

VILLAGE AT ONTARIO CENTER

SWC OF FOURTH STREET & MILLIKEN AVENUE, ONTARIO, CA



PROJECT FEATURES

- +109,000 +/- sf Power Center anchored by Kohl's
- +Directly across from Ontario Mills at the Junction of the San Bernardino (I-10) & Devore (I-15) Freeways
- +Regional location
- +Almost 5 million people within a 30 mile radius

DEMOGRAPHICS

| Radius | 1-Miles | 2-Miles | 3-Miles |
|--------------------------|----------|----------|----------|
| Estimated Population | 3,681 | 13,310 | 58,500 |
| Estimated Avg. HH Income | \$83,195 | \$88,117 | \$86,815 |

TRAFFIC COUNT

| | |
|---------------|-----------------|
| Milliken Ave. | 36,366 cars/day |
| Concours St. | 11,151 cars/day |

Source: Inrix

LEWIS RETAIL CENTERS

Lic. 1252241

T. 909-946-7518

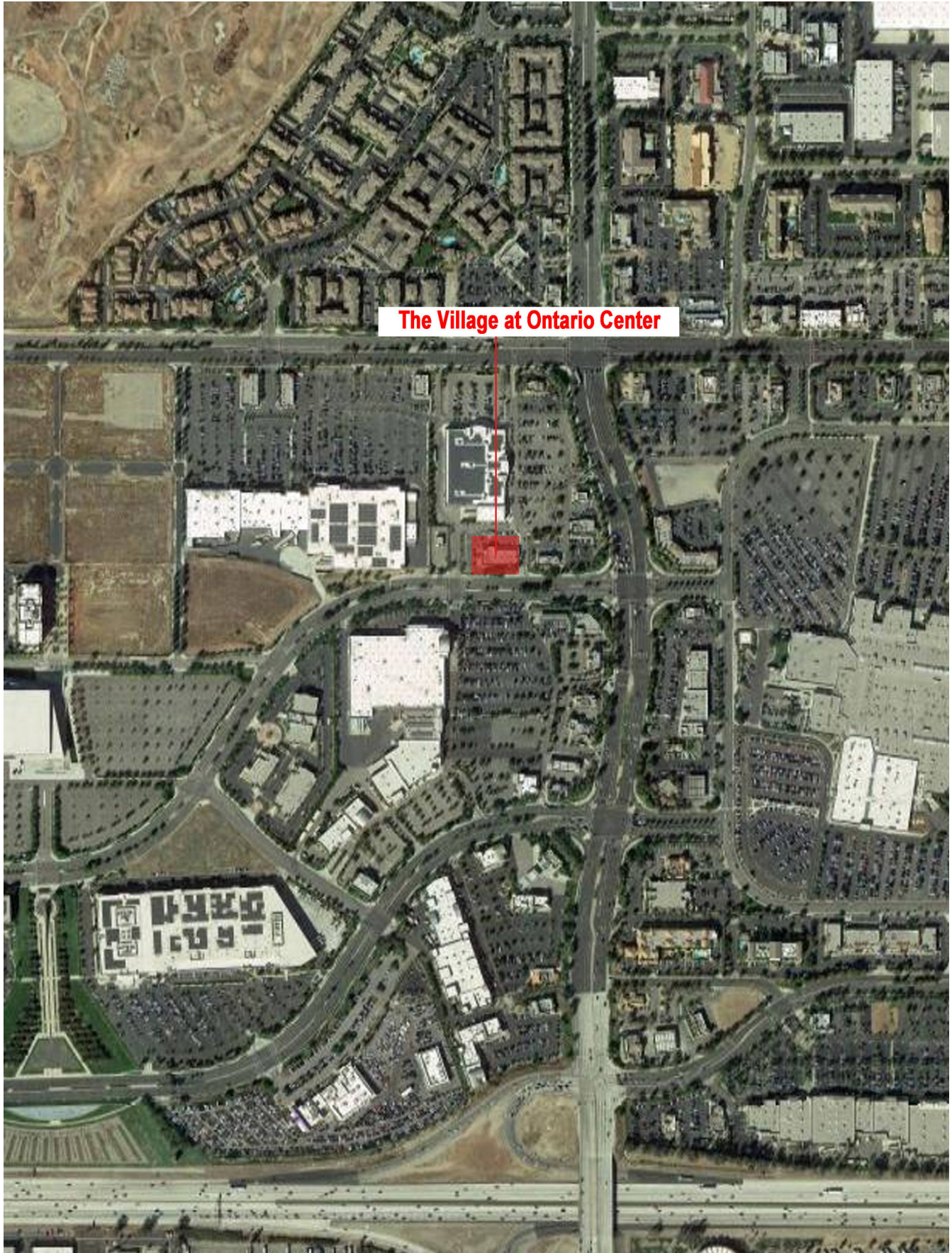
retailinfo@lewismc.com

Lewis Retail Centers

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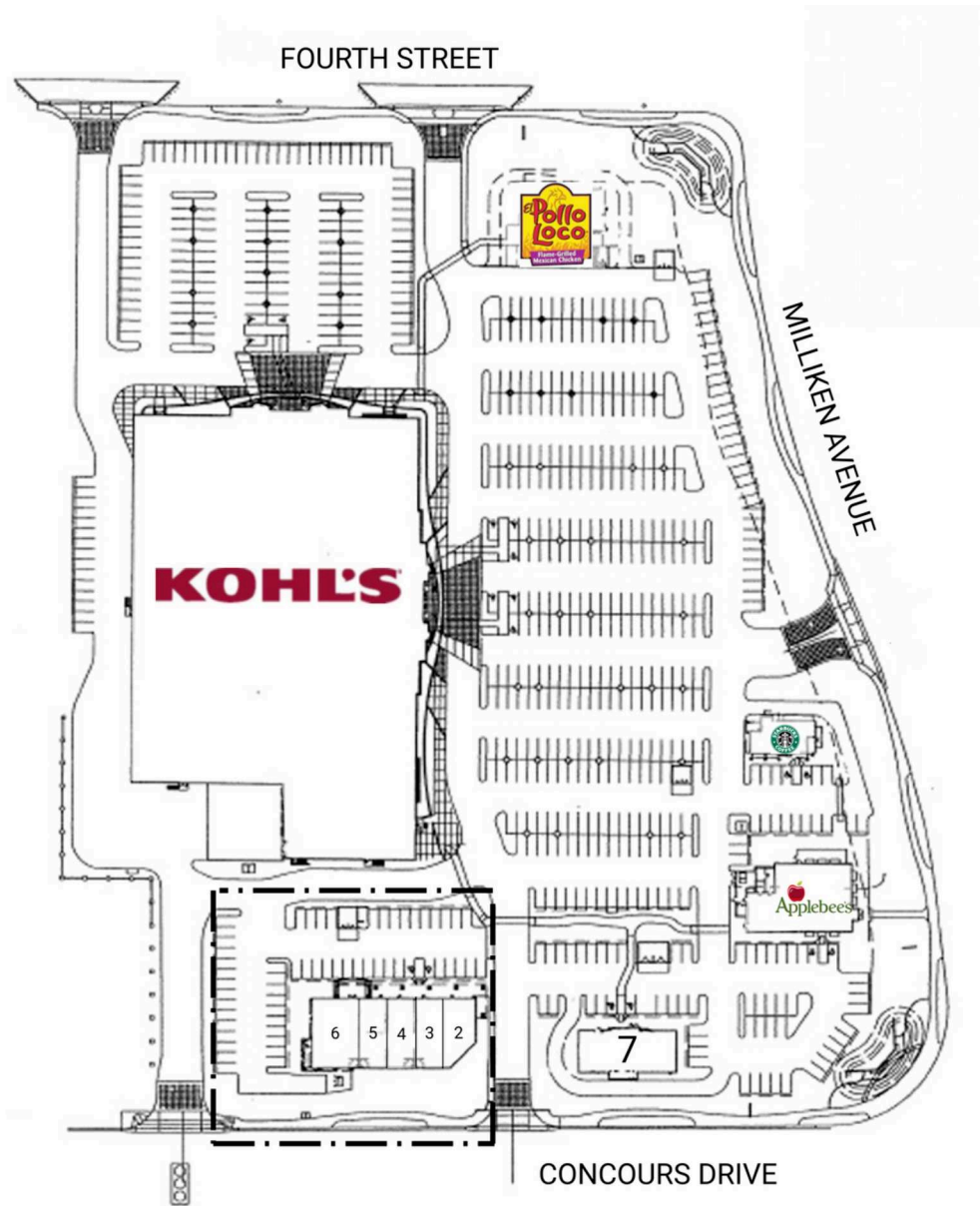
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| TENANT | SQFT |
|----------------------------|---------|
| 1 Kohls | 100,000 |
| 2 Sunrise Optometry | 1,500 |
| 3 Dr. Su Pediatric Dentist | 1,500 |
| 4 Miss U Day Spa | 1,200 |
| 5 Venice Nails | 1,771 |
| 6 Take Ur Seat | 2,400 |
| 7 Comerica Bank | 4,200 |
| 8 Applebee's Grill & Bar | 5,000 |
| 9 Starbucks | 2,200 |
| 10 El Pollo Loco | 5,000 |

