

# HERITAGE VILLAGE CENTER

SWC BASELINE AVENUE & CHERRY AVENUE, FONTANA, CA



## PROJECT FEATURES

- + Anchored by Vons, Fitness 19, Panda Express, Wendy's and U.S. Bank
- + 110,000 sf neighborhood center
- + Over 8,400 employees within two miles
- + Excellent access to the I-210 and I-10 freeways via the Cherry Ave. exit(s) and the I-15 via the Baseline Avenue exit
- + Neighboring retailers include Tutor Time, Wells Fargo, AutoZone, Mountain View Tire, Chase Bank and KFC
- + Shop space available

## DEMOGRAPHICS

| Radius                   | 1-Miles    | 2-Miles    | 3-Miles   |
|--------------------------|------------|------------|-----------|
| Estimated Population     | 12,698     | 60,547     | 133,182   |
| Estimated Avg. HH Income | \$ 111,807 | \$ 103,184 | \$ 97,606 |

## TRAFFIC COUNT

Baseline Ave. 24,700 ADT (2005)

Cherry Ave. 20,000 ADT (2007)

Source: City of Fontana



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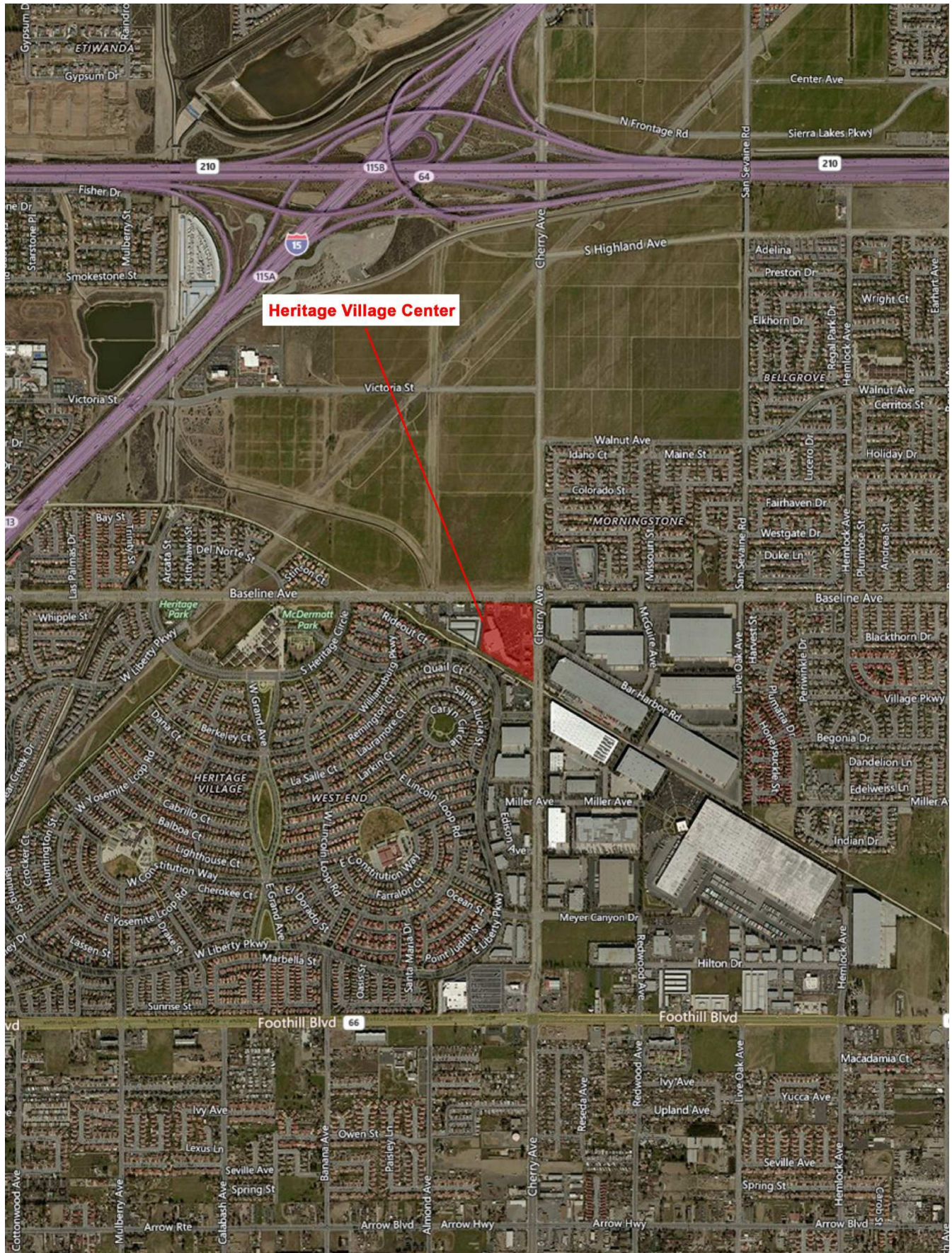


