

NOW LEASING

TERRA VISTA VILLAGE

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

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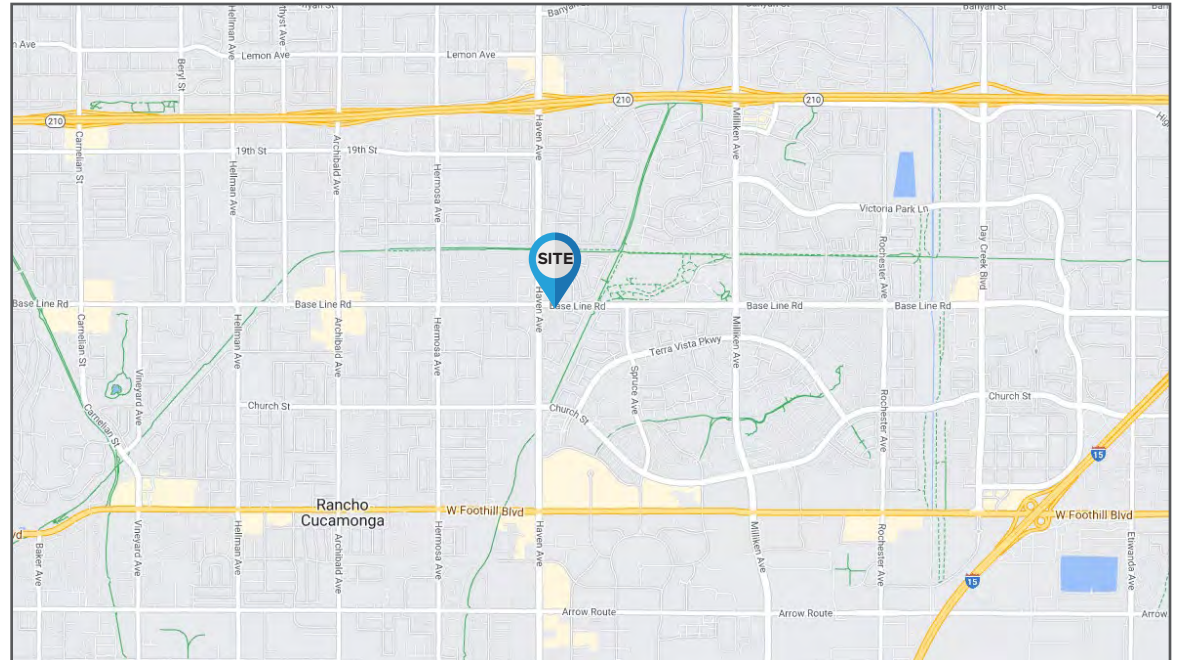
**LEWIS
RETAIL CENTERS**

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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.
- Centralized Market Opportunity with North, South, East and West customer pull.
- High density residential in immediate proximity of site.