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Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.0749/-117.5595

| 4275 Concours St Ontario, CA 91764 | 1 mi radius | 2 mi radius | 3 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2022 Estimated Population | 3,681 | 13,310 | 58,500 |
| 2027 Projected Population | 3,674 | 13,268 | 61,695 |
| 2020 Census Population | 3,682 | 13,304 | 56,296 |
| 2010 Census Population | 4,044 | 12,196 | 48,539 |
| Projected Annual Growth 2022 to 2027 | - | - | 1.1% |
| Historical Annual Growth 2010 to 2022 | -0.7% | 0.8% | 1.7% |
| 2022 Median Age | 29.8 | 30.3 | 32.0 |
| Households | | | |
| 2022 Estimated Households | 1,911 | 4,827 | 20,414 |
| 2027 Projected Households | 1,962 | 4,949 | 22,032 |
| 2020 Census Households | 1,913 | 4,806 | 19,933 |
| 2010 Census Households | 1,778 | 4,059 | 16,590 |
| Projected Annual Growth 2022 to 2027 | 0.5% | 0.5% | 1.6% |
| Historical Annual Growth 2010 to 2022 | 0.6% | 1.6% | 1.9% |
| Race and Ethnicity | | | |
| 2022 Estimated White | 33.1% | 24.5% | 31.1% |
| 2022 Estimated Black or African American | 22.2% | 35.0% | 18.8% |
| 2022 Estimated Asian or Pacific Islander | 13.0% | 12.0% | 14.0% |
| 2022 Estimated American Indian or Native Alaskan | 0.7% | 1.0% | 1.3% |
| 2022 Estimated Other Races | 30.9% | 27.5% | 34.8% |
| 2022 Estimated Hispanic | 38.7% | 35.8% | 44.4% |
| Income | | | |
| 2022 Estimated Average Household Income | \$83,195 | \$88,117 | \$86,815 |
| 2022 Estimated Median Household Income | \$79,587 | \$74,660 | \$80,616 |
| 2022 Estimated Per Capita Income | \$43,200 | \$35,079 | \$31,015 |
| Education (Age 25+) | | | |
| 2022 Estimated Elementary (Grade Level 0 to 8) | 2.1% | 4.1% | 5.1% |
| 2022 Estimated Some High School (Grade Level 9 to 11) | 1.7% | 10.2% | 7.0% |
| 2022 Estimated High School Graduate | 18.4% | 18.4% | 18.0% |
| 2022 Estimated Some College | 31.7% | 28.6% | 25.9% |
| 2022 Estimated Associates Degree Only | 13.1% | 10.8% | 10.8% |
| 2022 Estimated Bachelors Degree Only | 22.2% | 19.6% | 21.3% |
| 2022 Estimated Graduate Degree | 10.7% | 8.2% | 12.0% |
| Business | | | |
| 2022 Estimated Total Businesses | 1,382 | 4,778 | 7,937 |
| 2022 Estimated Total Employees | 18,943 | 62,837 | 101,838 |
| 2022 Estimated Employee Population per Business | 13.7 | 13.2 | 12.8 |
| 2022 Estimated Residential Population per Business | 2.7 | 2.8 | 7.4 |