## **HERITAGE TRIANGLE**

**BASELINE AVENUE, WEST OF CHERRY AVENUE, FONTANA, CA** 



## **PROJECT FEATURES**

#### Website // Facebook

- +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











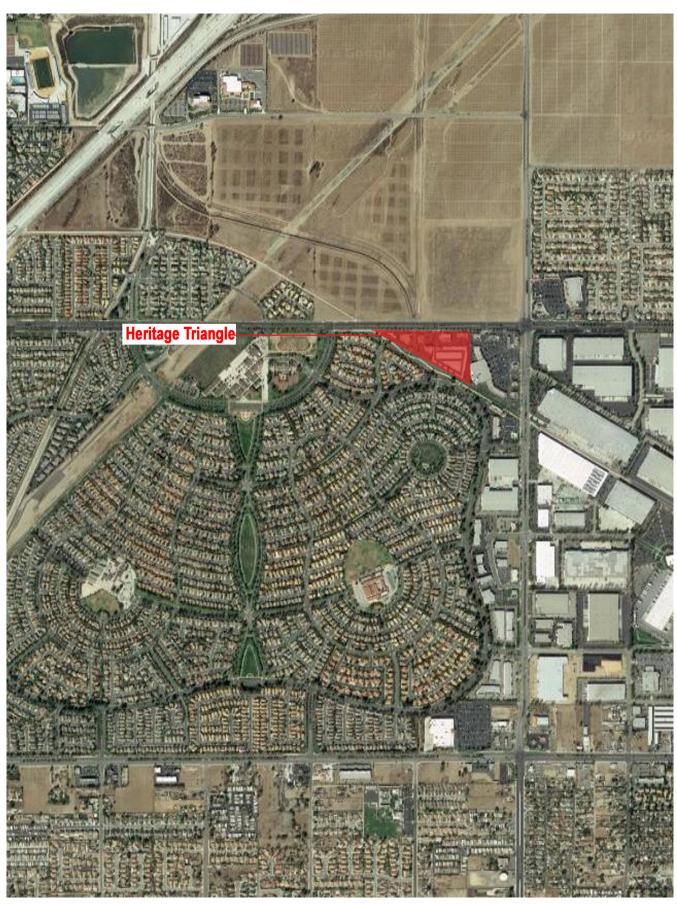






## **HERITAGE TRIANGLE**

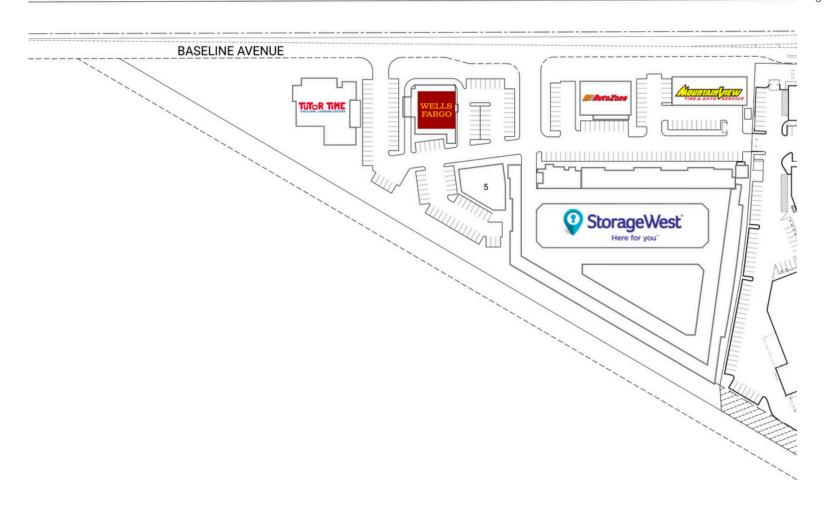
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**BASELINE AVENUE, WEST OF CHERRY AVENUE, FONTANA, CA** 

	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

### **SUMMARY PROFILE**

#### 2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.1207/-117.4898

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

				RS1
	line Ave ana, CA 92336	1 mi radius	2 mi radius	3 mi radius
		12.050	61 106	127 501
POPULATION	2020 Estimated Population 2025 Projected Population	13,959 14,256	61,106 62,323	137,501 140,129
	2010 Census Population	13,367	56,066	123,790
	2000 Census Population	8,959	32,122	75,415
M		0.4%	0.4%	0.4%
PO	Projected Annual Growth 2020 to 2025  Historical Annual Growth 2000 to 2020	2.8%	4.5%	4.1%
	2020 Median Age	33.9	32.6	31.7
(0	2020 Estimated Households	3,783	16,126	36,141
ноиѕеногрѕ	2025 Projected Households	3,887	16,533	37,010
H	2010 Census Households	3,539	14,421	31,714
USE	2000 Census Households	2,358	8,291	18,984
НО	Projected Annual Growth 2020 to 2025	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	3.0%	4.7%	4.5%
	2020 Estimated White	43.2%	45.9%	47.3%
∠ ۵	2020 Estimated Black or African American	17.2%	12.9%	10.9%
RACE AND ETHNICITY	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%
E E	2020 Estimated Average Household Income	\$134,186	\$120,835	\$117,702
INCOME	2020 Estimated Median Household Income	\$116,926	\$104,501	\$101,123
Ž	2020 Estimated Per Capita Income	\$36,396	\$31,906	\$30,951
	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%
NO (£	2020 Estimated High School Graduate	21.9%	24.2%	24.3%
EDUCATION (AGE 25+)	2020 Estimated Some College	30.7%	25.6%	24.2%
PQ(	2020 Estimated Associates Degree Only	10.7%	7.3%	7.2%
ш _	2020 Estimated Bachelors Degree Only	17.7%	18.1%	17.5%
	2020 Estimated Graduate Degree	8.5%	9.1%	9.1%
S	2020 Estimated Total Businesses	454	1,262	3,291
ZES	2020 Estimated Total Employees	4,525	10,857	28,127
BUSINESS	2020 Estimated Employee Population per Business	10.0	8.6	8.5
Ш	2020 Estimated Residential Population per Business	30.8	48.4	41.8