

NOW LEASING

TERRA VISTA VILLAGE

NEC BASE LINE RD & HAVEN AVE
RANCHO CUCAMONGA, CA 91701

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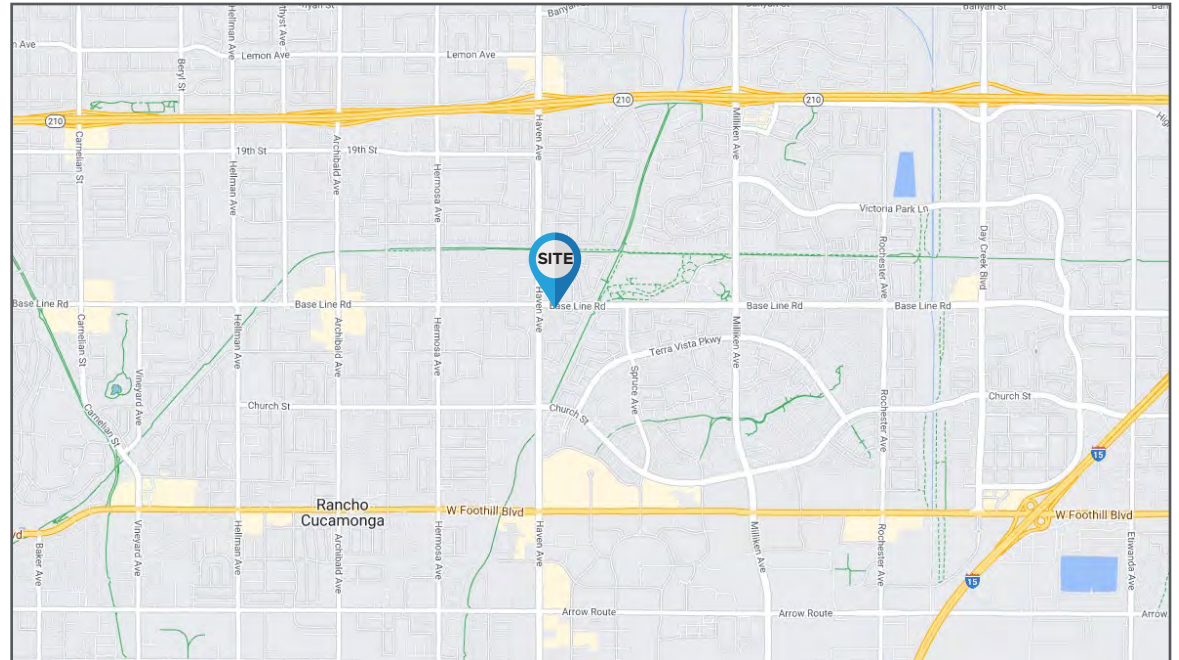
**LEWIS
RETAIL CENTERS**

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PROJECT OVERVIEW

- Well established newly remodeled neighborhood center anchored by Ralphs and Fitness 19
- ±135,000 sf of gross leasable area on 15.3 acres
- Well traveled intersection
- Part of Terra Vista, a 1,320-acre master planned community with a projected build-out of 8,000 households



STRONG TENANT LINEUP



5 MILE RADIUS DEMOS

275,073
POPULATION



\$139,357
AVERAGE
HOUSEHOLD
INCOME

DAYTIME
DEMOGRAPHICS
197,715

TRAFFIC COUNTS

On Base Line Rd and Haven Ave

67,742 CPD



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TERRA VISTA VILLAGE

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DEAL PENDING - 2,400 SF

VALENCIA AVE

FASHIONTRENDS

H&R BLOCK

AVON Beauty

Phenix SALON SUITES
COMING SOON

my GYM

WOLF GANG
COMING SOON

Lindora Clinic

Ralphs

Deal-Pending
2,400 SF

CHASE

citi

Starbucks

COCO'S

BURGER KING

WABA

FITNESS 19

WABA

HAVEN AVE ±40,218 CPD

BASELINE RD ±27,524 CPD

TENANT SF (±)

1	Waba Grill	1,530
2	Proper Cuts Barbershop	1,617
3	Dumpling Village	1,540
4	RC Optometric	1,750
5	Fashion Trend LA	1,750
5A	H&R Block	2,025
6	Dr. Patel, DDS	1,450
7	Mail Center	1,000
8	Red Persimmon Salon	1,200
9	Avon Beauty	1,200
10	Phenix Salon Suites	10,200
11	Fleet Feet	2,000
12	My Gym	3,317
13	Yolo Massage Spa	2,180
14	Woof Gang Bakery	1,620
15	Lindora Clinic	2,100
16	Ralphs	36,660
17	Deal Pending	2,400
18	Zait Bistro	1,400
19	Chase Bank	4,207
20	Citibank	7,200
21	Starbucks	1,982
22	El Cerrito's Mexican	3,800
23	Coco's Bakery & Restaurant	5,976
24	Burger King	3,500
25	Ralphs Gas	3,595
26	Fitness 19	23,009

TENANT OVERVIEW



DEMOGRAPHICS

Terra Vista Village Rancho Cucamonga, CA 91701	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	23,900	137,401	275,073
2029 Projected Population	23,318	137,134	278,509
2020 Census Population	24,777	139,347	276,320
2010 Census Population	24,205	135,180	262,199
Projected Annual Growth 2024 to 2029	-0.5%	-	0.2%
Historical Annual Growth 2010 to 2024	-	0.1%	0.4%
2024 Median Age	36.7	36.1	35.6
Households			
2024 Estimated Households	8,461	48,226	89,855
2029 Projected Households	8,392	49,157	92,871
2020 Census Households	8,746	48,483	89,519
2010 Census Households	8,349	46,373	82,897
Projected Annual Growth 2024 to 2029	-0.2%	0.4%	0.7%
Historical Annual Growth 2010 to 2024	-	0.3%	0.6%
Race and Ethnicity			
2024 Estimated White	39.0%	38.5%	37.8%
2024 Estimated Black or African American	8.0%	8.0%	8.5%
2024 Estimated Asian or Pacific Islander	15.4%	13.0%	12.3%
2024 Estimated American Indian or Native Alaskan	1.5%	1.4%	1.4%
2024 Estimated Other Races	36.1%	39.1%	40.0%
2024 Estimated Hispanic	50.1%	53.1%	52.9%
Income			
2024 Estimated Average Household Income	\$134,986	\$140,014	\$139,357
2024 Estimated Median Household Income	\$97,638	\$110,140	\$108,809
2024 Estimated Per Capita Income	\$47,813	\$49,183	\$45,588
Business			
2024 Estimated Total Businesses	648	7,352	13,748
2024 Estimated Total Employees	3,428	58,575	120,858
2024 Estimated Employee Population per Business	5.3	8.0	8.8
2024 Estimated Residential Population per Business	36.9	18.7	20.0



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