

AVAILABLE FOR LEASE



ALTA LOMA SQUARE

SEC I-210 FWY & CARNELIAN ST, RANCHO CUCAMONGA, CA 91701



PROPERTY FEATURES

- ±93,032 SF grocery-anchored neighborhood center
- Strategically located at the northeast corner of Carnelian St. and 19th St., with excellent access and exposure to the I-210 Freeway
- Tenant roster includes Vons, Chase, Subway, and Leslie's Pool Supplies
- Well established neighborhood center

3 MILE RADIUS DEMOS

123,922
POPULATION



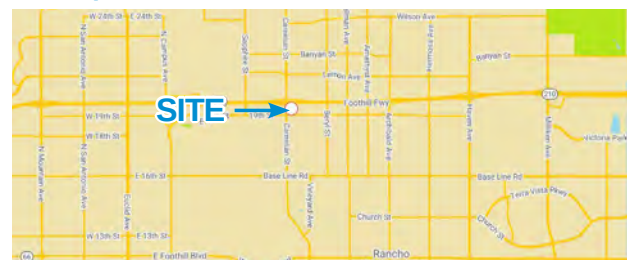
\$141,358
AVERAGE
HOUSEHOLD
INCOME

**DAYTIME
DEMOGRAPHICS**
66,730

TRAFFIC COUNTS

At I-210 Fwy & Carnelian St:

±196,239 CPD



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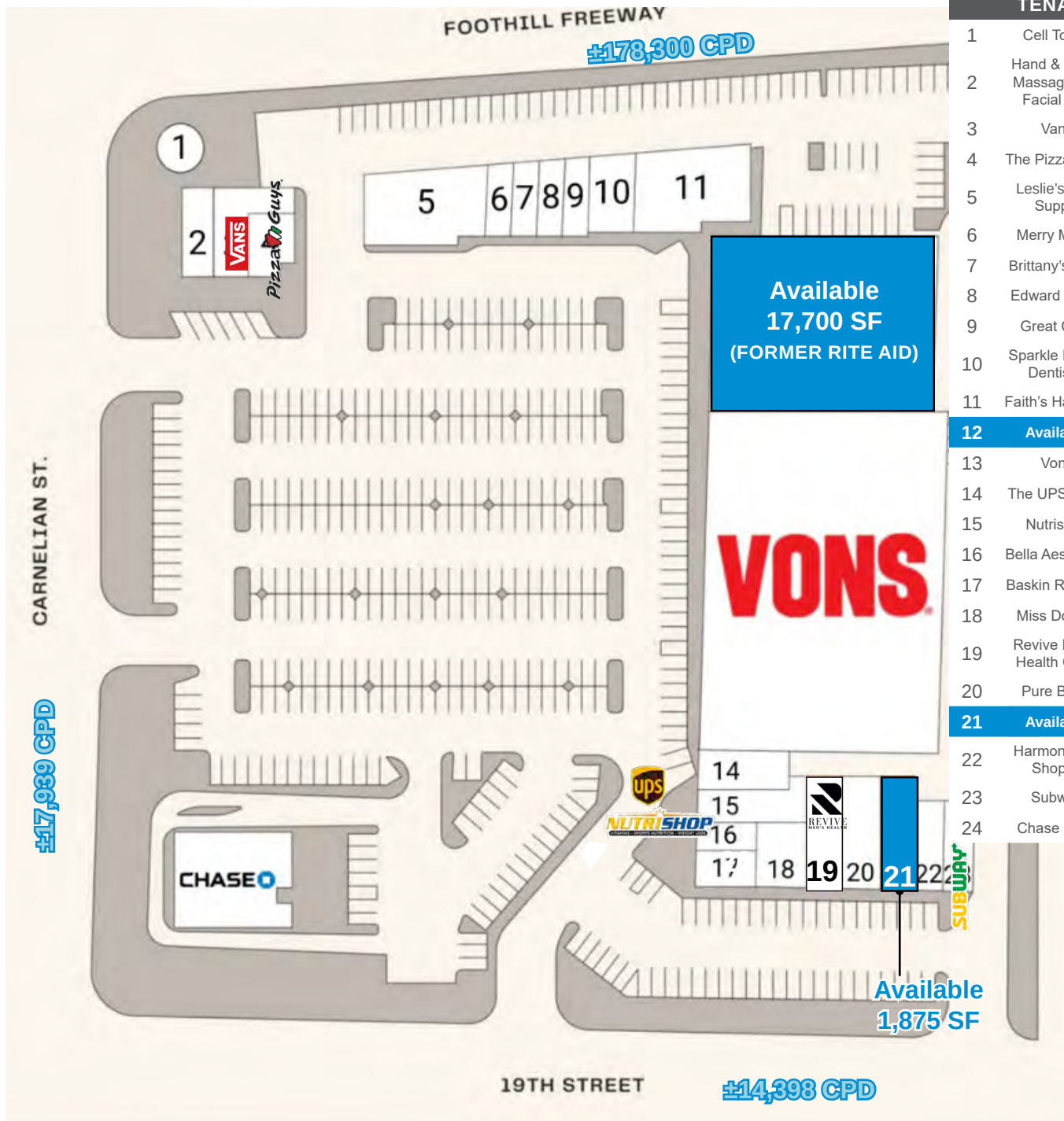
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	TENANT	SF (±)
1	Cell Tower	-
2	Hand & Stone Massage and Facial Spa	2,218
3	Vans	2,739
4	The Pizza Guys	1,533
5	Leslie's Pool Supply	4,007
6	Merry Maids	858
7	Brittany's Nails	885
8	Edward Jones	911
9	Great Clips	940
10	Sparkle Family Dentistry	1,445
11	Faith's Hallmark	4,176
12	Available	17,700
13	Vons	43,610
14	The UPS Store	1,800
15	Nutrishop	1,764
16	Bella Aesthetics	520
17	Baskin Robbins	1,000
18	Miss Donuts	1,216
19	Revive Men's Health Clinic	1,875
20	Pure Barre	1,725
21	Available	1,875
22	Harmony Tea Shoppe	1,200
23	Subway	1,200
24	Chase Bank	6,000



