

AVAILABLE FOR LEASE



CENTRAL PARK PLAZA

BASE LINE RD & MILLIKEN AVE, RANCHO CUCAMONGA, CA 91701



PROPERTY FEATURES

- Anchored by Ralphs, Rite Aid, KFC and Carl's Jr.
- 112,000 +/- sf of GLA on 12.61 acres
- Milliken Avenue is an established major north/south arterial connecting to the I-10 & I-210 freeways
- Part of Terra Vista, a 1,320-acre master planned community with a projected build-out of 8,000 households
- Near the planned community of Victoria, with a projected build-out of 6,500 households

3 MILE RADIUS DEMOS

133,367
POPULATION



\$139,744
AVERAGE
HOUSEHOLD
INCOME

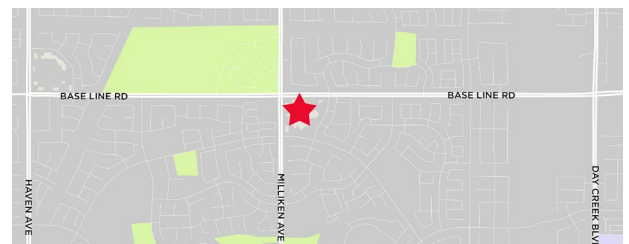
**DAYTIME
DEMOGRAPHICS**

93,354

TRAFFIC COUNTS

At Base Line Rd and Milliken Ave

66,349 CPD



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**LEWIS
RETAIL CENTERS**

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Tenants	SF
1 Cell Tower	5,995
2 NOT OWNED BY LEWIS	5,995
3 KFC / Pizza Hut	2,800
4 AVAILABLE	17,343
5 Smoke Shop	1,115
6 YogaSix	2,270
7 ABS Barber Shop	1,419
8 Post Arena	1,382
9 Ralphs	45,795
10 Facial Suites	2,883
11 Baskin Robbins	1,500
12 Finkoy Tax Services	663
13 Joy Nails & Spa	1,006
14 Subway	1,260
15 Protein for Pets	1,418
16 Terra Vista Animal Hospital	3,559
17 Carl's Jr.	3,600
18 Mountain Mike's Pizza	2,562
19 Pacific Dental	2,677



