

TERRA VISTA TOWN CENTER

FOOTHILL BOULEVARD & HAVEN AVENUE, RANCHO CUCAMONGA, CA



PROJECT FEATURES

- + Adjacent to a regionally-prominent power center anchored by Target, Ross, HomeGoods, Michael's, Old Navy, and Big 5 Sporting Goods
- + Close proximity to several Lewis Owned Apartment communities for a captive audience to market to
- + Excellent positioning and visibility on Foothill corridor
- + Part of 1,320-acre master-planned community of Terra Vista.
- + 20,017 employees within 1 mile

DEMOGRAPHICS

Radius	1-Miles	3-Miles	5-Miles
Estimated Population	24,489	142,356	280,019
Estimated Avg. HH Income	\$94,533	\$103,161	\$101,866

TRAFFIC COUNT

Base Line Rd. & Have Ave. 67,098 CPD

Source: CoStar 2012 MPSI est.

LEWIS RETAIL CENTERS

Lic. 1252241

T. 909-946-7518

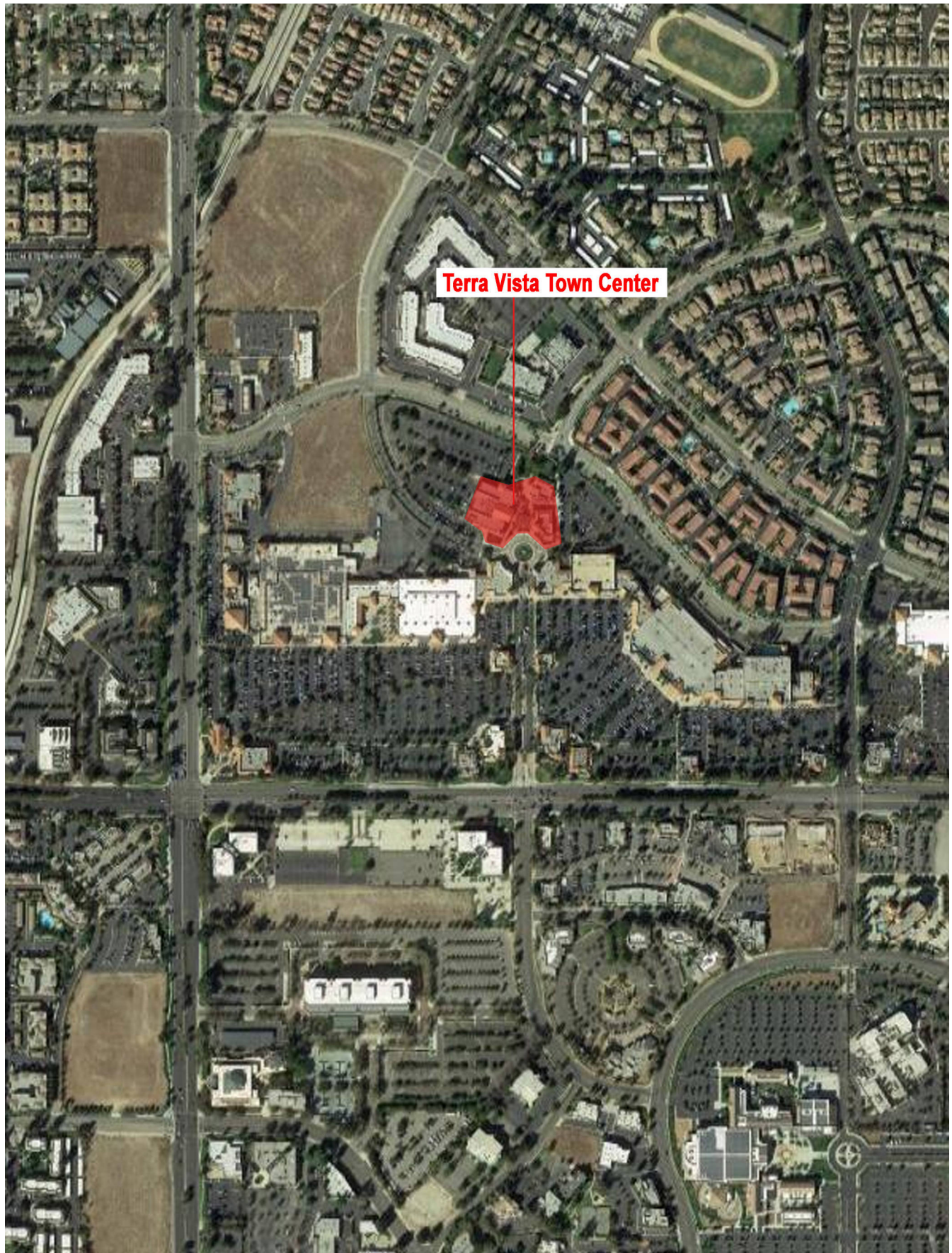
retailinfo@lewismc.com

Lewis Retail Centers

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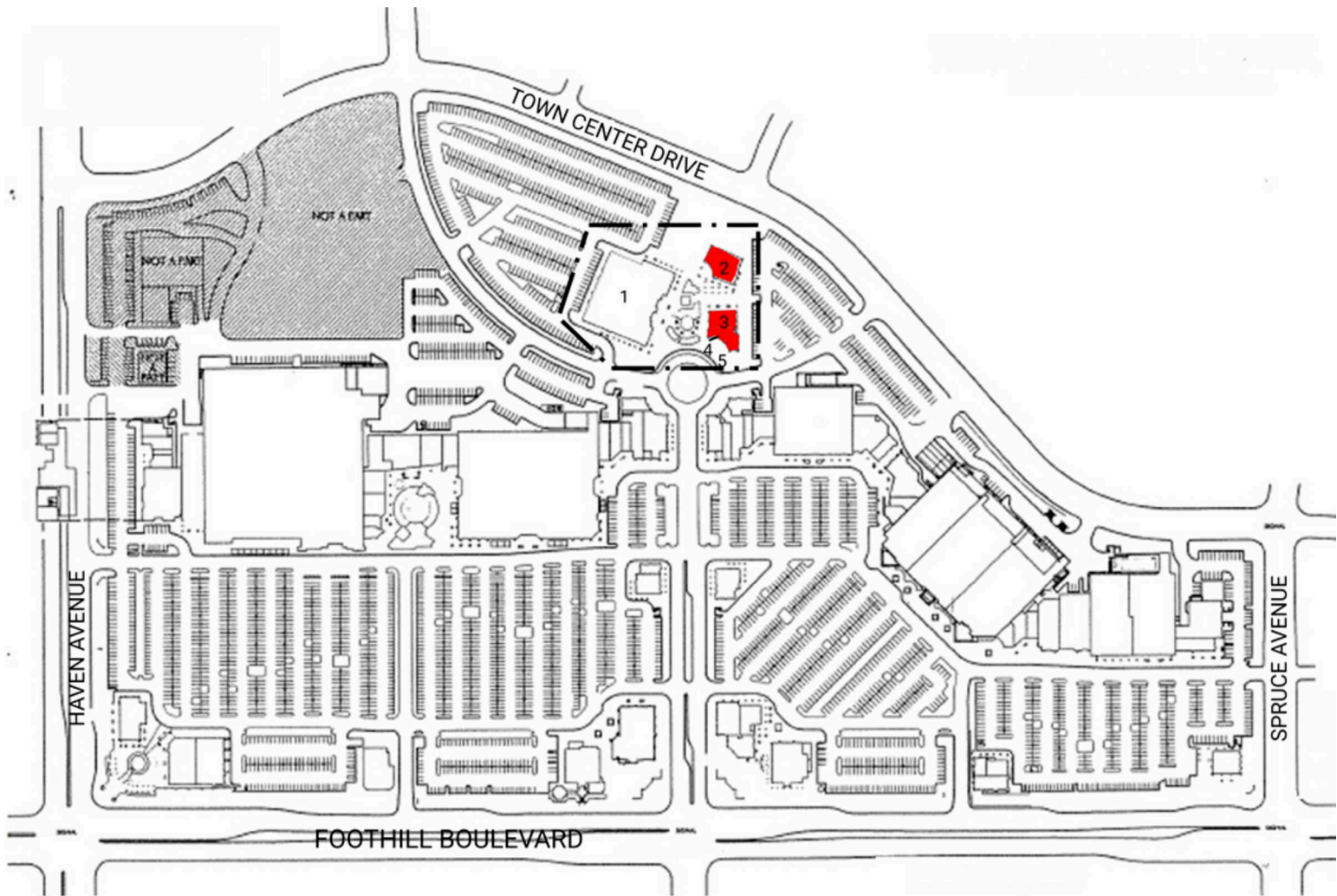


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TENANT	SQFT
1 Starlight Terra Vista Ci...	24,745
2 Available	4,617
3 Available	2,705
4 Available	1,031
5 Available	1,225



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SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.1064/-117.5760

RS1

Terra Vista Town Center				
Rancho Cucamonga, CA 91730				
		1 mi radius	2 mi radius	3 mi radius
POPULATION	2016 Estimated Population	22,263	73,578	146,170
	2021 Projected Population	23,013	76,102	151,243
	2010 Census Population	20,407	68,280	137,171
	2000 Census Population	14,866	53,865	110,437
