

# TERRA VISTA COMMONS

NWC Foothill Blvd. & Milliken Ave., Rancho Cucamonga, CA



JOIN:



## PROPERTY FEATURES:

- Mixed-use center with excellent visibility and positioning on Foothill Blvd.
- Adjacent to Town Center Square featuring Barnes & Noble, PetSmart, OfficeMax, Pier 1 Imports, Stein Mart
- Part of ±1,320 AC Terra Vista master planned community with a projected build-out of 8,000 residences
- Milliken Ave. is a major connector between the I-210 and the I-10 Freeways
- Enclosed patio space available

## DEMOGRAPHICS:

	1 Mi Radius Trade Area	3 Mi Radius Trade Area	5 Mi Radius Trade Area
2020 Estimated Population	17,148	135,870	280,426
2025 Projected Population	17,485	138,716	286,171
2020 Estimated Average HH Income	\$101,491	\$105,364	\$108,933

## TRAFFIC COUNTS:

Foothill Blvd. & Milliken Ave.  
Source: RegisOnline 2021

**57,231 CPD**

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## Lewis Retail Centers

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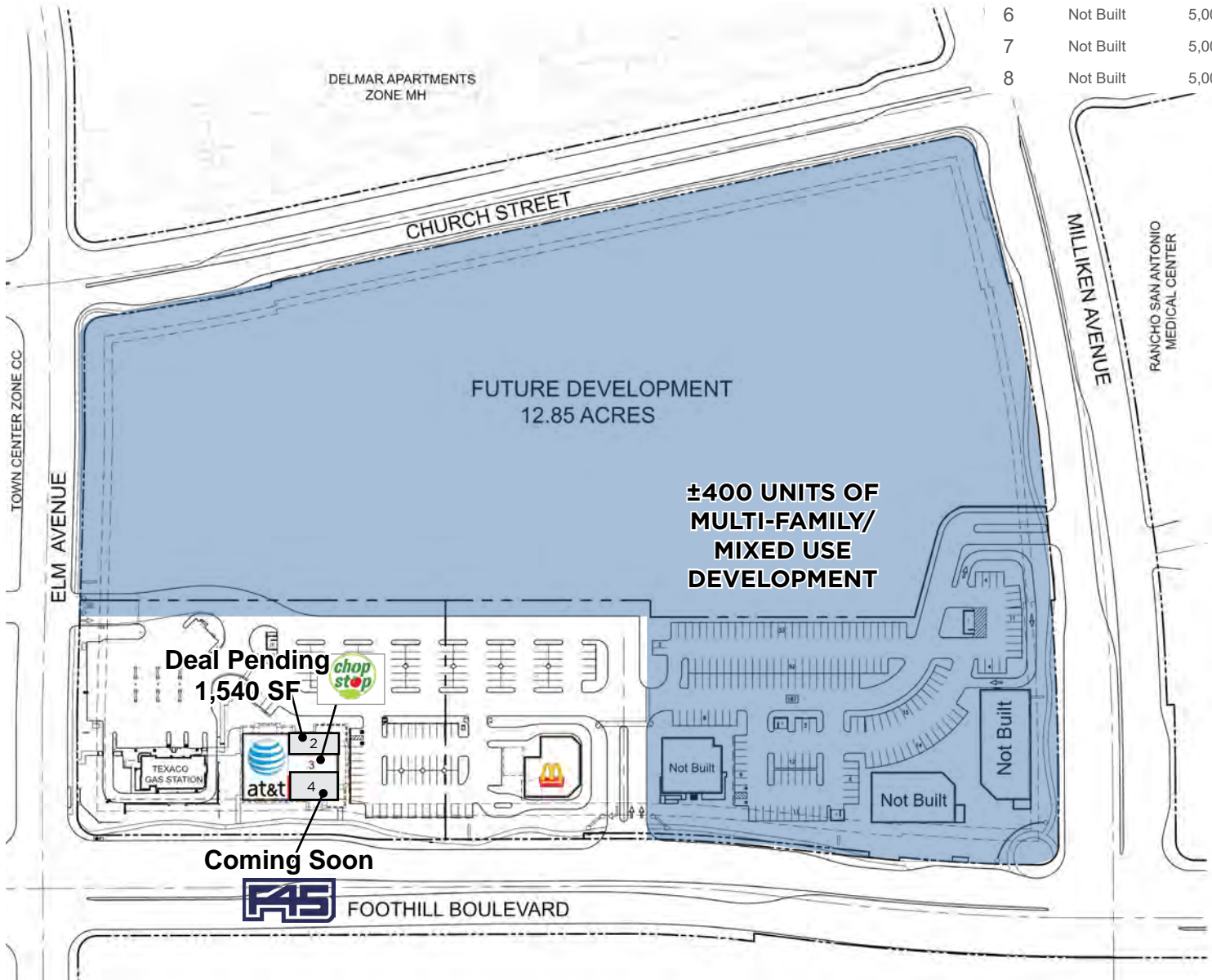
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	TENANT	SF (±)
1	AT&T	4,500
2	Deal Pending	1,540
3	Chop Stop	1,134
4	F45	2,100
5	McDonald's	3,500
6	Not Built	5,000
7	Not Built	5,000
8	Not Built	5,000



