

MILLIKEN COURT

SWC BASELINE ROAD & MILLIKEN AVENUE, RANCHO CUCAMONGA, CA



PROJECT FEATURES

- +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
- +Milliken Avenue is an established major north/south arterial connecting to the I-10 & I-210 freeways
- +Part of Terra Vista, a 1,320-acre master planned community with a projected build-out of 8,000 households

DEMOGRAPHICS

Radius	1-Miles	3-Miles	5-Miles
Estimated Population	30,809	136,982	265,122
Estimated Avg. HH Income	\$111,194	\$113,669	\$111,744

TRAFFIC COUNT

Baseline Road	25,234 cars/day
Milliken Ave.	29,576 cars/day

Source: INRIX 2021



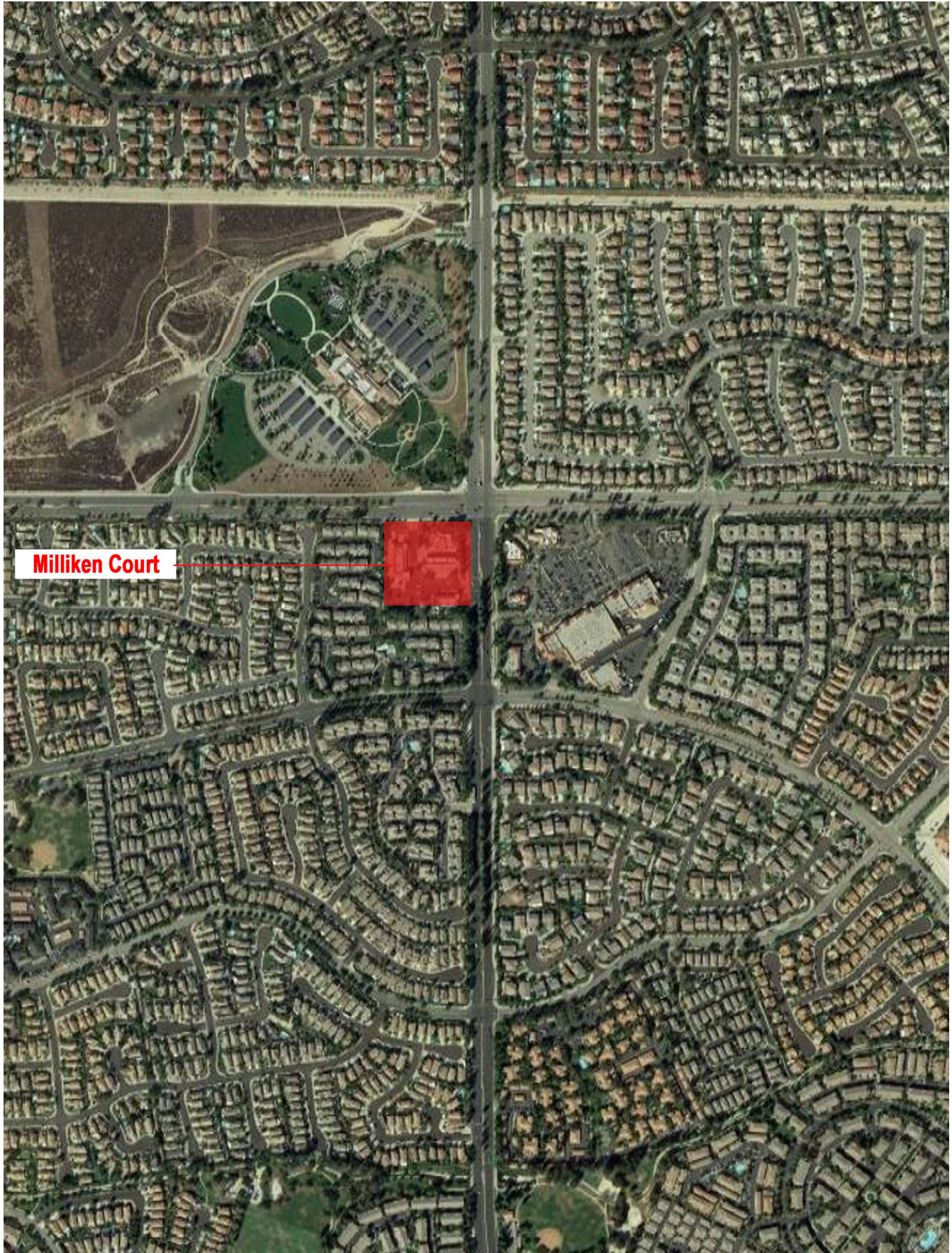
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Lewis Retail Centers