STRONG TENANT LINEUP



5 MILE RADIUS DEMOS

277,081
POPULATION



\$143,933
AVERAGE
HOUSEHOLD
INCOME

**DAYTIME
DEMOGRAPHICS**
200,783

TRAFFIC COUNTS

On Base Line Rd and Haven Ave

67,742 CPD

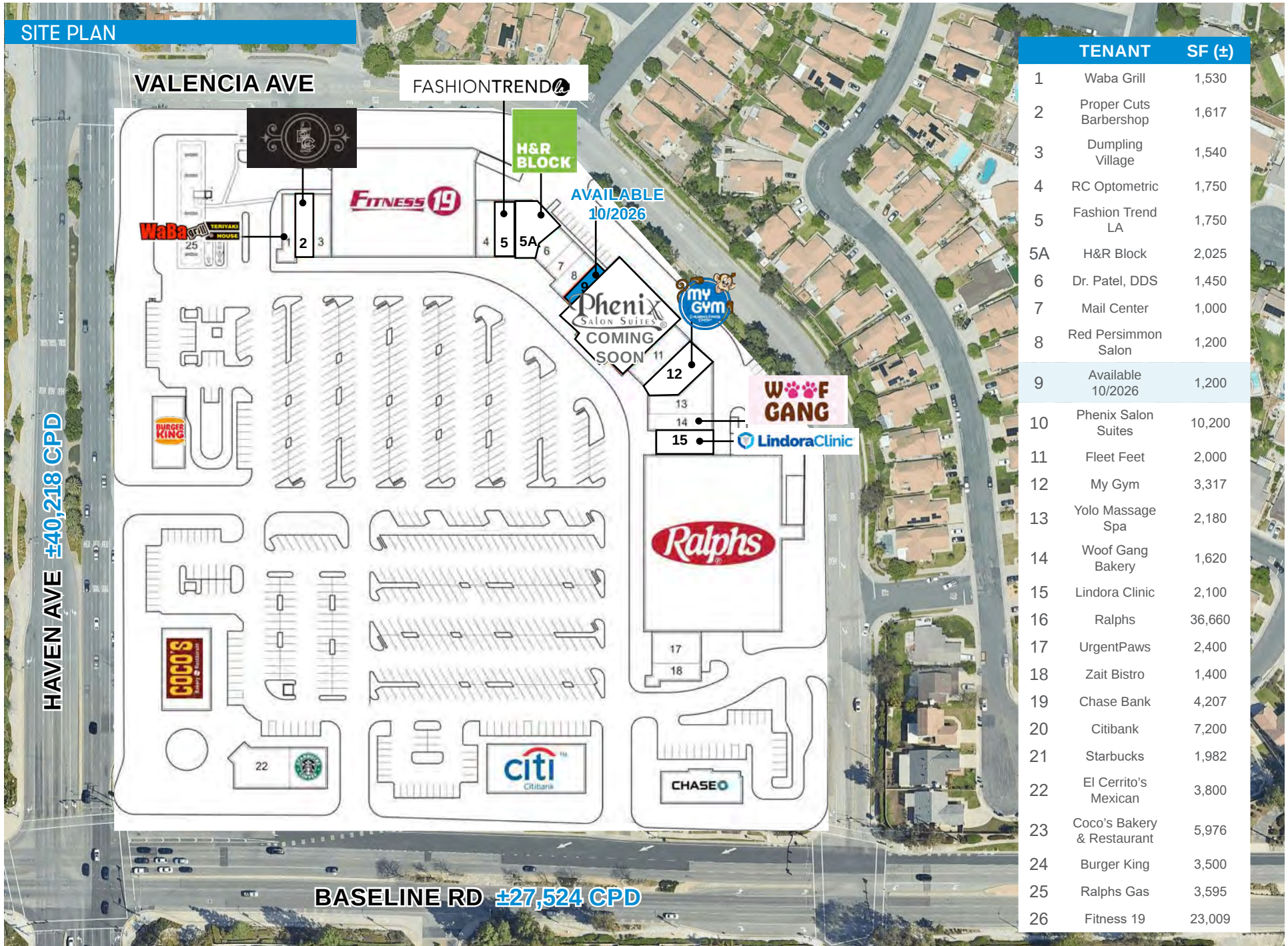


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SITE PLAN



	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	Wof 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

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DEMOGRAPHICS

10540 Base Line Rd Rancho Cucamonga, CA 91701	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	23,885	137,775	277,081
2031 Projected Population	23,469	139,545	281,599
2020 Census Population	25,117	139,907	278,607
2010 Census Population	24,390	135,606	264,651
Projected Annual Growth 2026 to 2031	-0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2026	-0.1%	-	0.3%
2026 Median Age	37.7	37.6	36.7
Households			
2026 Estimated Households	8,653	49,715	92,499
2031 Projected Households	8,569	51,171	95,657
2020 Census Households	8,952	48,633	90,181
2010 Census Households	8,498	46,494	83,578
Projected Annual Growth 2026 to 2031	-0.2%	0.6%	0.7%
Historical Annual Growth 2010 to 2026	0.1%	0.4%	0.7%
Race and Ethnicity			
2026 Estimated White	41.6%	40.4%	36.6%
2026 Estimated Black or African American	10.7%	10.1%	9.8%
2026 Estimated Asian or Pacific Islander	13.7%	15.4%	14.3%
2026 Estimated American Indian or Native Alaskan	1.4%	1.2%	1.4%
2026 Estimated Other Races	32.6%	32.9%	37.9%
2026 Estimated Hispanic	44.0%	43.6%	49.0%
Income			
2026 Estimated Average Household Income	\$130,600	\$145,649	\$143,933
2026 Estimated Median Household Income	\$106,740	\$113,131	\$114,030
2026 Estimated Per Capita Income	\$47,340	\$52,600	\$48,120
Business			
2026 Estimated Total Businesses	853	7,964	14,238
2026 Estimated Total Employees	4,771	67,730	130,420
2026 Estimated Employee Population per Business	5.6	8.5	9.2
2026 Estimated Residential Population per Business	28.0	17.3	19.5



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