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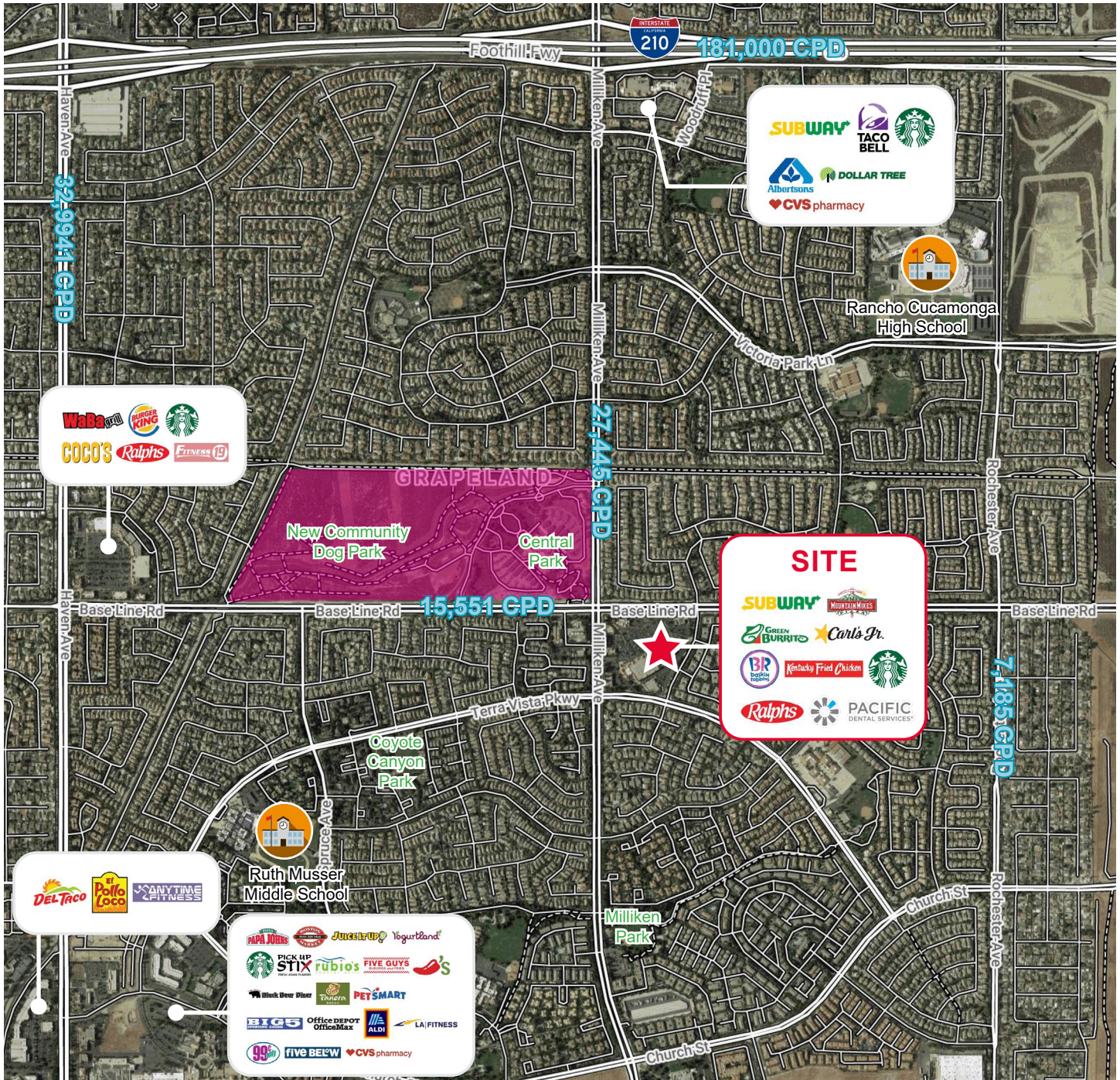
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CENTRAL PARK PLAZA Rancho Cucamonga, CA 91730	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	29,641	133,367	261,385
2029 Projected Population	29,014	134,183	266,531
2020 Census Population	30,461	134,211	261,264
2010 Census Population	27,665	127,494	246,076
Projected Annual Growth 2024 to 2029	-0.4%	0.1%	0.4%
Historical Annual Growth 2010 to 2024	0.5%	0.3%	0.4%
2024 Median Age	35.4	36.6	35.9
Households			
2024 Estimated Households	10,190	45,711	84,162
2029 Projected Households	10,138	47,002	87,594
2020 Census Households	10,589	45,715	83,589
2010 Census Households	9,413	42,739	76,787
Projected Annual Growth 2024 to 2029	-0.1%	0.6%	0.8%
Historical Annual Growth 2010 to 2024	0.6%	0.5%	0.7%
Race and Ethnicity			
2024 Estimated White	38.1%	39.7%	36.9%
2024 Estimated Black or African American	12.8%	10.9%	10.4%
2024 Estimated Asian or Pacific Islander	19.4%	16.2%	14.2%
2024 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.3%
2024 Estimated Other Races	28.6%	32.2%	37.1%
2024 Estimated Hispanic	38.4%	42.5%	47.6%
Income			
2024 Estimated Average Household Income	\$134,507	\$139,744	\$139,144
2024 Estimated Median Household Income	\$112,745	\$112,312	\$112,718
2024 Estimated Per Capita Income	\$46,243	\$47,931	\$44,857
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.5%	4.2%	6.4%
2024 Estimated Some High School (Grade Level 9 to 11)	3.0%	3.9%	5.3%
2024 Estimated High School Graduate	16.2%	20.1%	22.2%
2024 Estimated Some College	23.4%	23.4%	23.1%
2024 Estimated Associates Degree Only	11.1%	10.6%	9.7%
2024 Estimated Bachelors Degree Only	24.9%	23.3%	20.6%
2024 Estimated Graduate Degree	18.0%	14.5%	12.8%
Business			
2024 Estimated Total Businesses	559	6,896	13,418
2024 Estimated Total Employees	2,685	57,432	124,719
2024 Estimated Employee Population per Business	4.8	8.3	9.3
2024 Estimated Residential Population per Business	53.0	19.3	19.5