

RENAISSANCE MARKETPLACE

SWC 210 FREEWAY & AYALA DRIVE, RIALTO, CALIFORNIA



PROJECT FEATURES

- + ±505,400 SF, freeway-visible shopping center featuring national and regional anchors, specialty shops, services and restaurants
- + Ayala Drive is a major off-ramp on the 210 Freeway
- + Convenient access to I-15, I-215 and 210 Freeways
- + Part of the future Renaissance master planned community that will include residential, retail, industrial and corporate uses
- + Joint venture between Lewis Retail Centers and Hillwood Investment Properties
- + Projected opening 2017

DEMOGRAPHICS

Radius	2 Miles	3 Miles	5 Miles
Estimated Population 2015	52,698	120,184	350,761
Projected Population 2020	54,317	124,237	362,075
Estimated Avg. HH Income	\$63,760	\$60,640	\$60,254

Source: Applied Geographic Solutions 04/2015

TRAFFIC COUNT

210 Freeway at Ayala Drive 146,200 AADT (2014)

Source: Caltrans

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Lewis Retail Centers

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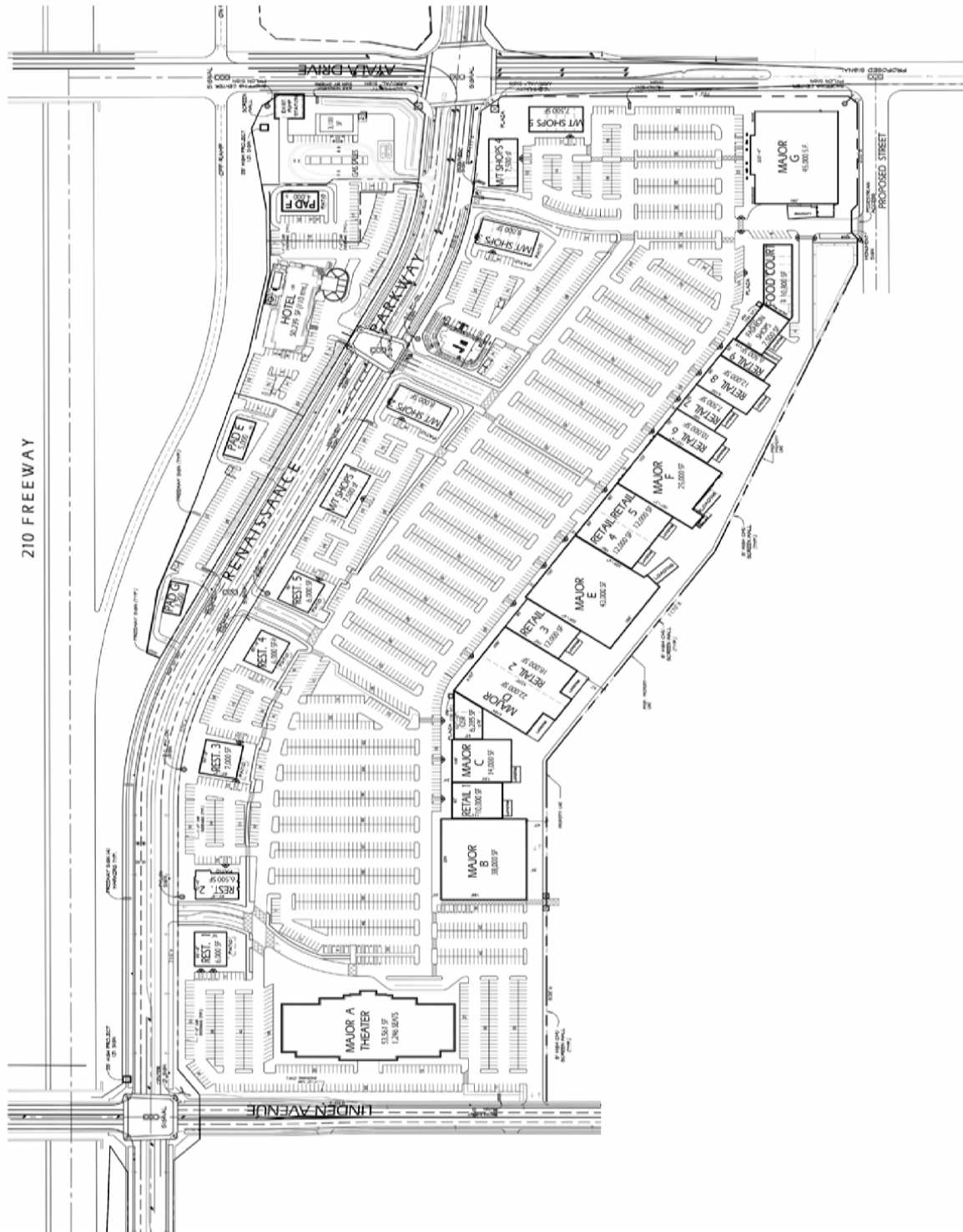
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	2 Miles		3 Miles		5 Miles	
POPULATION						
Estimated Population (2015)	52,698		120,184		350,761	
Projected Population (2020)	54,317		124,237		362,075	
Census Population (2010)	50,575		115,895		339,736	
Census Population (2000)	46,154		103,629		284,132	
Projected Annual Growth (2015-2020)	1,619	0.6%	4,053	0.7%	11,314	0.6%
Historical Annual Growth (2010-2015)	2,123	0.8%	4,289	0.7%	11,025	0.6%
Historical Annual Growth (2000-2010)	4,421	1.0%	12,266	1.2%	55,604	2.0%
HOUSEHOLDS						
Estimated Households (2015)	13,036		30,121		89,204	
Projected Households (2020)	13,449		31,142		92,113	
Census Households (2010)	12,441		28,907		85,946	
Census Households (2000)	11,868		27,424		76,389	
Projected Annual Growth (2015-2020)	413	0.6%	1,021	0.7%	2,909	0.7%
Historical Annual Change (2000-2015)	1,168	0.7%	2,697	0.7%	12,815	1.1%
RACE AND ETHNICITY						
