

HERITAGE TRIANGLE

BASELINE AVENUE, WEST OF CHERRY AVENUE, FONTANA, CA



PROJECT FEATURES

- + Mixed-use center featuring Storage West, Tutor Time, Wells Fargo Bank, AutoZone and Mountain View Tire
- + Adjacent to Heritage Village Center anchored by Vons, Wendy's, U.S. Bank and Panda Express
- + Excellent visibility on heavily traveled Baseline Ave.
- + Excellent access to the I-210 and I-10 freeways via the Cherry Ave. exit(s) and the I-15 via the Baseline Ave. exit

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



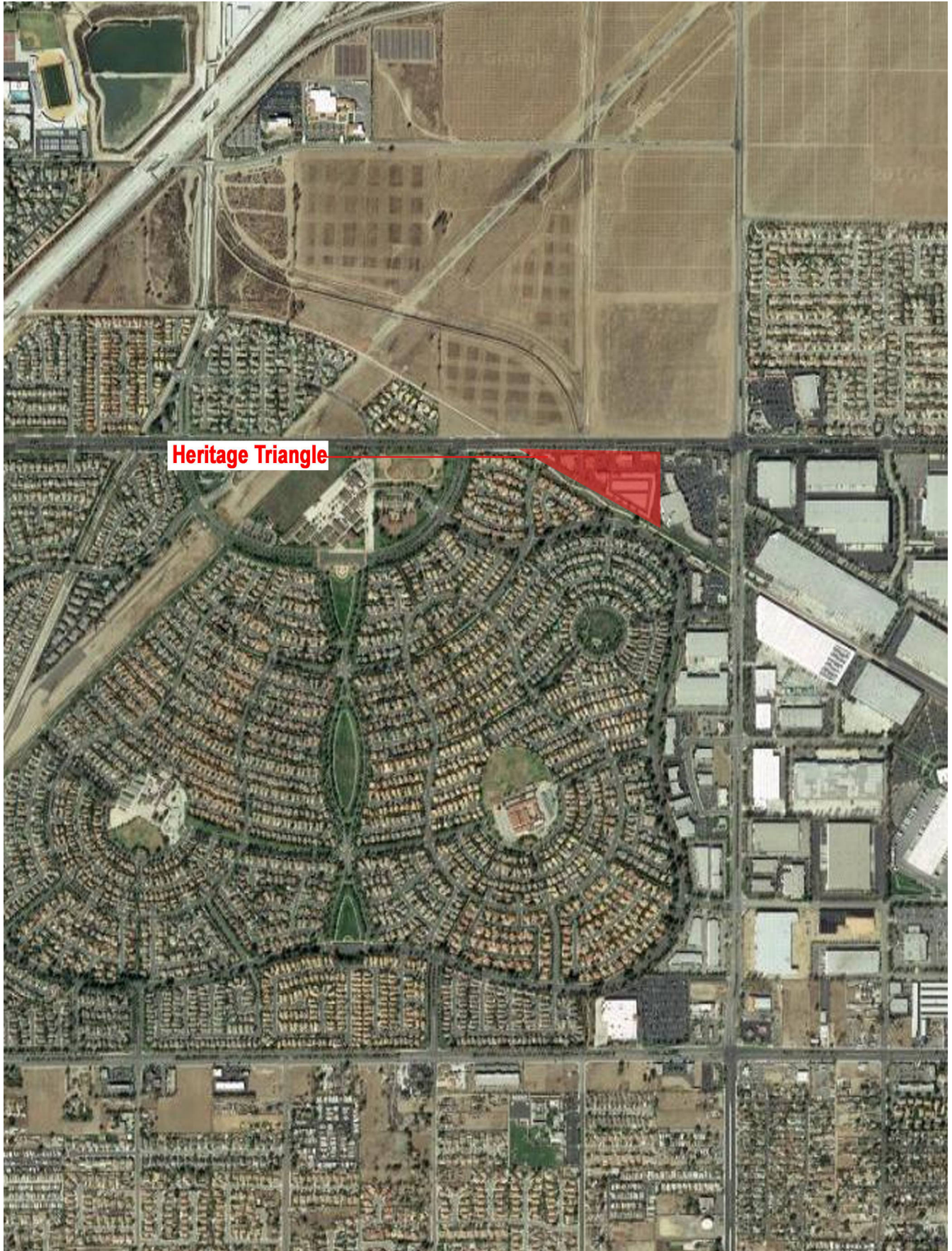
LEWIS RETAIL CENTERS
Lic. 1252241
T. 909-946-7518
retailinfo@lewismc.com

**LEWIS
RETAIL CENTERS**

Offered by Lewis Management Corp., a licensed real estate broker, DRE License 01994759. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

