

NOW LEASING

MILLIKEN COURT

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

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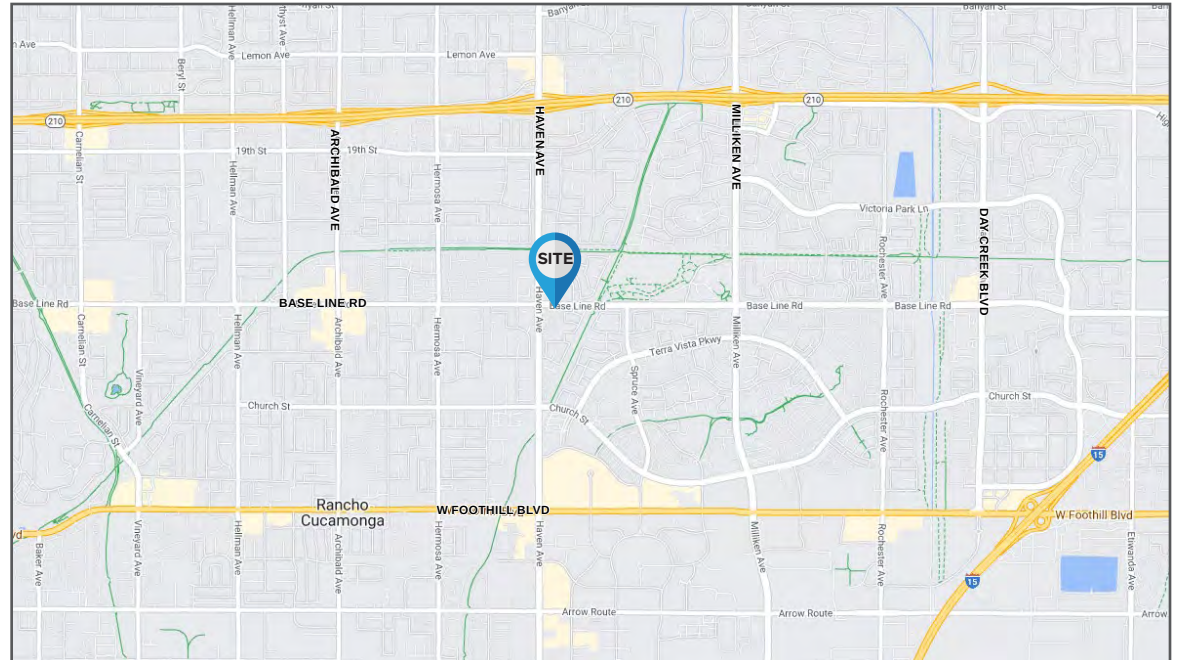
**LEWIS
RETAIL CENTERS**

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PROJECT OVERVIEW

- ±1,724 SF Available.
- Located at the major 4-way intersection of Baseline & Milliken.
- Major high-traffic arteries with approximately 60,577 CPD at the intersection.
- Convenient access along Baseline and Milliken.
- Strong street visibility S Bound on Milliken Ave.
- Former Education Prep build-out.
- 34,000 sf mixed use center anchored by KinderCare and Shell Gas Station.
- Directly across from Central Park Plaza which is anchored by Ralphs, Baskin Robins, Pacific Dental Services, Subway, Carl's Jr., KFC and Mountain Mike's Pizza.
- Centralized Market Opportunity with North, South, East and West customer pull.
- High density residential in immediate proximity of site.



