

NOW LEASING

TERRA VISTA VILLAGE

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

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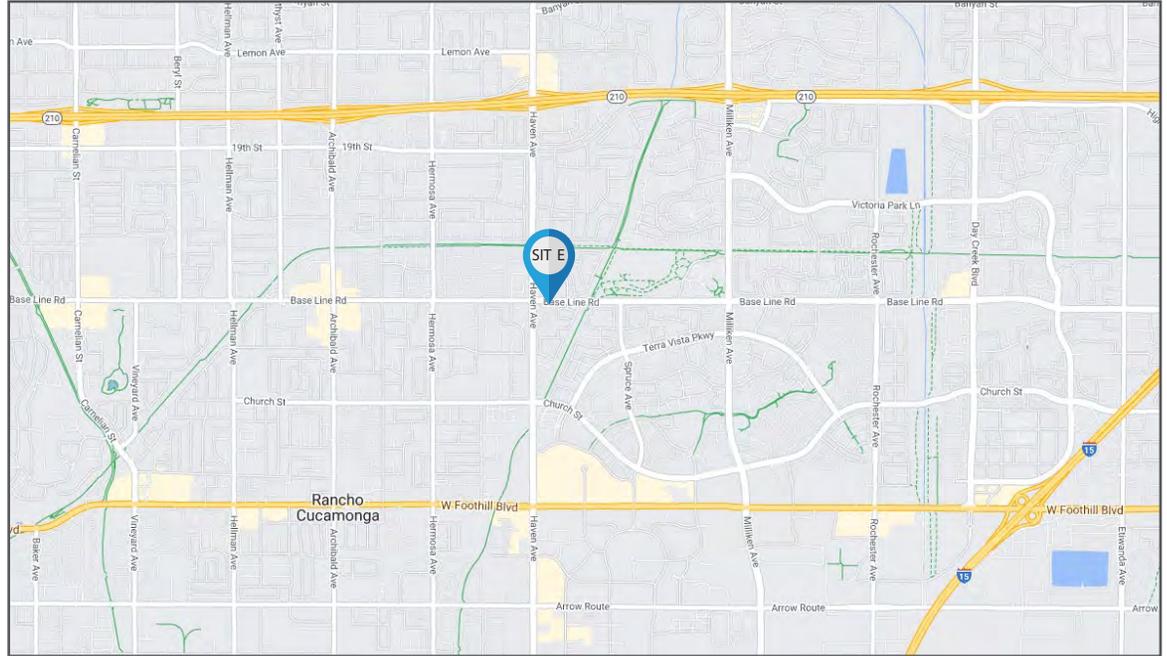
**LEWIS
RETAIL CENTERS**

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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

