

RIO RANCHO TOWNE CENTER I & II

71 FREEWAY & RIO RANCHO ROAD, POMONA, CALIFORNIA



PROJECT FEATURES

- + ±313,000 SF freeway-visible community center anchored by Target and Ross
- + Well populated in-fill trade area
- + Serving the communities of Pomona and Phillips Ranch in addition to portions of Diamond Bar, Chino and Chino Hills
- + Fully improved ramps at Rio Rancho Road
- + Phase I 100% leased; Phase II now open
- + Shop space available

DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
Estimated Population 2016	18,507	152,272	346,682
Projected Population 2021	19,187	158,174	360,564
Estimated Avg. HH Income	\$90,245	\$81,853	\$84,349

Source: Applied Geographic Solutions 04/2016

TRAFFIC COUNT

71 Freeway at Rio Rancho Road 102,000 AADT (2014)

Source: Caltrans

Rio Rancho Road between Rancho Valley Drive and 71 Freeway 47,675 (2014)

Source: Urban Crossroads



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Lewis Retail Centers

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POPULATION						
Estimated Population (2016)	18,507		152,272		346,682	
Projected Population (2021)	19,187		158,174		360,564	
Census Population (2010)	18,050		147,514		337,010	
Census Population (2000)	18,553		146,870		332,957	
Projected Annual Growth (2016-2021)	680	0.7%	5,902	0.8%	13,882	0.8%
Historical Annual Growth (2010-2016)	457	0.4%	4,758	0.5%	9,672	0.5%
Historical Annual Growth (2000-2010)	-503	-0.3%	644	-	4,053	0.1%
HOUSEHOLDS						
Estimated Households (2016)	4,733		41,132		97,994	
Projected Households (2021)	4,927		42,795		101,961	
Census Households (2010)	4,606		39,636		94,655	
Census Households (2000)	4,618		38,963		92,663	
Projected Annual Growth (2016-2021)	194	0.8%	1,663	0.8%	3,966	0.8%
Historical Annual Change (2000-2016)	115	0.2%	2,169	0.3%	5,331	0.4%
RACE AND ETHNICITY						
Total Population (2016)	18,507		152,272		346,682	
White (2016)	8,100	43.8%	68,741	45.1%	165,202	47.7%
Black or African American (2016)	1,618	8.7%	8,322	5.5%	20,091	5.8%
American Indian or Alaska Native (2016)	164	0.9%	1,423	0.9%	3,118	0.9%
Asian (2016)	3,186	17.2%	27,252	17.9%	63,569	18.3%
Hawaiian or Pacific Islander (2016)	40	0.2%	273	0.2%	609	0.2%
Other Race (2016)	4,585	24.8%	39,631	26.0%	78,669	22.7%
Two or More Races (2016)	814	4.4%	6,631	4.4%	15,423	4.4%
Not Hispanic or Latino Population (2016)	7,495	40.5%	59,048	38.8%	152,919	44.1%
Hispanic or Latino Population (2016)	11,012	59.5%	93,224	61.2%	193,763	55.9%
HOUSING						
Total Housing Units (2016)	4,868		42,172		100,606	
Total Housing Units (2010)	4,813		41,631		99,058	
Historical Annual Growth (2010-2016)	55	0.2%	541	0.2%	1,549	0.3%
Housing Units Owner-Occupied	3,536	74.7%	25,133	61.1%	62,039	63.3%
Housing Units Renter-Occupied	1,197	25.3%	15,999	38.9%	35,955	36.7%
Average Household Size	3.9		3.7		3.5	
HOUSEHOLD INCOME DISTRIBUTION (2015)						
HH Income \$200,000 or More	359	7.6%	2,526	6.1%	6,379	6.5%
HH Income \$150,000 to \$199,999	384	8.1%	3,031	7.4%	6,971	7.1%
HH Income \$125,000 to \$149,999	345	7.3%	2,442	5.9%	6,301	6.4%
HH Income \$100,000 to \$124,999	426	9.0%	3,672	8.9%	8,979	9.2%
HH Income \$75,000 to \$99,999	621	13.1%	5,094	12.4%	13,209	13.5%
HH Income \$50,000 to \$74,999	918	19.4%	7,282	17.7%	18,162	18.5%
HH Income \$35,000 to \$49,999	643	13.6%	5,300	12.9%	12,086	12.3%
HH Income \$25,000 to \$34,999	380	8.0%	3,970	9.7%	8,578	8.8%
HH Income \$15,000 to \$24,999	312	6.6%	3,729	9.1%	8,081	8.2%
HH Income \$10,000 to \$14,999	142	3.0%	1,810	4.4%	3,940	4.0%
HH Income Under \$10,000	205	4.3%	2,278	5.5%	5,306	5.4%
EST. AVERAGE HOUSEHOLD INCOME (2016)	\$90,245		\$81,853		\$84,349	
EST. MEDIAN HOUSEHOLD INCOME (2016)	\$76,225		\$68,916		\$70,573	
EST. PER CAPITAL INCOME (2016)	\$23,143		\$22,213		\$24,000	

Demographic Source: Applied Geographic Solutions 04/2016



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