

AVAILABLE FOR LEASE



CENTRAL PARK PLAZA

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



PROPERTY FEATURES

- Centralized Market Opportunity with North, South, East and West customer pull.
- Convenient access from North, South, East and Westbound Traffic.
- Strong Positional opportunities in between Anchor and Jr Anchor as well as at Main Ingress/Egress along Milliken Ave.
- Just Kitty-Corner from Central Park and The Bark, both of which are popular community destinations.
- Anchored by Ralphs, KFC and Carl's Jr.
- ±112,000 SF of GLA on 12.61 Acres.
- High density residential in immediate proximity of site.

3 MILE RADIUS DEMOS

137,461
POPULATION



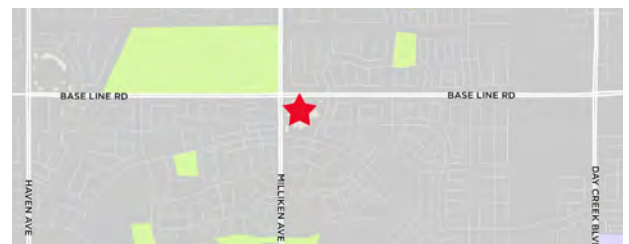
\$142,202
AVERAGE
HOUSEHOLD
INCOME

**DAYTIME
DEMOGRAPHICS
93,703**

TRAFFIC COUNTS

At Base Line Rd and Milliken Ave

±46,379 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 AVAILABLE	1,382
9 Ralphs	45,795
10 AVAILABLE	2,839
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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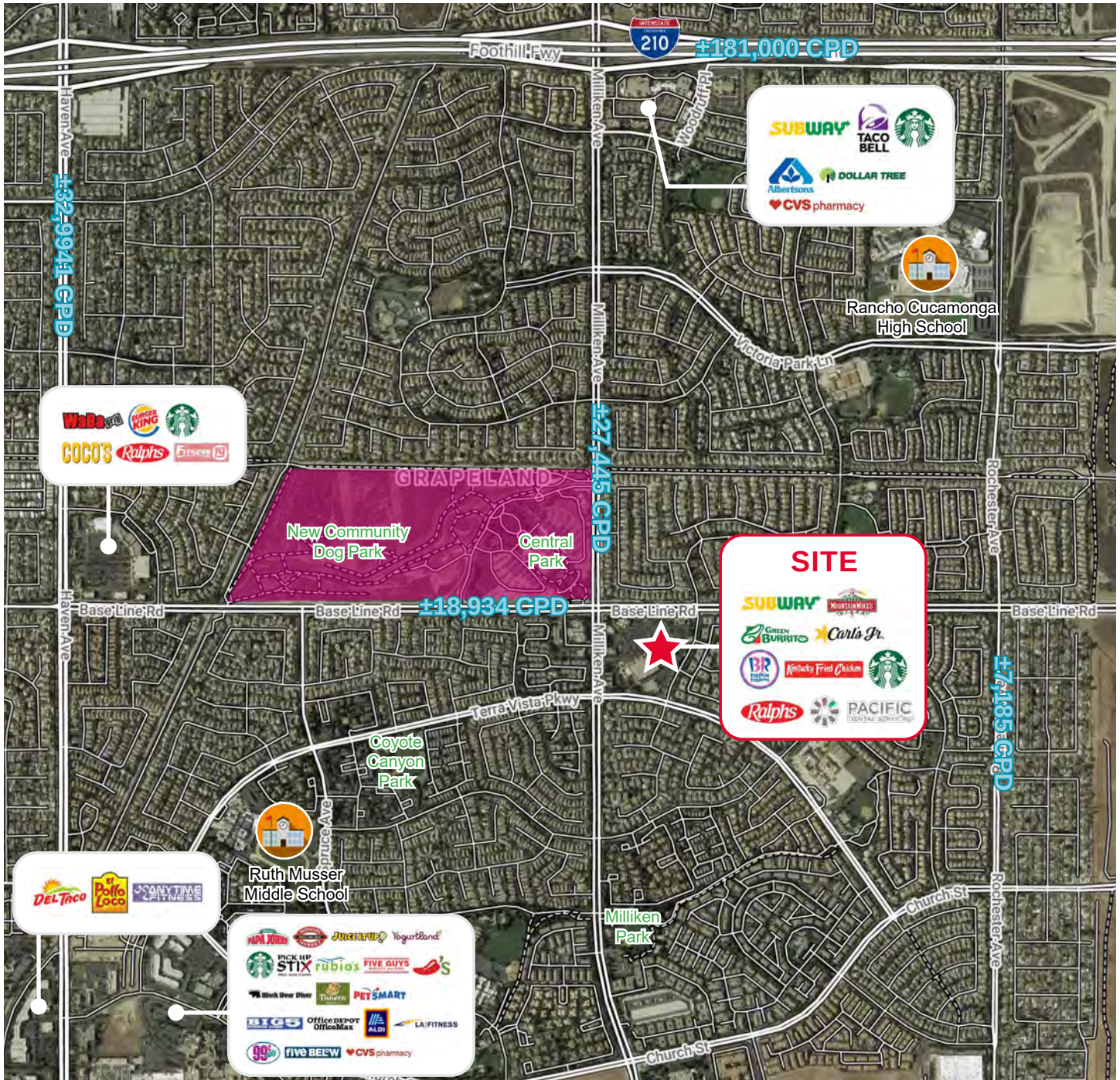
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CENTRAL PARK PLAZA Rancho Cucamonga, CA 91730	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	28,813	134,710	262,424
2031 Projected Population	28,252	138,418	268,994
2020 Census Population	30,328	134,301	261,268
2010 Census Population	27,534	127,572	246,069
Projected Annual Growth 2026 to 2031	-0.4%	0.6%	0.5%
Historical Annual Growth 2010 to 2026	0.3%	0.3%	0.4%
2026 Median Age	35.9	36.9	36.4