280,388
POPULATION



\$138,804

AVERAGE
HOUSEHOLD
INCOME

DAYTIME
DEMOGRAPHICS

200,783

TRAFFIC COUNTS

On Base Line Rd and Haven Ave

67,742 CPD



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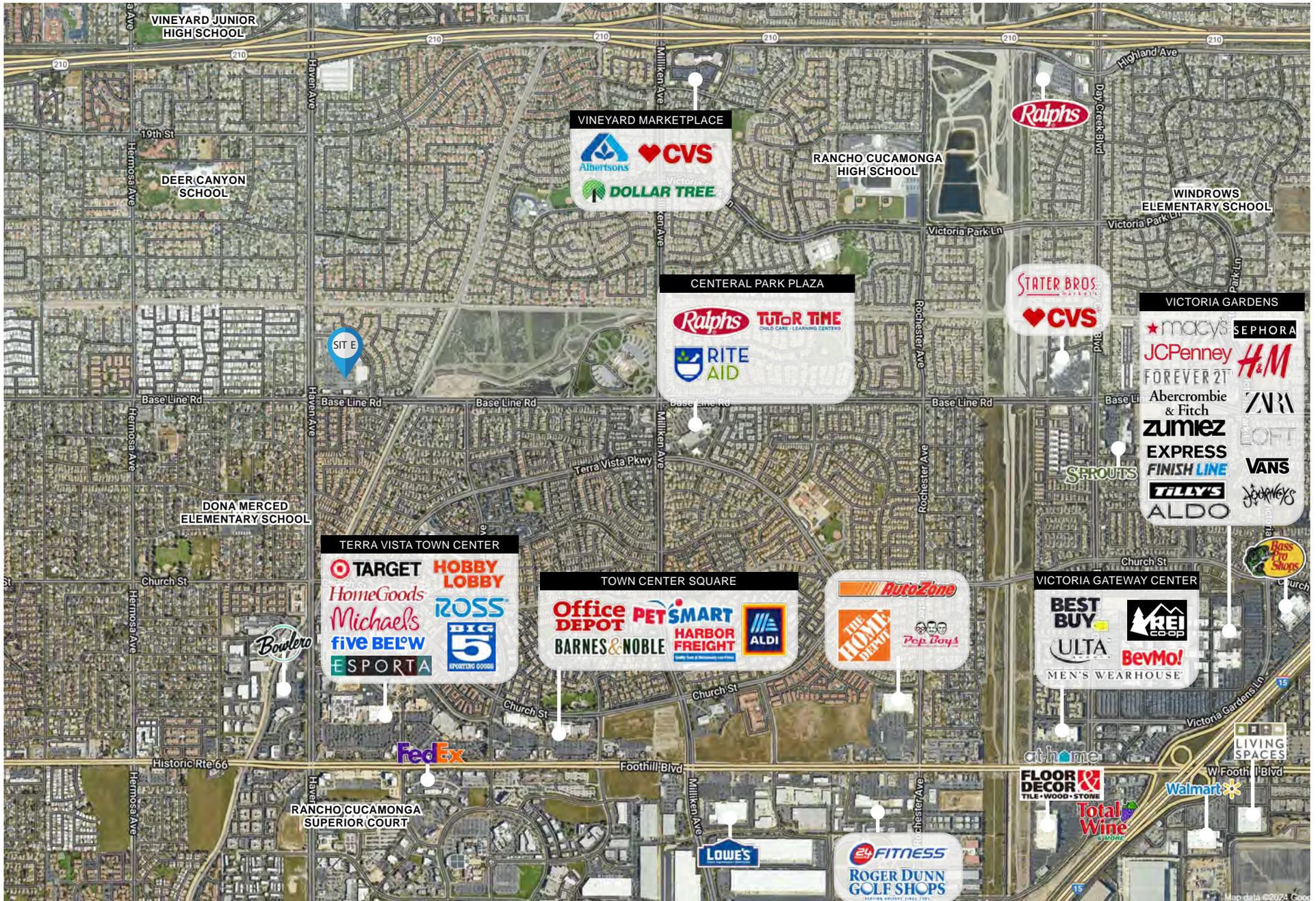
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SITE PLAN



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	Available 10/2026	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	UrgentPaws	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			
2025 Estimated Population	24,410	141,155	280,388
2030 Projected Population	23,516	141,354	283,012
2020 Census Population	25,123	139,955	278,652
2010 Census Population	24,392	135,629	264,688
Projected Annual Growth 2025 to 2030	-0.7%	-	0.2%
Historical Annual Growth 2010 to 2025	-	0.3%	0.4%
2025 Median Age	37.6	37.6	36.6
Households			
2025 Estimated Households	8,627	49,658	91,811
2030 Projected Households	8,650	51,856	96,092
2020 Census Households	8,953	48,655	90,204
2010 Census Households	8,499	46,504	83,599
Projected Annual Growth 2025 to 2030	-	0.9%	0.9%
Historical Annual Growth 2010 to 2025	0.1%	0.5%	0.7%
Race and Ethnicity			
2025 Estimated White	41.5%	40.3%	36.6%
2025 Estimated Black or African American	10.7%	10.1%	9.8%
2025 Estimated Asian or Pacific Islander	13.8%	15.5%	14.3%
2025 Estimated American Indian or Native Alaskan	1.4%	1.2%	1.4%
2025 Estimated Other Races	32.6%	32.9%	37.9%
2025 Estimated Hispanic	44.1%	43.7%	48.9%
Income			
2025 Estimated Average Household Income	\$125,805	\$138,809	\$138,804
2025 Estimated Median Household Income	\$105,456	\$115,864	\$113,908
2025 Estimated Per Capita Income	\$44,488	\$48,873	\$45,517
Business			
2025 Estimated Total Businesses	868	7,973	14,236
2025 Estimated Total Employees	4,563	63,676	123,493
2025 Estimated Employee Population per Business	5.3	8.0	8.7
2025 Estimated Residential Population per Business	28.1	17.7	19.7



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