HERITAGE TRIANGLE

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

LEWIS RETAIL CENTERS
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Lewis Retail Centers

HERITAGE TRIANGLE

Heritage Triangle

Lewis Retail Centers

HERITAGE TRIANGLE

	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	

BASELINE AVENUE

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SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.1207/-117.4898

Baseline Ave Fontana, CA 92336	1 mi radius	2 mi radius	3 mi radius
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