

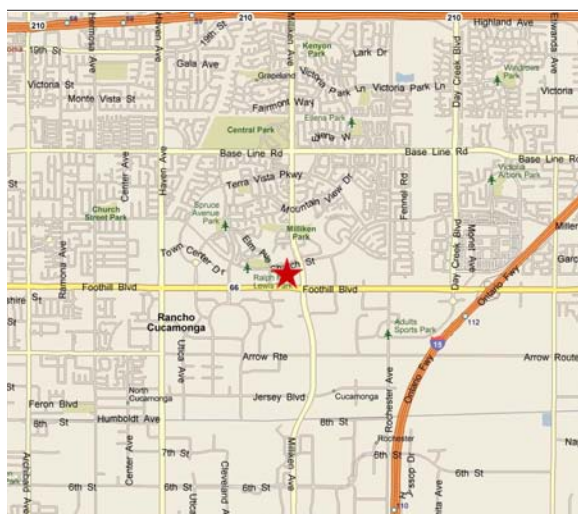
Terra Vista

NWC FOOTHILL BLVD. & MILLIKEN AVE.
RANCHO CUCAMONGA, CALIFORNIA

Commons

**38,000 SF
Mixed-Use
Center**

**Pad and
Shop Space
Available**



PROJECT FEATURES

- 38,000-square-foot mixed-use center with excellent visibility and positioning on Foothill Blvd.
- Adjacent to Town Center Square featuring these anchor stores:

Barnes & Noble	PetSmart
OfficeMax	Pier 1 Imports
Stein Mart	
- Part of the 1,320-acre Terra Vista master planned community with a projected build-out of 8,000 residences
- Milliken Ave. is a major connector to the I-210 and I-10 freeways
- Growing area with national and regional tenants
- Projected opening 2016

DEMOGRAPHICS

	2-Mi Radius Trade Area	3-Mi Radius Trade Area	5-Mi Radius Trade Area
2015 Estimated Population	63,888	131,121	265,733
2020 Projected Population	65,608	134,571	272,933
2015 Estimated Average Household Income	\$83,214	\$83,311	\$85,219

Source: Regis Online

TRAFFIC COUNT

Foothill Blvd.	36,708 ADT
Milliken Ave.	29,606 ADT

Source: CoStar 2015 MPSI est.

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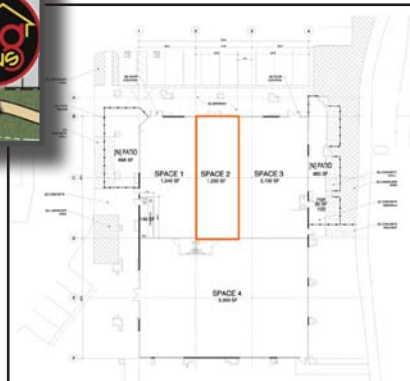
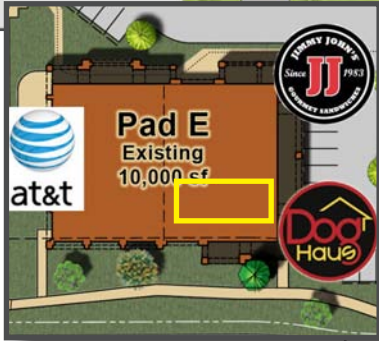
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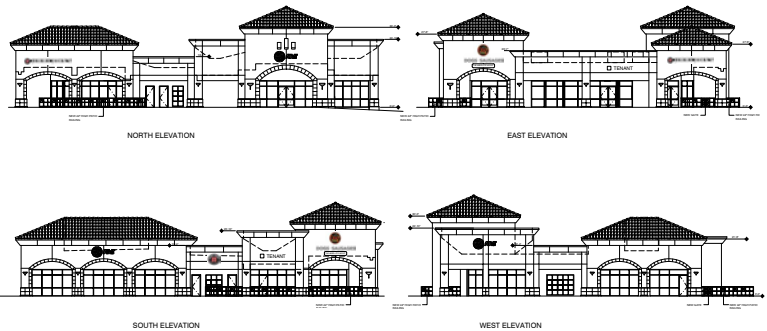
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±1,250 SF Available



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Note: This site plan shows landlord's plan for configuration of the shopping center as of the date of this plan only, and it shall not be deemed to be a representation by landlord respecting (a) the particular buildings, (b) the configuration, location, or floor area of any particular building or space, or (c) the proposed use or occupancy of any particular building or space.

