

AVAILABLE FOR LEASE



TERRA VISTA COMMONS

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



PROPERTY FEATURES

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

3 MILE RADIUS DEMOS

136,420
POPULATION



\$106,995
AVERAGE
HOUSEHOLD
INCOME

**DAYTIME
DEMOGRAPHICS**

114,472

TRAFFIC COUNTS

Milliken Ave & Foothill Blvd: 96,534 CPD
15 Freeway: 199,832 CPD



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RETAIL CENTERS**

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	TENANT	SF (±)
1	AT&T	4,500
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



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Rancho Cucamonga, CA 91730	1 mi radius	3 mi radius	5 mi radius
Terra Vista Commons			
Population			
2022 Estimated Population	17,536	136,420	276,514
2027 Projected Population	17,600	142,701	286,269
2020 Census Population	17,241	133,365	271,969
2010 Census Population	14,597	125,879	257,912
Projected Annual Growth 2022 to 2027	-	0.9%	0.7%
Historical Annual Growth 2010 to 2022	1.7%	0.7%	0.6%
2022 Median Age	32.3	34.0	34.4
Households			
2022 Estimated Households	6,390	46,630	87,526
2027 Projected Households	6,601	50,042	93,243
2020 Census Households	6,467	45,608	85,867
2010 Census Households	5,314	42,044	79,238
Projected Annual Growth 2022 to 2027	0.7%	1.5%	1.3%
Historical Annual Growth 2010 to 2022	1.7%	0.9%	0.9%
Race and Ethnicity			
2022 Estimated White	35.7%	37.9%	36.5%
2022 Estimated Black or African American	16.5%	13.3%	10.6%
2022 Estimated Asian or Pacific Islander	17.6%	15.1%	13.2%
2022 Estimated American Indian or Native Alaskan	1.0%	1.1%	1.4%
2022 Estimated Other Races	29.1%	32.6%	38.3%
2022 Estimated Hispanic	36.7%	42.0%	48.8%
Income			
2022 Estimated Average Household Income	\$96,808	\$106,995	\$110,098
2022 Estimated Median Household Income	\$91,065	\$92,883	\$95,923
2022 Estimated Per Capita Income	\$35,289	\$36,902	\$35,058
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.8%	4.0%	6.1%
2022 Estimated Some High School (Grade Level 9 to 11)	3.0%	5.3%	6.7%
2022 Estimated High School Graduate	11.3%	18.2%	20.5%
2022 Estimated Some College	22.8%	24.7%	24.0%
2022 Estimated Associates Degree Only	12.8%	10.5%	9.8%
2022 Estimated Bachelors Degree Only	25.5%	23.8%	21.1%
2022 Estimated Graduate Degree	21.8%	13.4%	11.7%



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