HERITAGE TRIANGLE

BASELINE AVENUE, WEST OF CHERRY AVENUE, FONTANA, CA

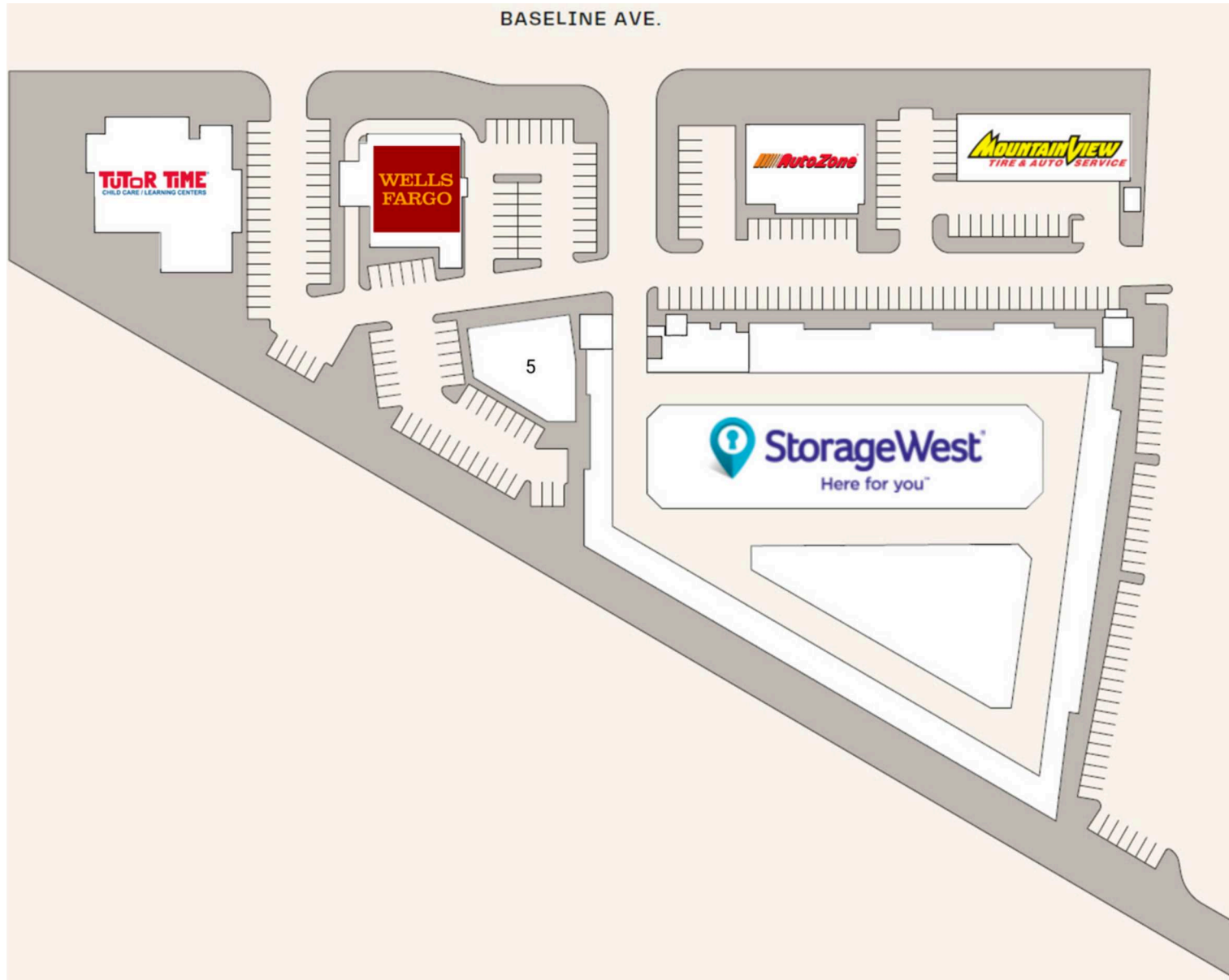


Heritage Triangle

LEWIS
RETAIL CENTERS

HERITAGE TRIANGLE

BASELINE AVENUE, WEST OF CHERRY AVENUE, FONTANA, CA



TENANT	SQFT
1 Wells Fargo	5,402
2 Auto Zone	5,400
3 Mountain View Tires	4,805
4 Storage West	80,697
5 Triangle Dental Group	5,000
6 Tutor Time	

LEWIS RETAIL CENTERS

Lic. 1252241

T. 909-946-7518

retailinfo@lewismc.com

LEWIS RETAIL CENTERS

Offered by Lewis Management Corp., a licensed real estate broker, DRE License 01994759. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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		1 mi radius	2 mi radius	3 mi radius
Fontana, CA 92336				
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.