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RETAIL CENTERS

# The Shops at 6th Street

29,000 SF Neighborhood Center



6th Street & The Resort Parkway, Rancho Cucamonga, CA



## Project Overview

Welcome to The Shops at 6th Street, where location meets opportunity. This exciting new shopping center puts your business at the heart of a rapidly growing community.

- A spacious 29,000 square foot neighborhood center serving thousands of new residents
- Next door to the upcoming Brightline high-speed train station, connecting to Las Vegas
- Part of The Resort's major expansion, which includes 2,000 new homes
- Set in one of the area's fastest-growing neighborhoods
- Located within walking distance of the famous Toyota Arena

## Expanding Horizons, Growing Community



### Built-In Customer Base

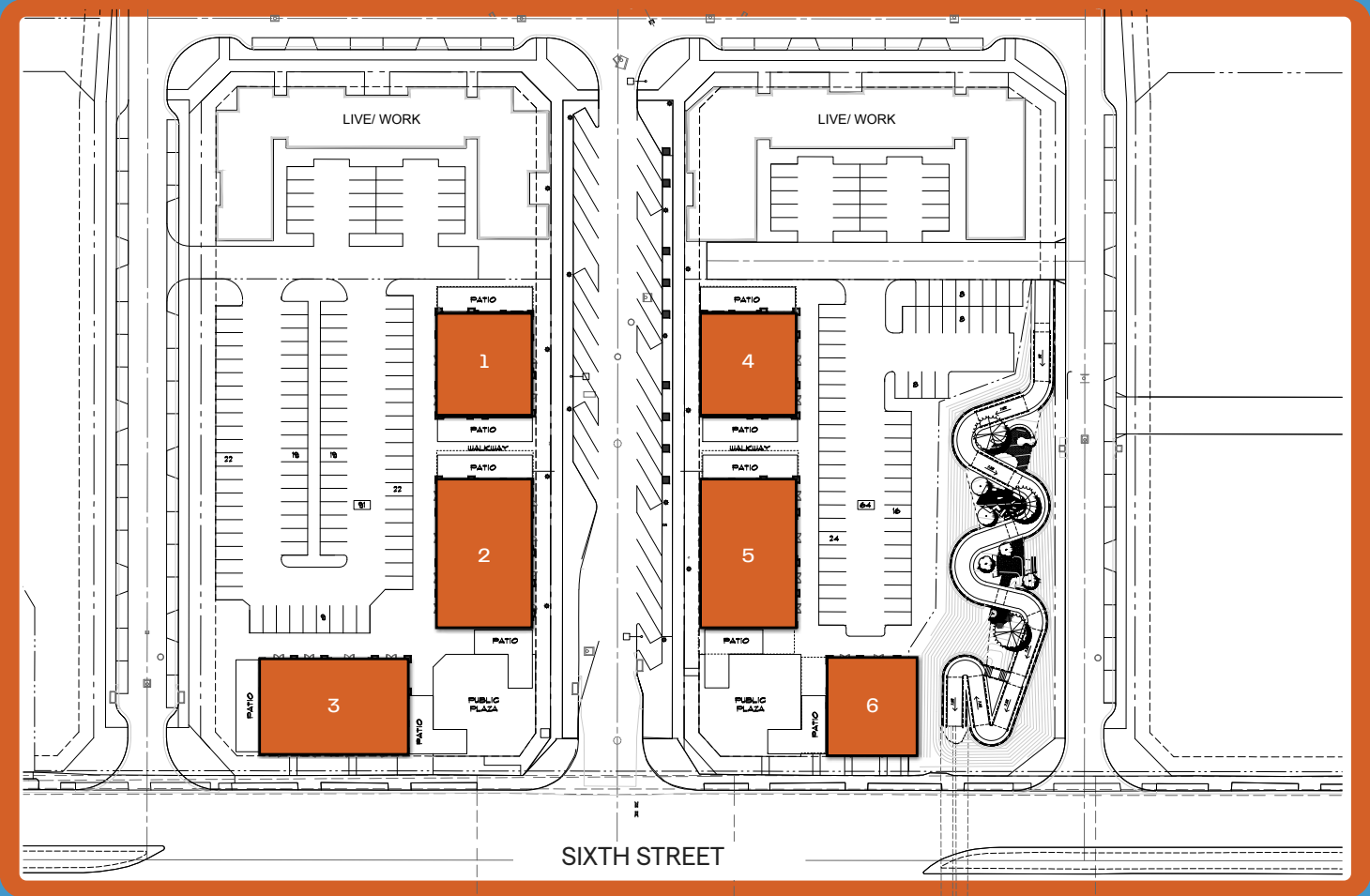
Be part of a community that will include 2,000 new homes