Households			
2026 Estimated Households	10,099	47,501	86,604
2031 Projected Households	10,010	49,645	90,419
2020 Census Households	10,548	45,748	83,581
2010 Census Households	9,373	42,777	76,775
Projected Annual Growth 2026 to 2031	-0.2%	0.9%	0.9%
Historical Annual Growth 2010 to 2026	0.5%	0.7%	0.8%
Race and Ethnicity			
2026 Estimated White	36.9%	38.3%	35.9%
2026 Estimated Black or African American	12.6%	10.9%	10.4%
2026 Estimated Asian or Pacific Islander	20.3%	16.8%	15.0%
2026 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.3%
2026 Estimated Other Races	29.1%	32.8%	37.5%
2026 Estimated Hispanic	39.3%	43.4%	48.2%
Income			
2026 Estimated Average Household Income	\$145,281	\$146,852	\$147,013
2026 Estimated Median Household Income	\$111,574	\$113,577	\$116,806
2026 Estimated Per Capita Income	\$50,924	\$51,819	\$48,575
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	4.2%	4.6%	6.7%
2026 Estimated Some High School (Grade Level 9 to 11)	3.2%	4.3%	5.5%
2026 Estimated High School Graduate	18.8%	21.2%	23.5%
2026 Estimated Some College	22.8%	21.3%	20.1%
2026 Estimated Associates Degree Only	9.7%	10.7%	9.6%
2026 Estimated Bachelors Degree Only	23.7%	23.4%	21.2%
2026 Estimated Graduate Degree	17.5%	14.7%	13.3%
Business			
2026 Estimated Total Businesses	581	7,124	13,885
2026 Estimated Total Employees	2,935	62,184	133,497
2026 Estimated Employee Population per Business	5.1	8.7	9.6
2026 Estimated Residential Population per Business	49.6	18.9	18.9

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