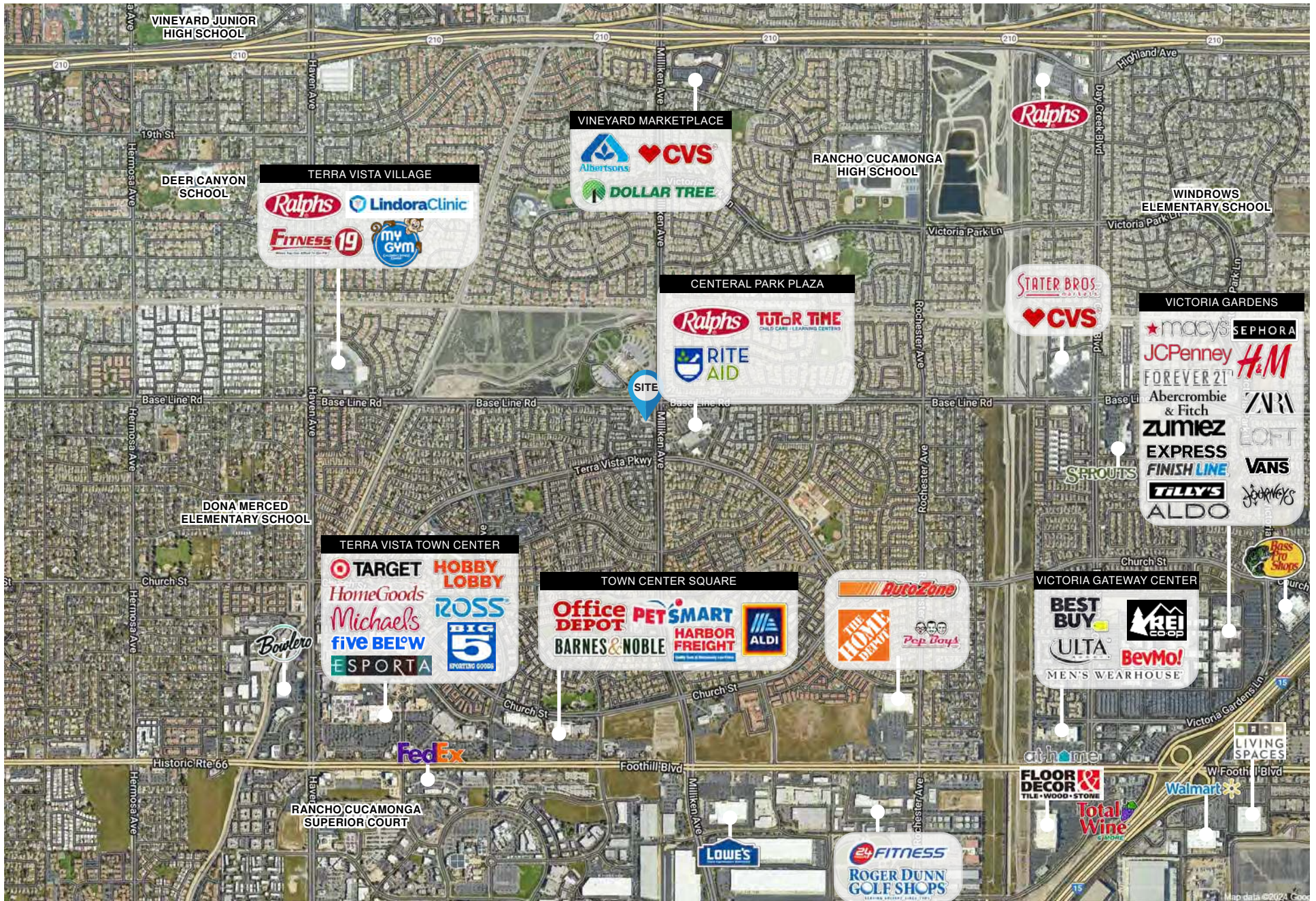
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# TENANT OVERVIEW





# DEMOGRAPHICS

MILLIKEN COURT Rancho Cucamonga, CA 91730	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	30,106	133,521	261,843
2029 Projected Population	29,401	134,295	266,454
2020 Census Population	31,075	134,493	261,569
2010 Census Population	28,656	127,879	246,611
Projected Annual Growth 2024 to 2029	-0.5%	0.1%	0.4%
Historical Annual Growth 2010 to 2024	0.4%	0.3%	0.4%
2024 Median Age	35.5	36.6	35.9
<b>Households</b>			
2024 Estimated Households	10,294	45,869	84,647
2029 Projected Households	10,215	47,149	87,936
2020 Census Households	10,702	45,892	84,012
2010 Census Households	9,709	42,983	77,195
Projected Annual Growth 2024 to 2029	-0.2%	0.6%	0.8%
Historical Annual Growth 2010 to 2024	0.4%	0.5%	0.7%
<b>Race and Ethnicity</b>			
2024 Estimated White	38.5%	40.0%	37.0%
2024 Estimated Black or African American	12.4%	10.8%	10.4%
2024 Estimated Asian or Pacific Islander	19.3%	16.0%	14.2%
2024 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.3%
2024 Estimated Other Races	28.8%	32.1%	37.1%
2024 Estimated Hispanic	38.7%	42.4%	47.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$134,685	\$139,486	\$138,065
2024 Estimated Median Household Income	\$113,286	\$112,142	\$111,776
2024 Estimated Per Capita Income	\$46,056	\$47,953	\$44,689
<b>Business</b>			
2024 Estimated Total Businesses	657	6,934	13,488
2024 Estimated Total Employees	2,993	57,351	125,121
2024 Estimated Employee Population per Business	4.6	8.3	9.3
2024 Estimated Residential Population per Business	45.9	19.3	19.4



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