### Future-Ready Location

Position your business near the upcoming high-speed rail station

Demographics	2 Miles	3 Miles	5 miles
Avg. Household Income	\$103,110	\$115,394	\$124,173
Population	30,952	94,878	287,989
Daytime Population	62,927	90,439	172,948

# Site Plan

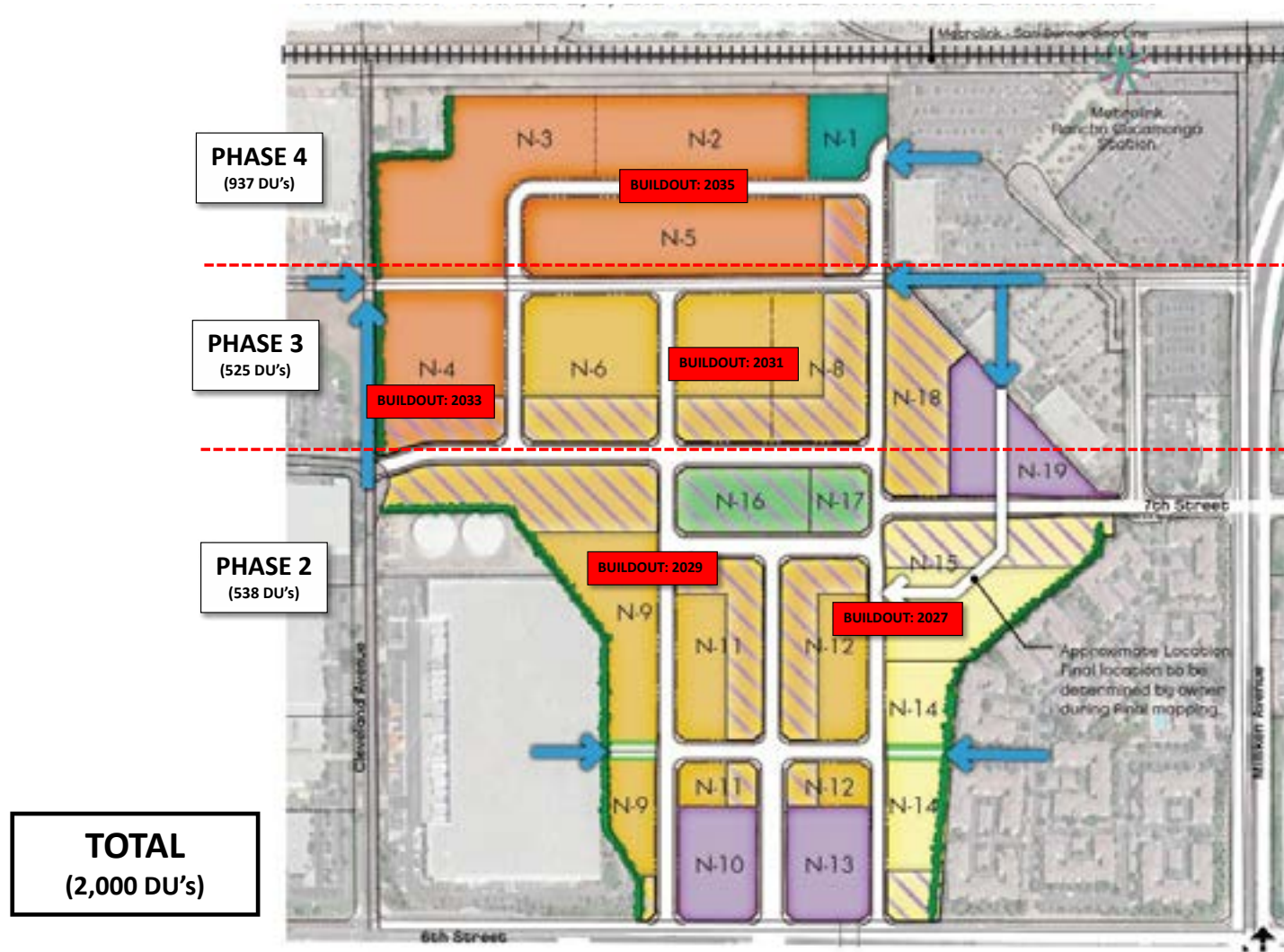


1	AVAILABLE	4,000SF
2	AVAILABLE	6,000SF
3	AVAILABLE	6,000SF

4	AVAILABLE	4,000SF
5	AVAILABLE	6,000SF
6	AVAILABLE	3,200SF



# The Resort Residential Phases





# Trade Area





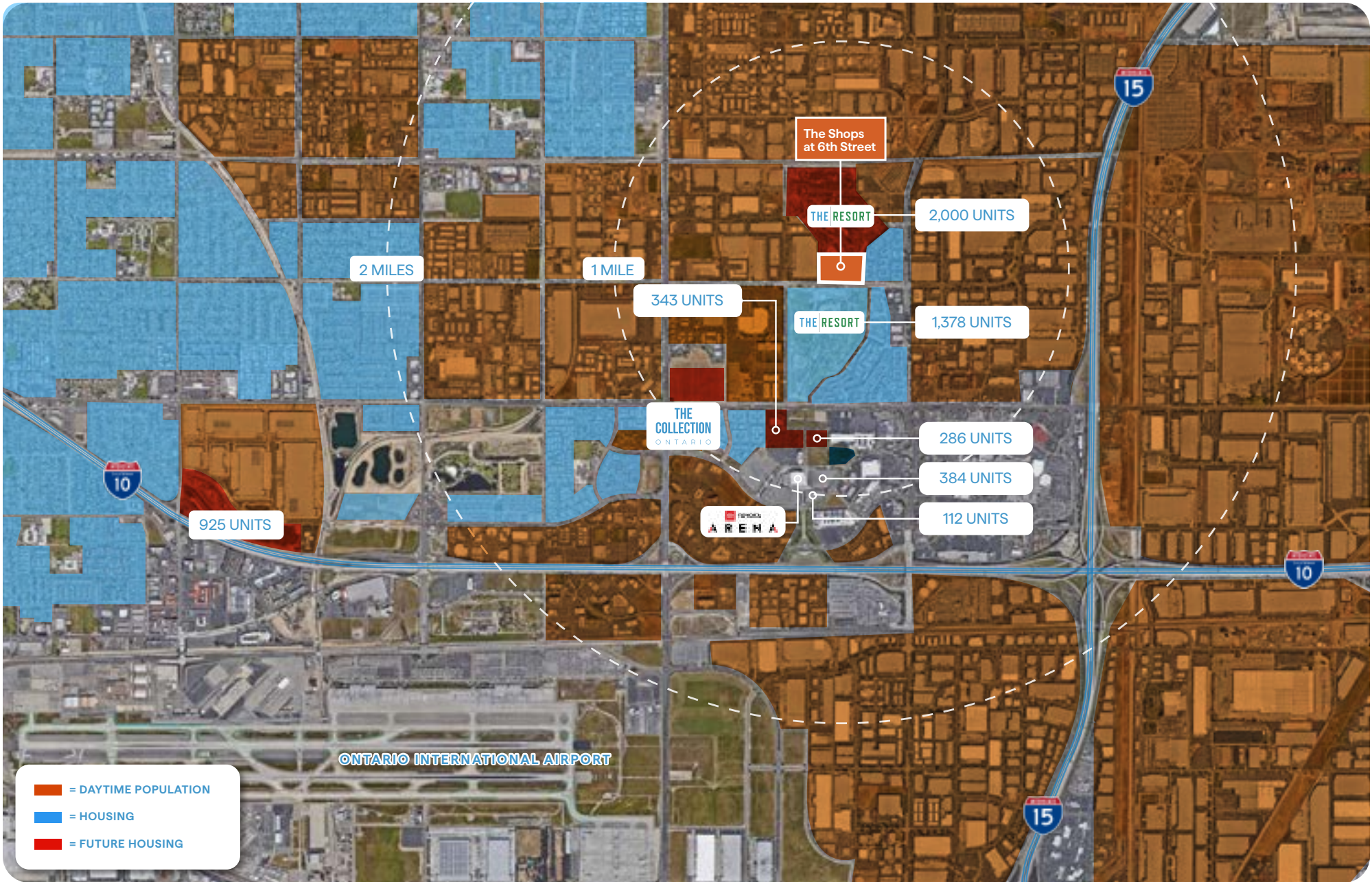
# Housing + Daytime Population

10,506  
Current Housing Units (2 Mile)

4,500  
Future Housing Units (2 Mile)

61,652  
Daytime Population (2 Mile)

86K people  
Within a 3-Mile Radius





# Brightline High Speed Rail



The Southern California Station will be located in Rancho Cucamonga on a 5-acre property at the northwest corner of Milliken Avenue and Azusa Court near Ontario International Airport and will be co-located with existing multi-modal transportation options, including Metrolink, for seamless connectivity to Downtown Los Angeles and other destinations throughout Los Angeles, Orange, San Bernardino and Riverside Counties.

Ridership will start at 6 million passengers, growing to 8 million passengers by year 5 and stabilizing at just over 9 million passengers by year 10.





# LEWIS RETAIL CENTERS

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