

HERITAGE TRIANGLE

BASELINE AVENUE, WEST OF CHERRY AVENUE, FONTANA, CA



PROJECT FEATURES

[Website](#) // [Facebook](#)

- + Mixed-use center featuring Storage West, Tutor Time, Wells Fargo Bank, AutoZone and Mountain View Tire
- + Adjacent to Heritage Village Center anchored by Vons, Wendy's, U.S. Bank and Panda Express
- + Excellent visibility on heavily traveled Baseline Ave.
- + Excellent access to the I-210 and I-10 freeways via the Cherry Ave. exit(s) and the I-15 via the Baseline Ave. exit

DEMOGRAPHICS

| Radius | 1-Miles | 2-Miles | 3-Miles |
|--------------------------|-----------|-----------|-----------|
| Estimated Population | 13,959 | 61,106 | 137,501 |
| Estimated Avg. HH Income | \$134,186 | \$120,835 | \$117,702 |

TRAFFIC COUNT

Baseline Ave. 21,006 ADT (2021)
Cherry Ave. 21,552 ADT (2021)

Source: City of Fontana



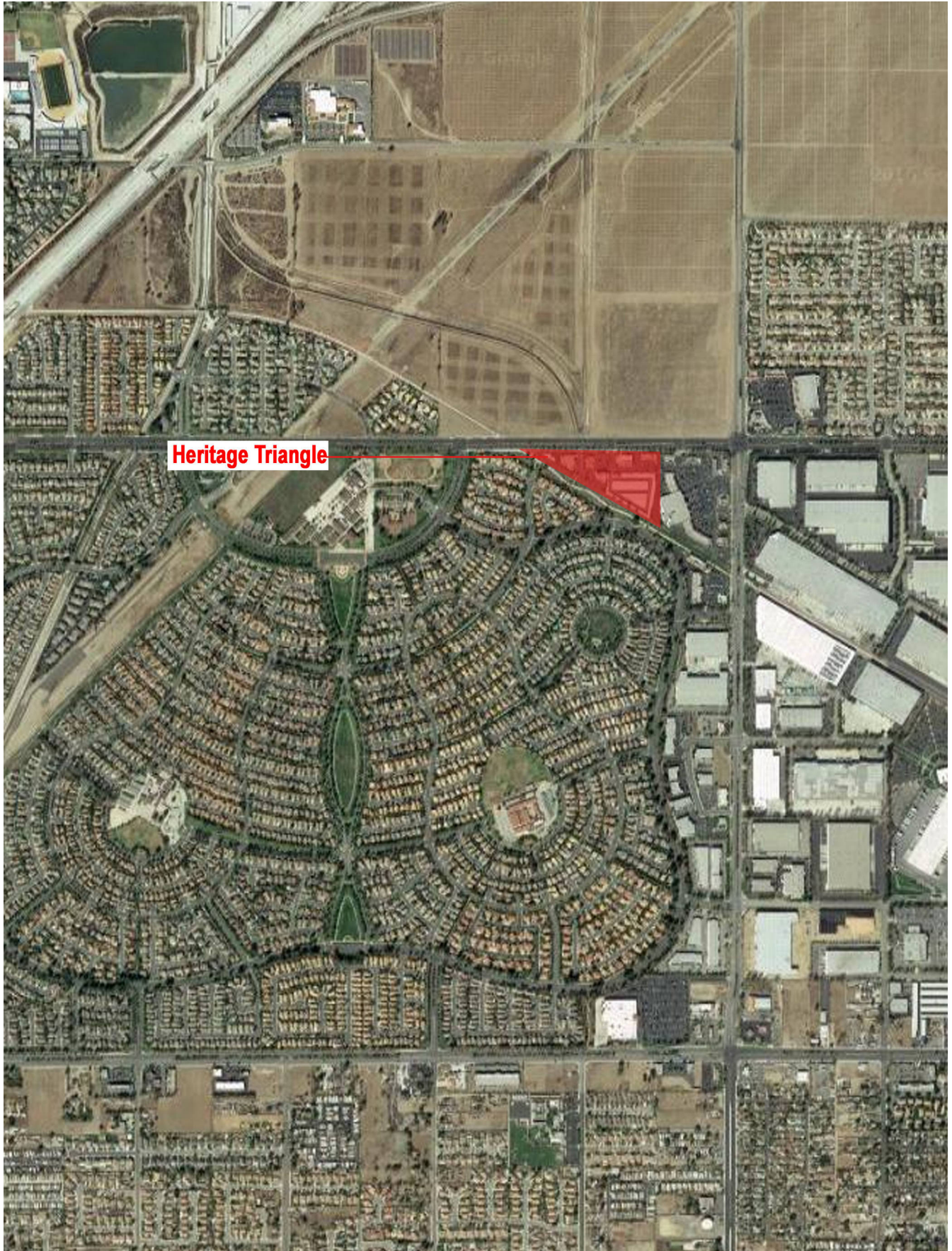
LEWIS RETAIL CENTERS
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Lewis Retail Centers