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Alta Loma Square Rancho Cucamonga, CA 91701	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	15,147	123,922	296,080
2029 Projected Population	14,640	119,714	296,166
2020 Census Population	15,822	127,909	296,589
2010 Census Population	15,825	125,030	284,464
Projected Annual Growth 2024 to 2029	-0.7%	-0.7%	-
Historical Annual Growth 2010 to 2024	-0.3%	-	0.3%
2024 Median Age	40.5	39.5	36.7
Households			
2024 Estimated Households	5,122	42,934	100,192
2029 Projected Households	5,079	42,599	102,995
2020 Census Households	5,324	44,231	99,573
2010 Census Households	5,299	42,702	93,427
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	0.6%
Historical Annual Growth 2010 to 2024	-0.2%	-	0.5%
Race and Ethnicity			
2024 Estimated White	50.4%	45.2%	38.7%
2024 Estimated Black or African American	5.9%	8.1%	8.9%
2024 Estimated Asian or Pacific Islander	10.2%	11.3%	12.4%
2024 Estimated American Indian or Native Alaskan	1.3%	1.3%	1.5%
2024 Estimated Other Races	32.2%	34.2%	38.5%
2024 Estimated Hispanic	42.8%	45.1%	49.8%
Income			
2024 Estimated Average Household Income	\$154,752	\$141,358	\$132,850
2024 Estimated Median Household Income	\$128,206	\$112,667	\$107,196
2024 Estimated Per Capita Income	\$52,446	\$49,073	\$45,042
Business			
2024 Estimated Total Businesses	410	4,626	14,065
2024 Estimated Total Employees	2,633	29,601	107,423
2024 Estimated Employee Population per Business	6.4	6.4	7.6
2024 Estimated Residential Population per Business	37.0	26.8	21.1



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