	Projected Annual Growth 2016 to 2021	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2016	3.1%	2.3%	2.0%
	2016 Median Age	31.2	33.8	34.2
HOUSEHOLDS	2016 Estimated Households	8,479	26,894	51,087
	2021 Projected Households	8,789	27,916	53,071
	2010 Census Households	7,650	24,530	47,110
	2000 Census Households	5,333	18,443	36,397
	Projected Annual Growth 2016 to 2021	0.7%	0.8%	0.8%
	Historical Annual Growth 2000 to 2016	3.7%	2.9%	2.5%
RACE AND ETHNICITY	2016 Estimated White	52.2%	55.4%	56.0%
	2016 Estimated Black or African American	13.6%	11.3%	10.5%
	2016 Estimated Asian or Pacific Islander	10.5%	11.2%	11.5%
	2016 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
	2016 Estimated Other Races	22.9%	21.4%	21.3%
	2016 Estimated Hispanic	42.5%	40.7%	41.8%
INCOME	2016 Estimated Average Household Income	\$78,889	\$82,799	\$86,782
	2016 Estimated Median Household Income	\$67,621	\$71,019	\$73,848
	2016 Estimated Per Capita Income	\$30,052	\$30,282	\$30,344
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	4.8%	4.0%	4.8%
	2016 Estimated Some High School (Grade Level 9 to 11)	5.3%	5.2%	5.5%
	2016 Estimated High School Graduate	20.7%	21.5%	21.8%
	2016 Estimated Some College	29.4%	29.3%	28.5%
	2016 Estimated Associates Degree Only	8.1%	9.7%	9.9%
	2016 Estimated Bachelors Degree Only	20.6%	19.6%	19.0%
	2016 Estimated Graduate Degree	11.1%	10.6%	10.6%
BUSINESS	2016 Estimated Total Businesses	1,820	4,377	7,182
	2016 Estimated Total Employees	20,017	44,893	74,358
	2016 Estimated Employee Population per Business	11.0	10.3	10.4
	2016 Estimated Residential Population per Business	12.2	16.8	20.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.