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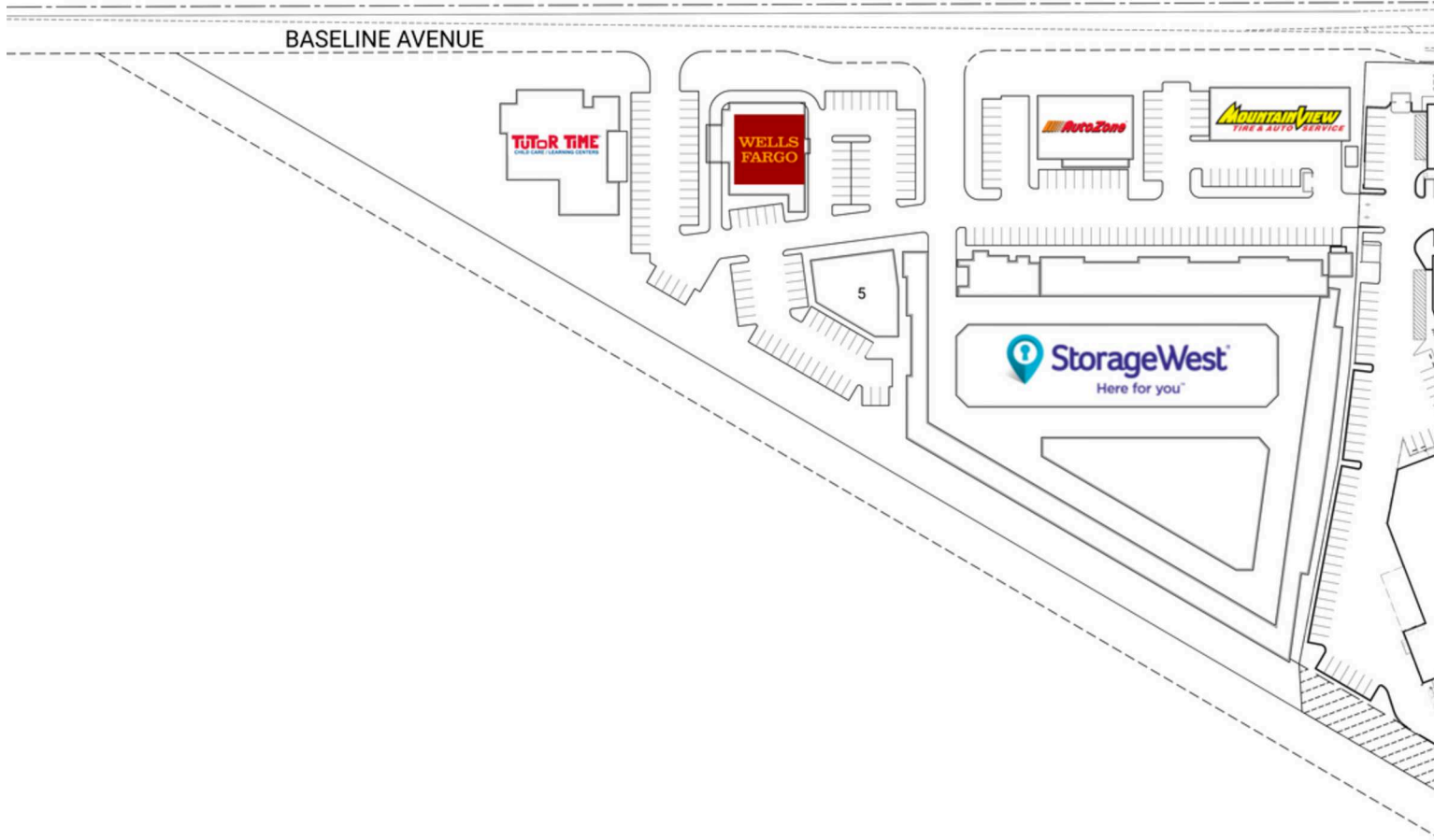