Total Population (2015)	52,698		120,184		350,761	
White (2015)	21,489	40.8%	50,597	42.1%	153,667	43.8%
Black or African American (2015)	9,821	18.6%	19,073	15.9%	45,339	12.9%
American Indian or Alaska Native (2015)	540	1.0%	1,264	1.1%	3,878	1.1%
Asian (2015)	1,760	3.3%	3,732	3.1%	14,462	4.1%
Hawaiian or Pacific Islander (2015)	238	0.5%	442	0.4%	1,151	0.3%
Other Race (2015)	16,102	30.6%	39,300	32.7%	115,549	32.9%
Two or More Races (2015)	2,748	5.2%	5,776	4.8%	16,715	4.8%
Not Hispanic or Latino Population (2015)	17,764	33.7%	36,486	30.4%	103,605	29.5%
Hispanic or Latino Population (2015)	34,934	66.3%	83,697	69.6%	247,156	70.5%
HOUSING						
Total Housing Units (2015)	13,582		31,395		92,982	
Total Housing Units (2010)	13,462		31,118		92,021	
Historical Annual Growth (2010-2015)	121	0.2%	277	0.2%	961	0.2%
Housing Units Owner-Occupied	9,090	69.7%	19,264	64.0%	55,732	62.5%
Housing Units Renter-Occupied	3,946	30.3%	10,857	36.0%	33,472	37.5%
Average Household Size	4		4		3.9	
HOUSEHOLD INCOME DISTRIBUTION (2015)						
HH Income \$200,000 or More	117	0.9%	330	1.1%	1,378	1.5%
HH Income \$150,000 to \$199,999	539	4.1%	1,049	3.5%	3,010	3.4%
HH Income \$125,000 to \$149,999	617	4.7%	1,031	3.4%	3,161	3.5%
HH Income \$100,000 to \$124,999	1,087	8.3%	2,450	8.1%	7,044	7.9%
HH Income \$75,000 to \$99,999	1,776	13.6%	3,932	13.1%	10,918	12.2%
HH Income \$50,000 to \$74,999	2,823	21.7%	6,098	20.2%	17,855	20.0%
HH Income \$35,000 to \$49,999	2,406	18.5%	5,442	18.1%	14,881	16.7%
HH Income \$25,000 to \$34,999	1,110	8.5%	3,201	10.6%	9,707	10.9%
HH Income \$15,000 to \$24,999	1,204	9.2%	3,101	10.3%	9,564	10.7%
HH Income \$10,000 to \$14,999	649	5.0%	1,701	5.6%	5,250	5.9%
HH Income Under \$10,000	709	5.4%	1,785	5.9%	6,436	7.2%
EST. AVERAGE HOUSEHOLD INCOME (2015)	\$63,760		\$60,640		\$60,254	
EST. MEDIAN HOUSEHOLD INCOME (2015)	\$56,353		\$53,316		\$52,993	
EST. PER CAPITA INCOME (2015)	\$15,883		\$15,263		\$15,426	

Demographic Source: Applied Geographic Solutions 04/2015