

# HERITAGE VILLAGE CENTER

SWC BASELINE AVENUE & CHERRY AVENUE, FONTANA, CA



## PROJECT FEATURES

[Website](#) // [Facebook](#)

- + Anchored by Vons, Panda Express, Wendy's and U.S. Bank
- + 110,000 sf neighborhood center with over 1.2 million annual visitors
- + Over 8,400 employees within two miles
- + Excellent access to the I-210 and I-10 freeways via the Cherry Ave. exit(s) and the I-15 via the Baseline Avenue exit
- + Neighboring retailers include Tutor Time, Wells Fargo, AutoZone, Mountain View Tire, Chase Bank and KFC

## DEMOGRAPHICS

| Radius                   | 1-Miles   | 2-Miles   | 3-Miles   |
|--------------------------|-----------|-----------|-----------|
| Estimated Population     | 13,959    | 61,106    | 137,501   |
| Estimated Avg. HH Income | \$134,186 | \$120,835 | \$117,702 |

## TRAFFIC COUNT

Baseline Ave. 21,006 ADT (2021)

Cherry Ave. 21,552 ADT (2021)

Source: City of Fontana



**LEWIS RETAIL CENTERS**  
Lic. 1252241  
T. 909-946-7518  
[retailinfo@lewismc.com](mailto:retailinfo@lewismc.com)

