

NOW LEASING

TERRA VISTA COMMONS

NWC FOOTHILL BLVD & MILLIKEN AVE
RANCHO CUCAMONGA, CA 91701



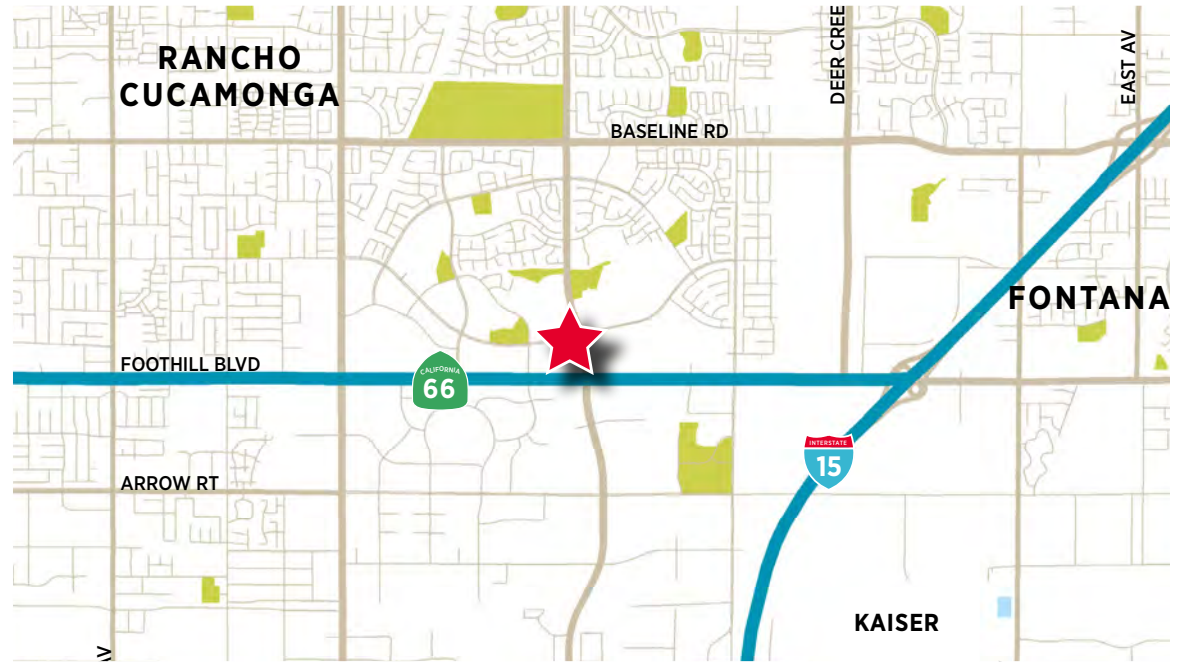
**LEWIS
RETAIL CENTERS**

Chase Harvey
Partner
charvey@catalystretail.com
Lic. #01954291

Jay Nichols
Managing Partner
jnichols@catalystretail.com
Lic. #01905191

PROJECT OVERVIEW

- Mixed-use center with excellent visibility and positioning on Foothill Blvd.
- Adjacent to Town Center Square featuring Aldi, Barnes & Noble, PetSmart, OfficeMax and Harbor Freight.
- Part of ±1,320 AC Terra Vista master planned community with a projected build-out of 8,000 residential units.
- Milliken Ave. is a major connector between the I-210 and the I-10 Freeways.