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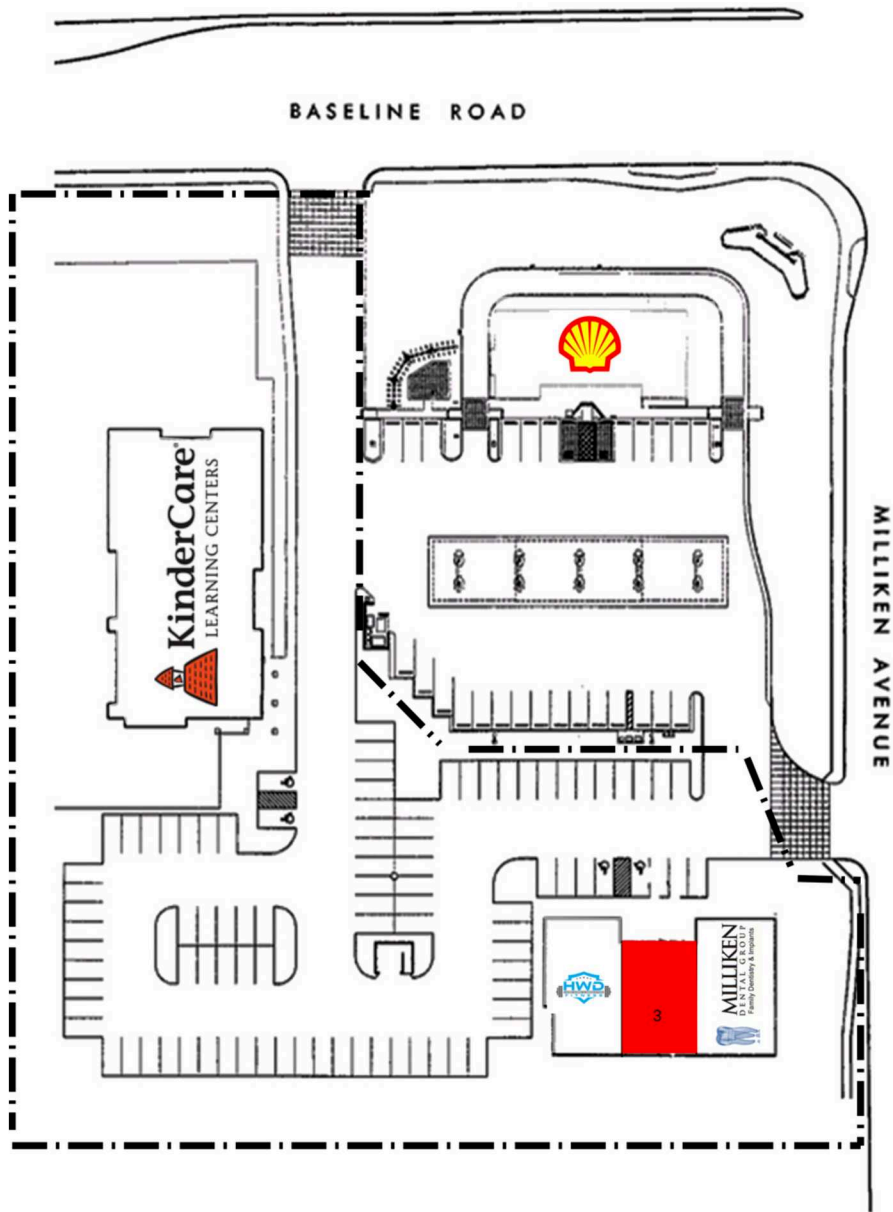


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TENANT		SQFT
1	KinderCare Learning Ce...	10,208
2	HWD Fitness	2,440
3	Available	
4	Milliken Dental Group	2,105
5	Shell Gas Station	



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Summary Profile

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

Lat/Lon: 34.1209/-117.5595

11289 Base Line Rd Rancho Cucamonga, CA 91730	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	30,809	136,982	265,122
2027 Projected Population	31,363	143,446	275,570
2020 Census Population	30,959	134,493	261,798
2010 Census Population	28,537	127,879	246,903
Projected Annual Growth 2022 to 2027	0.4%	0.9%	0.8%
Historical Annual Growth 2010 to 2022	0.7%	0.6%	0.6%
2022 Median Age	34.0	35.2	34.9
Households			
2022 Estimated Households	10,575	46,595	85,066
2027 Projected Households	11,062	50,200	91,043
2020 Census Households	10,654	45,892	84,135
2010 Census Households	9,669	42,983	77,332
Projected Annual Growth 2022 to 2027	0.9%	1.5%	1.4%
Historical Annual Growth 2010 to 2022	0.8%	0.7%	0.8%
Race and Ethnicity			
2022 Estimated White	39.7%	41.8%	38.5%
2022 Estimated Black or African American	11.2%	9.5%	10.0%
2022 Estimated Asian or Pacific Islander	18.9%	15.4%	13.6%
2022 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.3%
2022 Estimated Other Races	29.2%	32.2%	36.5%
2022 Estimated Hispanic	34.8%	38.8%	44.4%
Income			
2022 Estimated Average Household Income	\$111,194	\$113,669	\$111,744
2022 Estimated Median Household Income	\$100,337	\$99,126	\$96,580
2022 Estimated Per Capita Income	\$38,177	\$38,698	\$36,063
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.9%	3.5%	5.2%
2022 Estimated Some High School (Grade Level 9 to 11)	3.5%	4.9%	6.6%
2022 Estimated High School Graduate	13.9%	18.3%	20.3%
2022 Estimated Some College	25.4%	25.5%	25.3%
2022 Estimated Associates Degree Only	11.1%	10.8%	10.0%
2022 Estimated Bachelors Degree Only	25.0%	23.4%	21.1%
2022 Estimated Graduate Degree	18.2%	13.6%	11.6%
Business			
2022 Estimated Total Businesses	659	6,892	13,254
2022 Estimated Total Employees	3,417	58,772	131,499
2022 Estimated Employee Population per Business	5.2	8.5	9.9
2022 Estimated Residential Population per Business	46.8	19.9	20.0