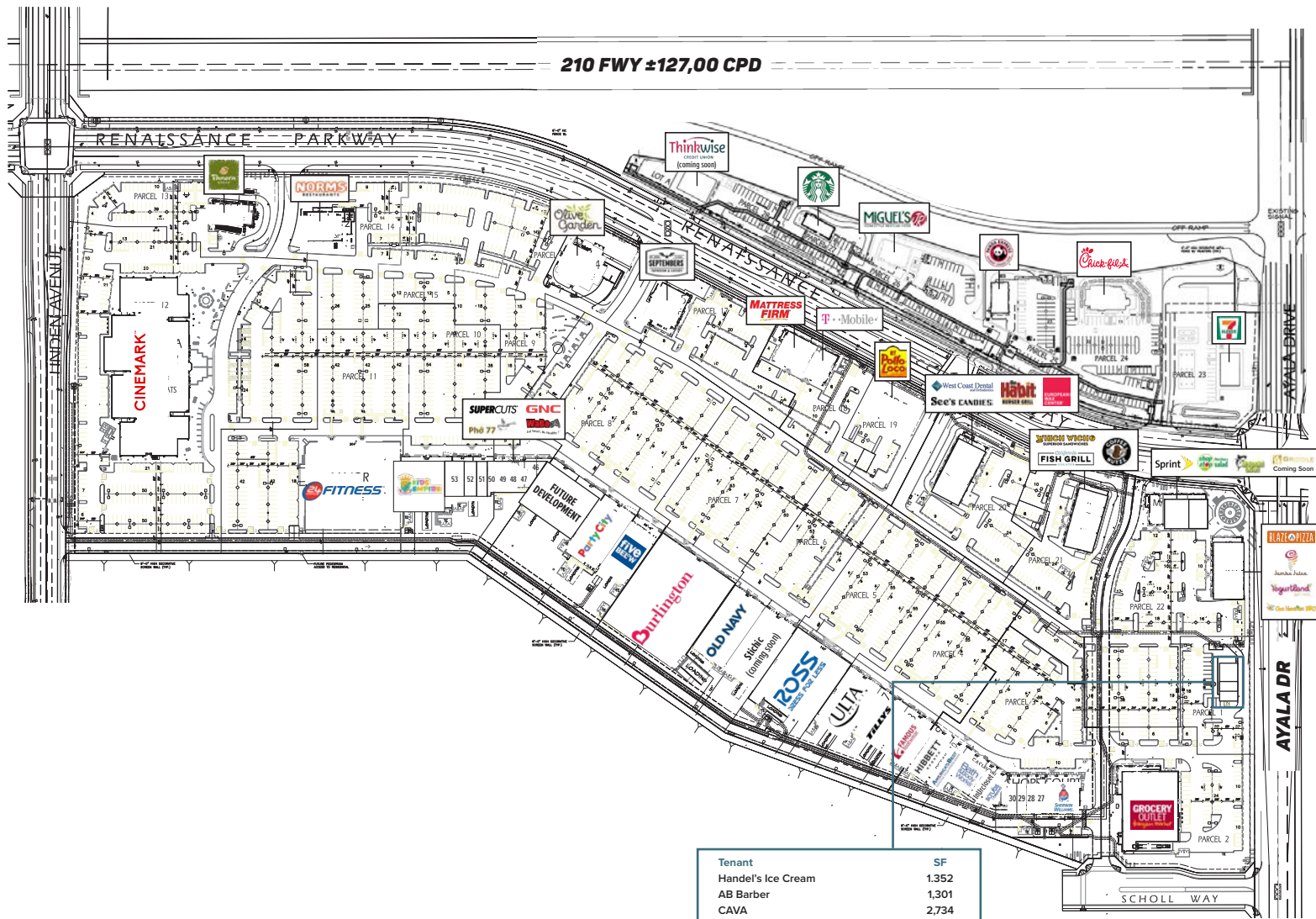


PROPERTY HIGHLIGHTS

- **Join** Cinemark Theatres, Burlington, Ross, Old Navy, 24 Hour Fitness, ULTA, Party City, Grocery Outlet, Five Below, Famous Footwear, Chick-fil-A and so much more.
- Features **430,000 SF** of shopping, dining and entertainment
- Highly visible off the 210 Freeway with more than **127,000 cars passing daily**
- **800 housing units** anticipated in the immediate vicinity
- Large employment in the area with industrial and fulfillment center openings (**estimate of 7,250 current jobs and 3,200 jobs projected**)
- **Opening of 20 acre sports park** will include fields and courts geared to host year round traffic