5 MILE RADIUS DEMOS

274,767
POPULATION



\$139,348
AVERAGE
HOUSEHOLD
INCOME

DAYTIME
DEMOGRAPHICS
197,715

TRAFFIC COUNTS

On Base Line Rd and Haven Ave

67,742 CPD



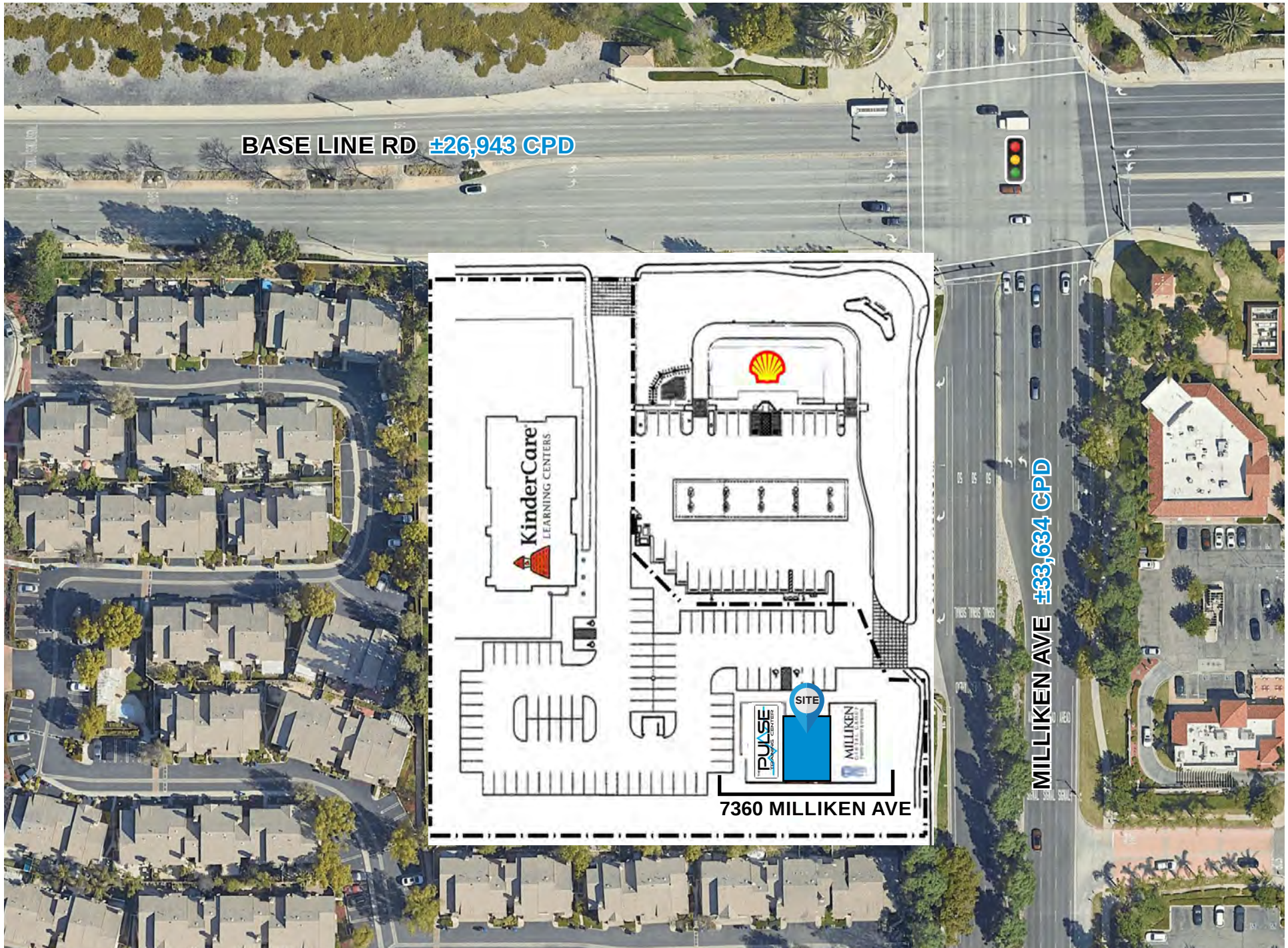
±1,724 SF AVAILABLE



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BASE LINE RD ±26,943 CPD

MILLIKEN AVE ±33,634 CPD

7360 MILLIKEN AVE

TENANT OVERVIEW



DEMOGRAPHICS

MILLIKEN COURT	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	29,531	135,155	261,009
2031 Projected Population	28,849	138,775	267,474
2020 Census Population	31,246	134,875	259,937
2010 Census Population	28,850	128,083	244,912
Projected Annual Growth 2026 to 2031	-0.5%	0.5%	0.5%
Historical Annual Growth 2010 to 2026	0.1%	0.3%	0.4%
2026 Median Age	36.1	37.0	36.5
Households			
2026 Estimated Households	10,233	47,720	86,420
2031 Projected Households	10,116	49,830	90,182
2020 Census Households	10,707	45,985	83,470
2010 Census Households	9,723	43,026	76,722
Projected Annual Growth 2026 to 2031	-0.2%	0.9%	0.9%
Historical Annual Growth 2010 to 2026	0.3%	0.7%	0.8%
Race and Ethnicity			
2026 Estimated White	37.4%	38.6%	36.0%
2026 Estimated Black or African American	11.9%	10.8%	10.4%
2026 Estimated Asian or Pacific Islander	20.2%	16.8%	15.0%
2026 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.3%
2026 Estimated Other Races	29.4%	32.7%	37.3%
2026 Estimated Hispanic	39.6%	43.3%	48.0%
Income			
2026 Estimated Average Household Income	\$146,657	\$147,040	\$147,084
2026 Estimated Median Household Income	\$112,660	\$113,451	\$116,927
2026 Estimated Per Capita Income	\$50,821	\$51,953	\$48,759
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	4.3%	4.5%	6.6%
2026 Estimated Some High School (Grade Level 9 to 11)	3.3%	4.2%	5.5%
2026 Estimated High School Graduate	18.6%	21.2%	23.5%
2026 Estimated Some College	22.4%	21.2%	20.2%



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