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DEMOGRAPHICS

Description	0.00 - 2.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2019 Projection	69,021		140,537		282,136	
2014 Estimate	64,383		131,991		268,444	
2010 Census	60,519		124,959		257,776	
2000 Census	41,232		90,143		203,586	
Growth 2000 - 2010	46.78%		38.62%		26.62%	
Growth 2010 - 2014	6.38%		5.63%		4.14%	
Growth 2014 - 2019	7.20%		6.48%		5.10%	
Households						
2019 Projection	23,642		45,942		85,343	
2014 Estimate	22,241		43,431		81,548	
2010 Census	21,264		41,761		79,220	
2000 Census	13,751		29,084		61,944	
Growth 2000 - 2010	54.64%		43.59%		27.89%	
Growth 2010 - 2014	4.59%		4.00%		2.94%	
Growth 2014 - 2019	6.30%		5.78%		4.65%	
2014 Est. Population by Single Classification Race						
White Alone	35,258	54.76	74,151	56.18	150,479	56.06
Black or African American Alone	7,261	11.28	15,009	11.37	24,803	9.24
American Indian and Alaska Native Alone	453	0.70	978	0.74	2,287	0.85
Asian Alone	8,946	13.89	15,943	12.08	28,122	10.48
Native Hawaiian and Other Pacific Islander Alone	213	0.33	386	0.29	762	0.28
Some Other Race Alone	8,251	12.82	17,561	13.30	46,915	17.48
Two or More Races	4,002	6.22	7,963	6.03	15,075	5.62
2014 Est. Population Hispanic or Latino						
Hispanic or Latino	23,018	35.75	50,077	37.94	123,644	46.06
Not Hispanic or Latino	41,365	64.25	81,914	62.06	144,800	53.94
2014 Tenure of Occupied Housing Units						
Owner Occupied	11,437	51.42	24,194	55.71	50,871	62.38
Renter Occupied	10,804	48.58	19,237	44.29	30,677	37.62
2014 Average Household Size						
	2.89		2.97		3.24	

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Description	0.00 - 2.00 miles Radius 1 %		0.00 - 3.00 miles Radius 2 %		0.00 - 5.00 miles Radius 3 %	
2014 Est. Households by Household Income	22,241		43,431		81,548	
CY HHs, Inc < \$15,000	1,499	6.74	2,783	6.41	5,642	6.92
CY HHs, Inc \$15,000 - \$24,999	1,860	8.36	3,783	8.71	6,914	8.48
CY HHs, Inc \$25,000 - \$34,999	1,760	7.91	3,501	8.06	6,871	8.43
CY HHs, Inc \$35,000 - \$49,999	2,661	11.96	5,781	13.31	11,047	13.55
CY HHs, Inc \$50,000 - \$74,999	4,995	22.46	9,168	21.11	16,808	20.61
CY HHs, Inc \$75,000 - \$99,999	3,440	15.47	6,483	14.93	11,758	14.42
CY HHs, Inc \$100,000 - \$124,999	2,324	10.45	4,628	10.66	8,870	10.88
CY HHs, Inc \$125,000 - \$149,999	1,441	6.48	2,770	6.38	4,934	6.05
CY HHs, Inc \$150,000 - \$199,999	1,493	6.71	2,820	6.49	5,116	6.27
CY HHs, Inc \$200,000 - \$249,999	366	1.65	756	1.74	1,418	1.74
CY HHs, Inc \$250,000 - \$499,999	369	1.66	852	1.96	1,846	2.26
CY HHs, Inc \$500,000+	32	0.14	105	0.24	324	0.40
2014 Est. Average Household Income	\$79,413		\$80,199		\$80,839	
2014 Est. Median Household Income	\$66,719		\$65,999		\$65,321	
2014 Median HH Inc by Single Race Class or Ethn						
White Alone	65,962		65,488		66,382	
Black or African American Alone	66,161		61,421		62,505	
American Indian and Alaska Native Alone	33,703		48,553		52,318	
Asian Alone	71,614		72,270		74,628	
Native Hawaiian and Other Pacific Islander Alone	62,617		60,227		57,678	
Some Other Race Alone	65,449		65,957		58,524	
Two or More Races	74,254		72,108		65,849	
Hispanic or Latino	63,350		63,991		58,695	
Not Hispanic or Latino	68,222		66,953		69,789	

Source: Nielsen



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