

TERRA VISTA PROMENADE

FOOTHILL BOULEVARD & ROCHESTER AVENUE, RANCHO CUCAMONGA, CA



PROJECT FEATURES

- + Regionally prominent power center with excellent visibility and positioning on the Foothill Corridor
- + Anchored by Home Depot, Old Spaghetti Factory, and AutoZone
- + 165,000 sf of gross leasable area
- + Easy freeway access to Interstates 10, 210 and 15
- + Part of 1,340-acre master planned community.

DEMOGRAPHICS

Radius	2-Miles	3-Miles	5-Miles
Estimated Population	58,912	123,705	268,850
Estimated Avg. HH Income	\$96,051	\$94,512	\$94,241

TRAFFIC COUNT

Foothill Blvd.	44,554 ADT
Rochester Ave.	15,4945 ADT

Source: City of Rancho Cucamonga



LEWIS RETAIL CENTERS

Lic. 1252241

T. 909-946-7518

retailinfo@lewismc.com

Lewis Retail Centers

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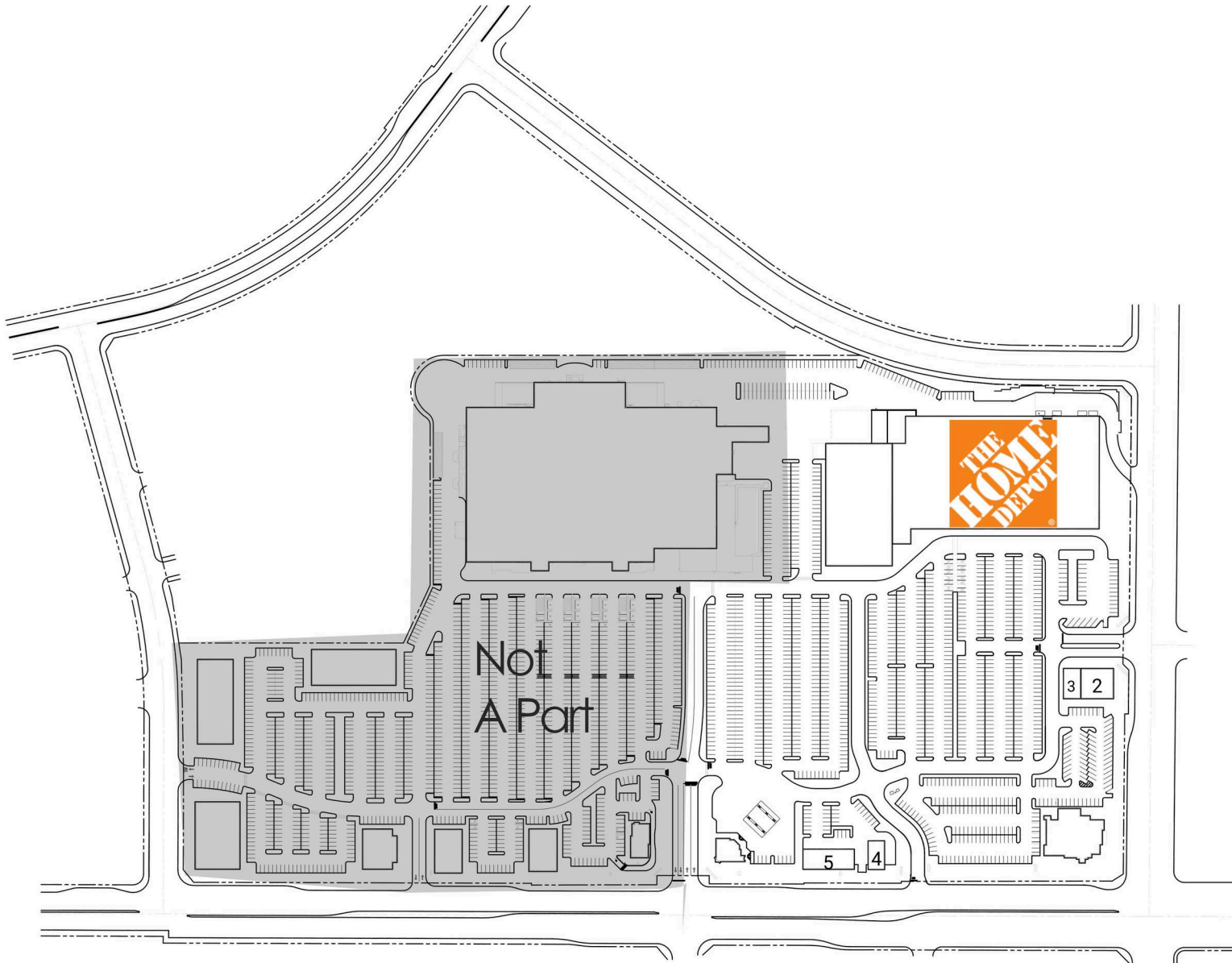
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TENANT

SQFT

- 1 Home Depot
- 2 Auto Zone
- 3 Little Ceasar's Pizza
- 4 Pep Boy's
- 5 Sherwin Williams



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SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.1065/-117.5456

RS1

Terra Vista Promenade				
Rancho Cucamonga, CA 91739				
		2 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	58,912	123,705	268,850
	2021 Projected Population	60,810	127,847	277,871
	2010 Census Population	54,207	115,746	253,631
	2000 Census Population	31,829	83,519	193,391
	Projected Annual Growth 2016 to 2021	0.6%	0.7%	0.7%
	Historical Annual Growth 2000 to 2016	5.3%	3.0%	2.4%
	2016 Median Age	32	33.1	33.4
HOUSEHOLDS	2016 Estimated Households	19,332	40,674	82,823
	2021 Projected Households	20,047	42,221	85,999
	2010 Census Households	17,351	37,278	76,599
	2000 Census Households	9,345	25,868	57,698
	Projected Annual Growth 2016 to 2021	0.7%	0.8%	0.8%
	Historical Annual Growth 2000 to 2016	6.7%	3.6%	2.7%
RACE AND ETHNICITY	2016 Estimated White	51.0%	53.1%	53.8%
	2016 Estimated Black or African American	13.8%	12.6%	10.4%
	2016 Estimated Asian or Pacific Islander	15.5%	13.3%	11.2%
	2016 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.8%
	2016 Estimated Other Races	19.1%	20.2%	23.8%
	2016 Estimated Hispanic	38.0%	40.5%	47.5%
INCOME	2016 Estimated Average Household Income	\$96,051	\$94,512	\$94,241
	2016 Estimated Median Household Income	\$83,161	\$82,510	\$81,325
	2016 Estimated Per Capita Income	\$32,312	\$31,462	\$29,222
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	3.8%	4.6%	7.1%
	2016 Estimated Some High School (Grade Level 9 to 11)	5.5%	5.6%	7.5%
	2016 Estimated High School Graduate	20.0%	21.5%	22.8%
	2016 Estimated Some College	27.4%	28.3%	26.9%
	2016 Estimated Associates Degree Only	8.2%	8.9%	9.2%
	2016 Estimated Bachelors Degree Only	20.9%	19.3%	16.9%
	2016 Estimated Graduate Degree	14.2%	11.7%	9.6%
BUSINESS	2016 Estimated Total Businesses	2,841	5,859	9,849
	2016 Estimated Total Employees	36,319	71,972	111,523
	2016 Estimated Employee Population per Business	12.8	12.3	11.3
	2016 Estimated Residential Population per Business	20.7	21.1	27.3

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