SITE PLAN



AVAILABLE

TENANT ROSTER

Suite #	Tenant	SF
1	Cinemark Theatres	57,871
2	Panera Bread	4,300
3	Norms Restaurant	6,500
4	Olive Garden	7,700
5	Septembers Taproom & Eatery	5,000
6	Mattress Firm	4,536
7	T-Mobile	3,024
8	El Pollo Loco	2,995
9	Magicaland Children's Dentistry	3,591
10	See's Candies	1,386
11	The Habit Burger Grill	3,048
12	Coffee Nutzz	1,694
13	Which Wich	1,260
14	European Wax Studio	2,269
15	California Fish Grill	2,804
16	Chop Stop	1,134
17	Ahipoki Bowl	1,449
18	Griddle Mongolian	2,457
19	Blaze Pizza	2,457
20	Jamba Juice	1,260
21	Yogurtland	1,260
22	Ono Hawaiian BBQ	2,583
23	Grocery Outlet	18,555
24	Sherwin-Williams	4,442
25	Renaissance Nail Lounge	1,386
26	New Look Eyebrow Threading	1,281
27	Elias & Co. Staffing	1,197
28	The Joint	1,260
29	Scrubs & Beyond	2,077
30	InUrCloset	1,727
31	Bath & Body Works	3,780
32	America's Best Contacts & Eyeglasses	3,500
33	Hibbett Sports	5,000
34	Famous Footwear	6,750
35	Tillys	7,000
36	ULTA Beauty	10,001
37	Ross Dress For Less	22,000
38	Stitchic	12,000
39	Old Navy	12,000
40	Burlington	43,000
41	Five Below	8,213
42	Party City	12,000
43	Renaissance Mktpl. Management Office	849
44	WaBa Grill	1,567
46	GNC	1,260
47	Pho 77	1,696
48	Supercuts	1,134
49	UPS Store	1,134
50	Unbreakifix	1,396
51	West Coast Dental (coming soon)	3,024
52	Kids Empire	12,027
53	24 Hour Fitness	38,000
54	Thinkwise Credit Union	4,000
55	Starbucks	2,000
56	Miguel's Jr.	3,053
57	Panda Express	2,600
58	Chick-fil-A	4,526
59	7-Eleven	3,100

CURRENT STATUS



COMPETITIVE CENTER OVERVIEW



DEMOGRAPHICS

Population	3 MI	5 MI	7 MI
Estimated Population (2024)	121,455	356,235	551,744
Projected Population (2029)	122,557	359,585	553,257
Census Population (2020)	125,646	365,596	569,770
Census Population (2010)	117,554	336,448	533,214
Projected Annual Growth (2024-2029)	1,102	3,350	1,513
Historical Annual Growth (2020-2024)	-4,191	-9,361	-18,026
Historical Annual Growth (2010-2020)	8,092	29,148	36,556
Estimated Population Density (2024)	4,298	4,538	3,586
Trade Area Size	28.3	78.5	153.9

Median Household Income	3 MI	5 MI	7 MI
Estimated Median Household Income (2024)	\$95,744	\$93,642	\$90,226
Projected Median Household Income (2029)	\$98,852	\$96,574	\$93,004
Census Median Household Income (2010)	\$54,343	\$53,149	\$53,079
Census Median Household Income (2000)	\$42,000	\$39,475	\$38,830
Projected Annual Change (2024-2029)	\$3,108	\$2,932	\$2,778
Historical Annual Change (2000-2024)	\$53,745	\$54,167	\$51,396

Households	3 MI	5 MI	7 MI
Estimated Households (2024)	32,393	95,081	148,925
Projected Households (2029)	33,002	97,023	151,109
Census Households (2020)	32,654	95,485	150,485
Census Households (2010)	29,447	84,794	136,543
Projected Annual Growth (2024-2029)	610	1,942	2,184
Historical Annual Change (2010-2024)	2,946	10,287	12,382
Historical Annual Growth (2010-2020)	8,140	29,195	36,406

Average Household Income	3 MI	5 MI	7 MI
Estimated Average Household Income (2024)	\$114,791	\$112,713	\$109,995
Projected Average Household Income (2029)	\$120,110	\$118,379	\$115,326
Census Average Household Income (2010)	\$59,847	\$58,773	\$59,160
Census Average Household Income (2000)	\$48,539	\$46,630	\$46,257
Projected Annual Change (2024-2029)	\$5,318	\$5,666	\$5,331
Historical Annual Change (2000-2024)	\$66,252	\$66,083	\$63,738



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