

NOW LEASING

TERRA VISTA COMMONS

NWC FOOTHILL BLVD & MILLIKEN AVE
RANCHO CUCAMONGA, CA 91701

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**LEWIS
RETAIL CENTERS**

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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.
- High density residential in immediate proximity of site.
- Milliken Ave. is a major connector between the I-210 and the I-10 Freeways.
- Centralized Market Opportunity with North, South, East and West customer pull.

JOIN



5 MILE RADIUS DEMOS

272,606
POPULATION



\$142,084
AVERAGE
HOUSEHOLD
INCOME

DAYTIME
DEMOGRAPHICS
219,888

TRAFFIC COUNTS

On Milliken Ave & Foothill Blvd

±52,296 CPD



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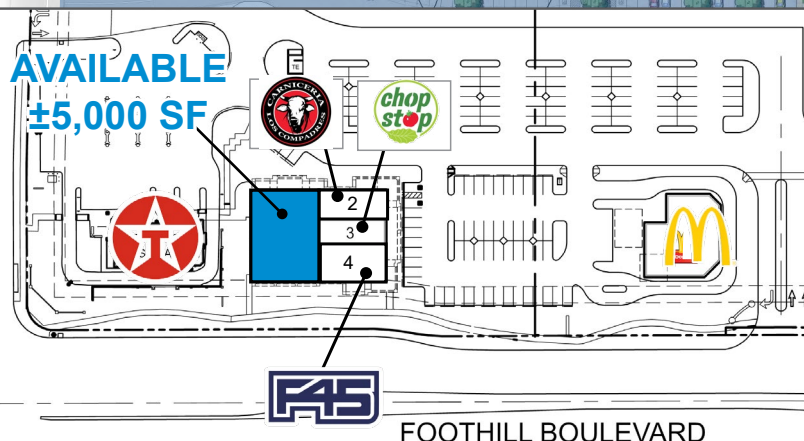
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FULLY LEASED

	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



±28,432 CPD

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TENANT OVERVIEW



DEMOGRAPHICS

Terra Vista Commons Rancho Cucamonga, CA 91730	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	18,148	135,638	272,606
2031 Projected Population	18,027	139,648	278,229
2020 Census Population	18,368	134,368	272,473
2010 Census Population	15,775	126,824	258,544
Projected Annual Growth 2026 to 2031	-0.1%	0.6%	0.4%
Historical Annual Growth 2010 to 2026	0.9%	0.4%	0.3%
2026 Median Age	34.5	36.2	36.1
Households			
2026 Estimated Households	6,741	48,081	89,557
2031 Projected Households	6,731	50,317	93,143
2020 Census Households	6,898	46,059	86,521
2010 Census Households	5,715	42,494	79,889
Projected Annual Growth 2026 to 2031	-	0.9%	0.8%
Historical Annual Growth 2010 to 2026	1.1%	0.8%	0.8%
Race and Ethnicity			
2026 Estimated White	35.2%	36.7%	35.1%
2026 Estimated Black or African American	15.4%	11.9%	10.0%
2026 Estimated Asian or Pacific Islander	18.9%	16.2%	14.3%
2026 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.4%
2026 Estimated Other Races	29.4%	34.1%	39.1%
2026 Estimated Hispanic	39.2%	44.4%	50.3%
Income			
2026 Estimated Average Household Income	\$125,303	\$136,022	\$142,084
2026 Estimated Median Household Income	\$99,549	\$107,924	\$113,091
2026 Estimated Per Capita Income	\$46,544	\$48,249	\$46,747
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	4.1%	4.9%	7.4%
2026 Estimated Some High School (Grade Level 9 to 11)	3.5%	5.2%	5.9%
2026 Estimated High School Graduate	20.7%	22.1%	24.5%
2026 Estimated Some College	25.6%	21.5%	19.9%



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