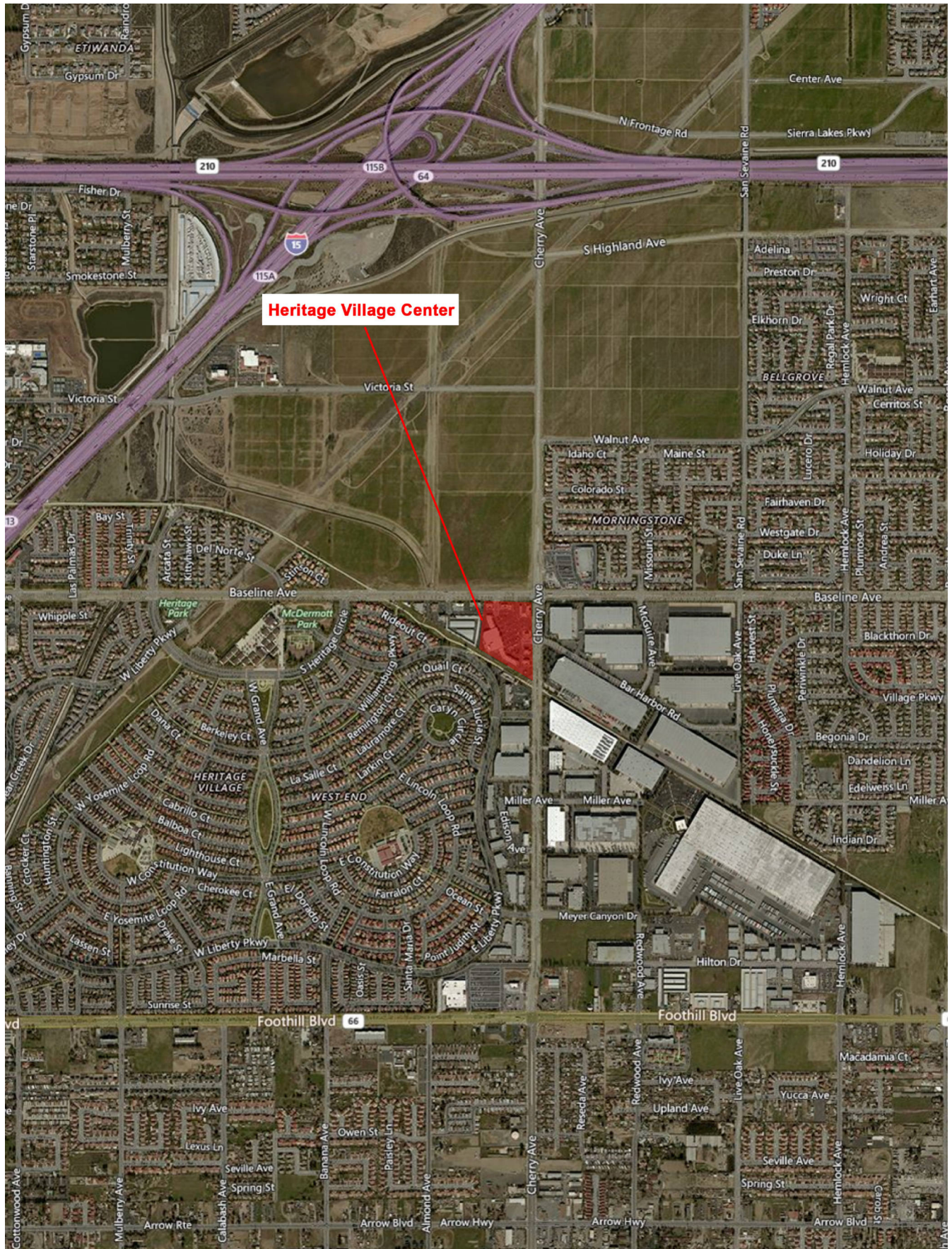


**Lewis Retail Centers**

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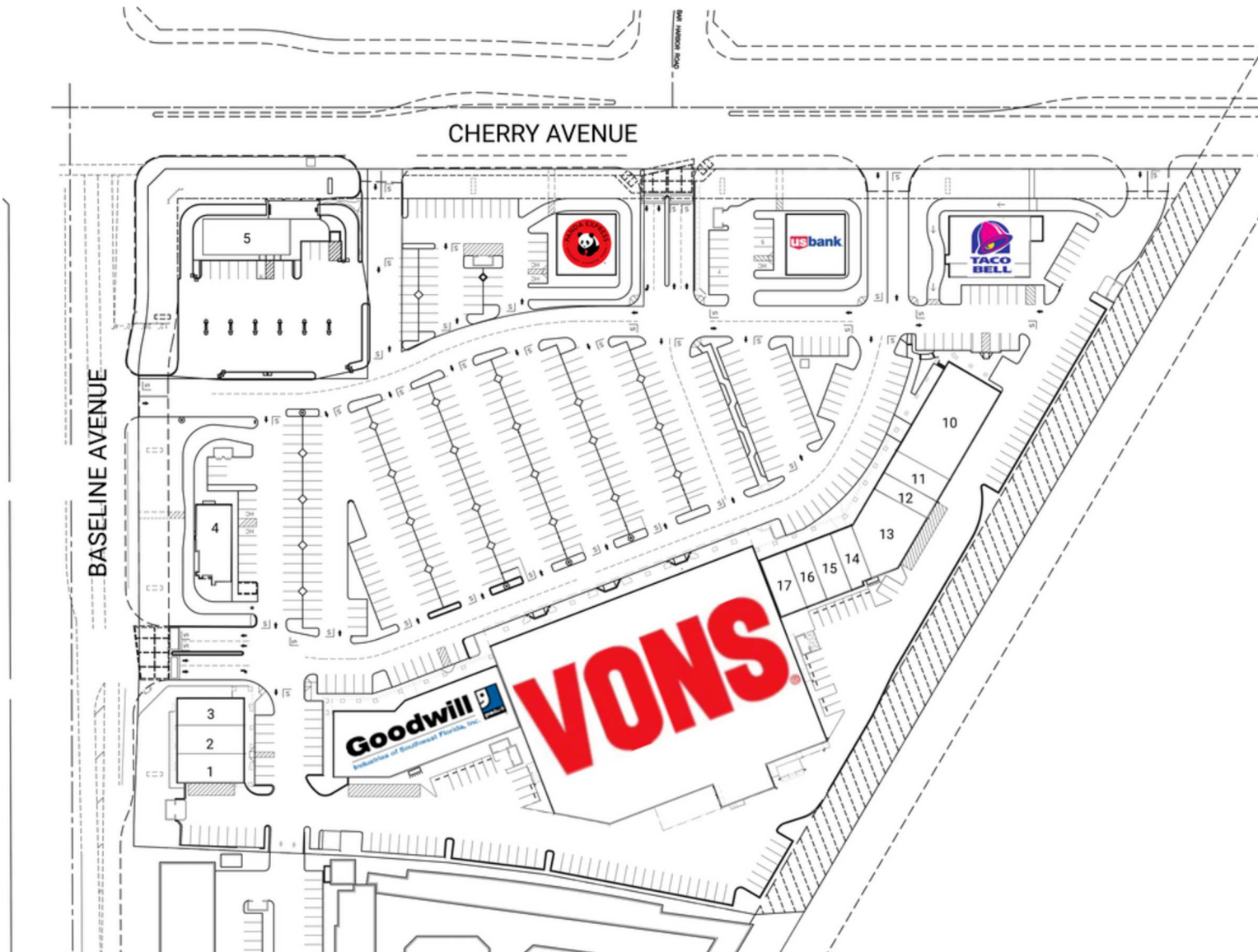
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|    | TENANT               | SQFT   |
|----|----------------------|--------|
| 1  | Kim's Tae Kwon Do    | 2,442  |
| 2  | Juice It Up          | 1,227  |
| 3  | Mathnasium           | 1,831  |
| 4  | Wendy's              | 3,023  |
| 5  | Shell/Picoso Mexican | 2,975  |
| 6  | Panda Express        | 3,500  |
| 7  | US Bank              | 3,546  |
| 9  | Taco Bell            | 4,002  |
| 10 | TIV Fitness          | 4,764  |
| 11 | Smiling Feet         | 1,485  |
| 12 | Postal Annex         | 930    |
| 13 | Graziano's Pizza     | 4,535  |
| 14 | Musicland            | 1,040  |
| 15 | Heritage Dental      | 1,525  |
| 16 | H&R Block            | 1,200  |
| 17 | City Nails           | 1,485  |
| 18 | Vons                 | 56,865 |
| 19 | Goodwill             | 11,637 |