JOIN



5 MILE RADIUS DEMOS

274,828
POPULATION



\$136,463
AVERAGE
HOUSEHOLD
INCOME

DAYTIME
DEMOGRAPHICS

219,888

TRAFFIC COUNTS

On Milliken Ave & Foothill Blvd

±52,296 CPD



TERRA VISTA COMMONS

NWC FOOTHILL BLVD & MILLIKEN AVE, RANCHO CUCAMONGA, CA 91701

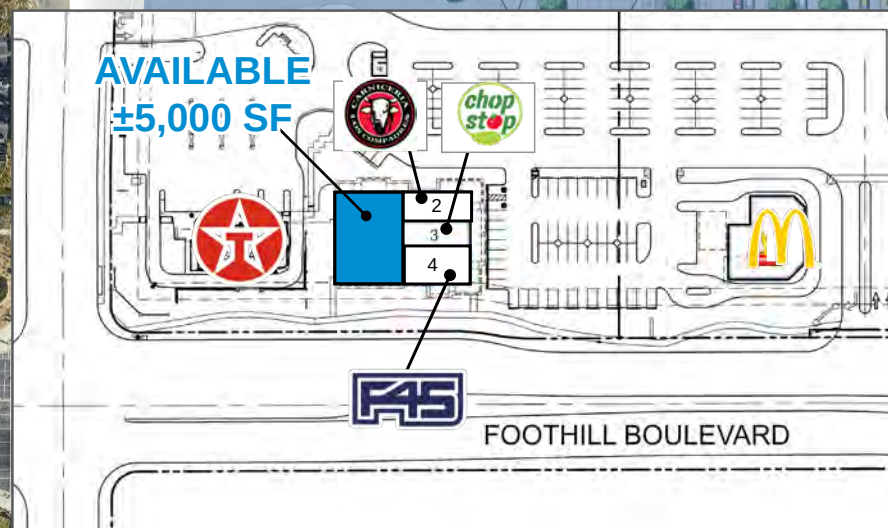
LEWIS
RETAIL CENTERS

FULLY LEASED

	TENANT	SF (±)
1	Available	5,000
2	Carniceria Los Compadres	1,540
3	Chop Stop	1,134
4	F45	2,100
5	McDonald's	3,500
6	Not Built	5,000
7	Not Built	5,000
8	Not Built	5,000

671 UNITS OF
MULTI-FAMILY/
MIXED USE
DEVELOPMENT
(NOT A PART)

AVAILABLE
±5,000 SF



FOOTHILL BOULEVARD

Blvd

±28,432 CPD



TENANT OVERVIEW



DEMOGRAPHICS

Terra Vista Commons Rancho Cucamonga, CA 91730	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	18,415	138,437	274,828
2030 Projected Population	17,945	141,777	280,230
2020 Census Population	18,447	134,357	272,408
2010 Census Population	15,834	126,805	258,473
Projected Annual Growth 2025 to 2030	-0.5%	0.5%	0.4%
Historical Annual Growth 2010 to 2025	1.1%	0.6%	0.4%
2025 Median Age	34.1	35.8	35.8
Households			
2025 Estimated Households	6,670	47,687	88,314
2030 Projected Households	6,739	50,983	93,411
2020 Census Households	6,937	46,055	86,502
2010 Census Households	5,739	42,487	79,870
Projected Annual Growth 2025 to 2030	0.2%	1.4%	1.2%
Historical Annual Growth 2010 to 2025	1.1%	0.8%	0.7%
Race and Ethnicity			
2025 Estimated White	35.9%	37.4%	35.9%
2025 Estimated Black or African American	15.8%	12.0%	10.1%
2025 Estimated Asian or Pacific Islander	18.3%	15.8%	13.9%
2025 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.4%
2025 Estimated Other Races	28.8%	33.6%	38.6%
2025 Estimated Hispanic	38.3%	43.6%	49.5%
Income			
2025 Estimated Average Household Income	\$121,303	\$130,347	\$136,463
2025 Estimated Median Household Income	\$99,948	\$108,209	\$112,077
2025 Estimated Per Capita Income	\$43,939	\$44,931	\$43,916
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.3%	4.0%	6.2%
2025 Estimated Some High School (Grade Level 9 to 11)	3.6%	5.0%	6.0%
2025 Estimated High School Graduate	17.8%	21.8%	23.8%
2025 Estimated Some College	27.2%	22.2%	21.5%



Offered by Lewis Management Corp., a licensed real estate broker, DRE License #01994759. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: September 18, 2025 3:06 PM

NOW LEASING

TERRA VISTA COMMONS

NWC FOOTHILL BLVD & MILLIKEN AVE
RANCHO CUCAMONGA, CA 91701

.....



**LEWIS
RETAIL CENTERS**

Chase Harvey
Partner
charvey@catalystretail.com
Lic. #01954291

Jay Nichols
Managing Partner
jnichols@catalystretail.com
Lic. #01905191