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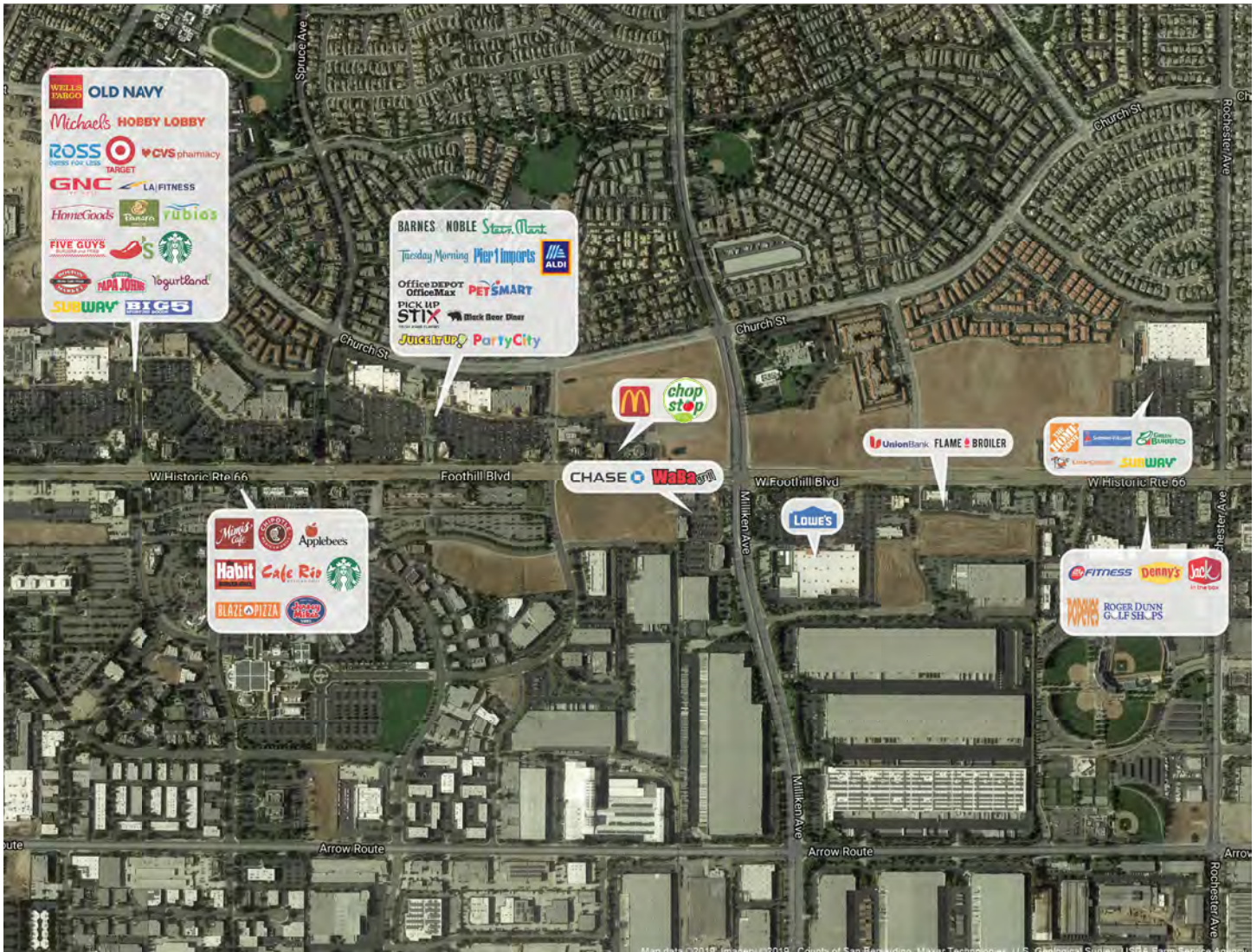


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Terra Vista Commons		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	17,148	135,870	280,426
	2025 Projected Population	17,485	138,716	286,171
	2010 Census Population	14,601	124,900	258,091
	2000 Census Population	6,856	92,969	204,711
	Projected Annual Growth 2020 to 2025	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	7.5%	2.3%	1.8%
	2020 Median Age	32.2	34.4	34.5
HOUSEHOLDS	2020 Estimated Households	6,431	46,757	88,497
	2025 Projected Households	6,581	47,959	90,745
	2010 Census Households	5,319	41,703	79,314
	2000 Census Households	2,545	29,801	62,075
	Projected Annual Growth 2020 to 2025	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	7.6%	2.8%	2.1%
RACE AND ETHNICITY	2020 Estimated White	47.6%	52.9%	53.1%
	2020 Estimated Black or African American	14.1%	11.5%	9.6%
	2020 Estimated Asian or Pacific Islander	17.7%	13.7%	11.7%
	2020 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
	2020 Estimated Other Races	19.8%	21.2%	24.8%
	2020 Estimated Hispanic	38.4%	41.8%	49.5%
INCOME	2020 Estimated Average Household Income	\$101,491	\$105,364	\$108,933
	2020 Estimated Median Household Income	\$91,560	\$92,642	\$94,592
	2020 Estimated Per Capita Income	\$38,066	\$36,546	\$34,538
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.5%	3.7%	6.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.3%	5.4%	7.0%
	2020 Estimated High School Graduate	15.6%	19.7%	21.7%
	2020 Estimated Some College	24.0%	26.5%	25.3%
	2020 Estimated Associates Degree Only	13.0%	9.9%	9.3%
	2020 Estimated Bachelors Degree Only	24.7%	21.9%	19.4%
	2020 Estimated Graduate Degree	16.9%	12.8%	11.1%
BUSINESS	2020 Estimated Total Businesses	1,378	8,080	13,718
	2020 Estimated Total Employees	14,306	81,647	150,374
	2020 Estimated Employee Population per Business	10.4	10.1	11.0
	2020 Estimated Residential Population per Business	12.4	16.8	20.4

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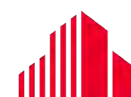
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**CUSHMAN & WAKEFIELD**

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