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# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.1207/-117.4898

RS1

## Baseline Ave

## Fontana, CA 92336

1 mi radius 2 mi radius 3 mi radius

| POPULATION          | 2020 Estimated Population                             | 13,959    | 61,106    | 137,501   |
|---------------------|-------------------------------------------------------|-----------|-----------|-----------|
|                     | 2025 Projected Population                             | 14,256    | 62,323    | 140,129   |
|                     | 2010 Census Population                                | 13,367    | 56,066    | 123,790   |
|                     | 2000 Census Population                                | 8,959     | 32,122    | 75,415    |
|                     | Projected Annual Growth 2020 to 2025                  | 0.4%      | 0.4%      | 0.4%      |
|                     | Historical Annual Growth 2000 to 2020                 | 2.8%      | 4.5%      | 4.1%      |
|                     | 2020 Median Age                                       | 33.9      | 32.6      | 31.7      |
| HOUSEHOLDS          | 2020 Estimated Households                             | 3,783     | 16,126    | 36,141    |
|                     | 2025 Projected Households                             | 3,887     | 16,533    | 37,010    |
|                     | 2010 Census Households                                | 3,539     | 14,421    | 31,714    |
|                     | 2000 Census Households                                | 2,358     | 8,291     | 18,984    |
|                     | Projected Annual Growth 2020 to 2025                  | 0.5%      | 0.5%      | 0.5%      |
|                     | Historical Annual Growth 2000 to 2020                 | 3.0%      | 4.7%      | 4.5%      |
| RACE AND ETHNICITY  | 2020 Estimated White                                  | 43.2%     | 45.9%     | 47.3%     |
|                     | 2020 Estimated Black or African American              | 17.2%     | 12.9%     | 10.9%     |
|                     | 2020 Estimated Asian or Pacific Islander              | 17.3%     | 14.2%     | 11.7%     |
|                     | 2020 Estimated American Indian or Native Alaskan      | 0.8%      | 0.9%      | 0.9%      |
|                     | 2020 Estimated Other Races                            | 21.5%     | 26.2%     | 29.3%     |
|                     | 2020 Estimated Hispanic                               | 45.7%     | 53.3%     | 58.1%     |
| INCOME              | 2020 Estimated Average Household Income               | \$134,186 | \$120,835 | \$117,702 |
|                     | 2020 Estimated Median Household Income                | \$116,926 | \$104,501 | \$101,123 |
|                     | 2020 Estimated Per Capita Income                      | \$36,396  | \$31,906  | \$30,951  |
| EDUCATION (AGE 25+) | 2020 Estimated Elementary (Grade Level 0 to 8)        | 4.3%      | 7.6%      | 9.3%      |
|                     | 2020 Estimated Some High School (Grade Level 9 to 11) | 6.1%      | 8.2%      | 8.3%      |
|                     | 2020 Estimated High School Graduate                   | 21.9%     | 24.2%     | 24.3%     |
|                     | 2020 Estimated Some College                           | 30.7%     | 25.6%     | 24.2%     |
|                     | 2020 Estimated Associates Degree Only                 | 10.7%     | 7.3%      | 7.2%      |
|                     | 2020 Estimated Bachelors Degree Only                  | 17.7%     | 18.1%     | 17.5%     |
|                     | 2020 Estimated Graduate Degree                        | 8.5%      | 9.1%      | 9.1%      |
| BUSINESS            | 2020 Estimated Total Businesses                       | 454       | 1,262     | 3,291     |
|                     | 2020 Estimated Total Employees                        | 4,525     | 10,857    | 28,127    |
|                     | 2020 Estimated Employee Population per Business       | 10.0      | 8.6       | 8.5       |
|                     | 2020 Estimated Residential Population per Business    | 30.8      | 48.4      | 41.8      |

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