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| TENANT | SQFT |
|-------------------------|--------|
| 1 Wells Fargo | 5,402 |
| 2 Auto Zone | 5,400 |
| 3 Mountain View Tires | 4,805 |
| 4 Storage West | 80,697 |
| 5 Triangle Dental Group | 5,000 |
| 6 Tutor Time | |



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SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.1207/-117.4898

RS1

| Baseline Ave | | 1 mi radius | 2 mi radius | 3 mi radius |
|---------------------|---|-------------|-------------|-------------|
| Fontana, CA 92336 | | | | |
| POPULATION | 2020 Estimated Population | 13,959 | 61,106 | 137,501 |
| | 2025 Projected Population | 14,256 | 62,323 | 140,129 |
| | 2010 Census Population | 13,367 | 56,066 | 123,790 |
| | 2000 Census Population | 8,959 | 32,122 | 75,415 |
| | Projected Annual Growth 2020 to 2025 | 0.4% | 0.4% | 0.4% |
| | Historical Annual Growth 2000 to 2020 | 2.8% | 4.5% | 4.1% |
| | 2020 Median Age | 33.9 | 32.6 | 31.7 |
| HOUSEHOLDS | 2020 Estimated Households | 3,783 | 16,126 | 36,141 |
| | 2025 Projected Households | 3,887 | 16,533 | 37,010 |
| | 2010 Census Households | 3,539 | 14,421 | 31,714 |
| | 2000 Census Households | 2,358 | 8,291 | 18,984 |
| | Projected Annual Growth 2020 to 2025 | 0.5% | 0.5% | 0.5% |
| | Historical Annual Growth 2000 to 2020 | 3.0% | 4.7% | 4.5% |
| RACE AND ETHNICITY | 2020 Estimated White | 43.2% | 45.9% | 47.3% |
| | 2020 Estimated Black or African American | 17.2% | 12.9% | 10.9% |
| | 2020 Estimated Asian or Pacific Islander | 17.3% | 14.2% | 11.7% |
| | 2020 Estimated American Indian or Native Alaskan | 0.8% | 0.9% | 0.9% |
| | 2020 Estimated Other Races | 21.5% | 26.2% | 29.3% |
| | 2020 Estimated Hispanic | 45.7% | 53.3% | 58.1% |
| INCOME | 2020 Estimated Average Household Income | \$134,186 | \$120,835 | \$117,702 |
| | 2020 Estimated Median Household Income | \$116,926 | \$104,501 | \$101,123 |
| | 2020 Estimated Per Capita Income | \$36,396 | \$31,906 | \$30,951 |
| EDUCATION (AGE 25+) | 2020 Estimated Elementary (Grade Level 0 to 8) | 4.3% | 7.6% | 9.3% |
| | 2020 Estimated Some High School (Grade Level 9 to 11) | 6.1% | 8.2% | 8.3% |
| | 2020 Estimated High School Graduate | 21.9% | 24.2% | 24.3% |
| | 2020 Estimated Some College | 30.7% | 25.6% | 24.2% |
| | 2020 Estimated Associates Degree Only | 10.7% | 7.3% | 7.2% |
| | 2020 Estimated Bachelors Degree Only | 17.7% | 18.1% | 17.5% |
| | 2020 Estimated Graduate Degree | 8.5% | 9.1% | 9.1% |
| BUSINESS | 2020 Estimated Total Businesses | 454 | 1,262 | 3,291 |
| | 2020 Estimated Total Employees | 4,525 | 10,857 | 28,127 |
| | 2020 Estimated Employee Population per Business | 10.0 | 8.6 | 8.5 |
| | 2020 Estimated Residential Population per Business | 30.8 | 48.4 | 41.8 |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.