**Lewis Retail Centers**

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| Parking Summary         |            |                  |                  |     |
|-------------------------|------------|------------------|------------------|-----|
|                         | Space S.F. | Required Parking | Provided Parking | USE |
| Shop Bldg #1            |            |                  |                  |     |
| Blockbuster             | 4050       | 18               | 18               | R   |
| Heritage Dental Care    | 1432       | 8                | 8                | MO  |
| Fantastic Sam's         | 1105       | 5                | 5                | R   |
| Sue's Family Fashion    | 4550       | 18               | 18               | R   |
| Von's Market            | 96865      | 228              | 228              | R   |
| Shop Bldg #2            |            |                  |                  |     |
| City Nails              | 1485       | 6                | 6                | R   |
| H&R Block               | 1200       | 5                | 5                | O   |
| Vacant                  | 2585       | 10               | 10               | R   |
| Grasano's Pizza         | 4635       | 45               | 45               | F   |
| Postal Annex            | 930        | 4                | 4                | O   |
| Smiling Feet            | 1485       | 6                | 6                | R   |
| Fitness 19              | 4784       | 19               | 19               | R   |
| Pod E-Lucy Monaghan BSO | 4002       | 40               | 40               | F   |
| Vacant                  | 1000       | 4                | 4                | R   |
| Pod A-US Bank           | 3546       | 14               | 14               | R   |
| Pod B-Regis Express     | 3500       | 35               | 35               | F   |
| Pod C-Wendy's           | 3023       | 30               | 30               | F   |
| Pod D-Vacant            | 3500       | 22               | 22               | R   |
|                         | 106037     | 517              | 517              |     |

## Summary

|                             |          |                   |
|-----------------------------|----------|-------------------|
| Land Area:                  | ±12.8 AC | ±557,513 SF       |
| Existing Building Area:     |          | 106,037 SF        |
| <b>TOTAL BUILDING AREA:</b> |          | <b>106,237 SF</b> |

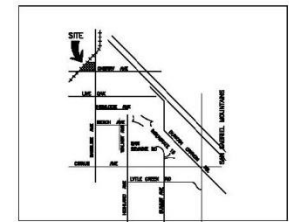
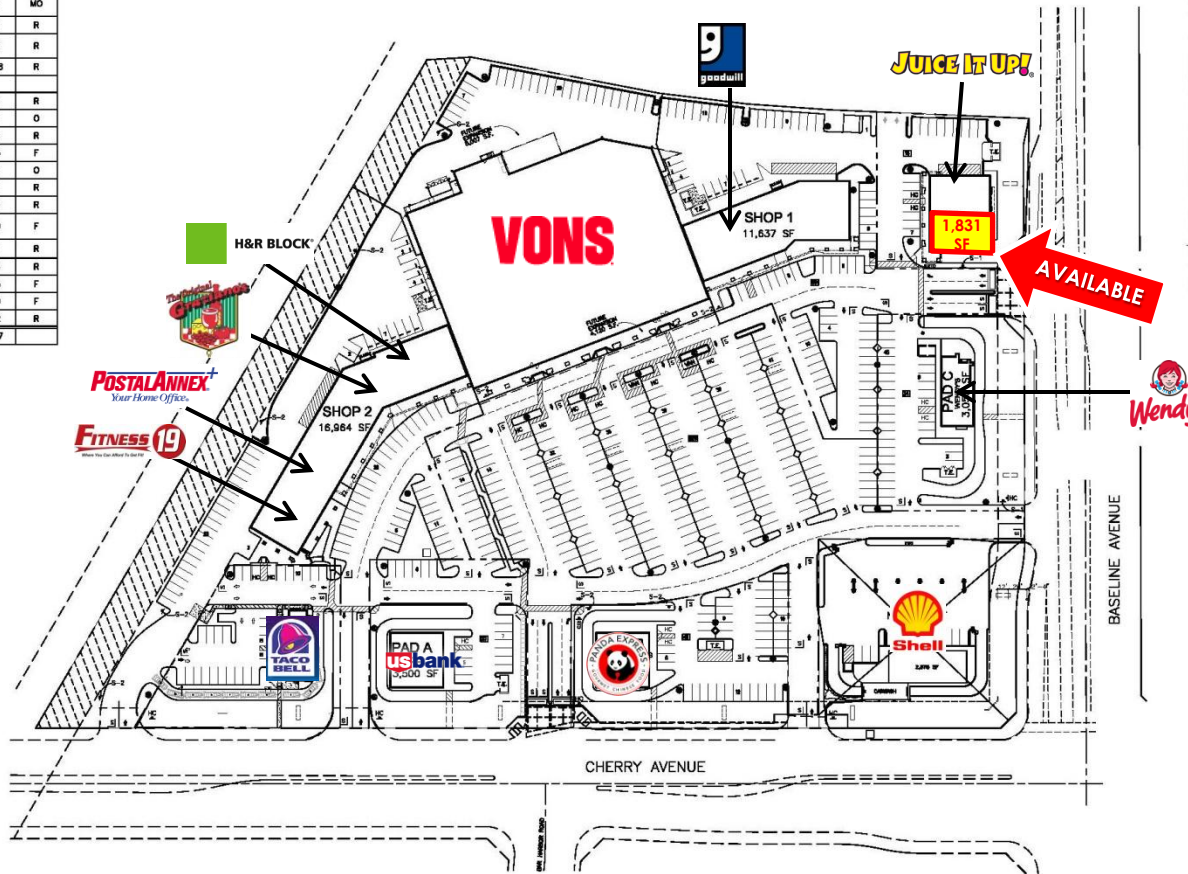
|                       |     |
|-----------------------|-----|
| Land / Building Ratio | 4.1 |
| Building / Land Ratio | 20% |

|                     |           |
|---------------------|-----------|
| Restaurant Area     | 17,060 SF |
| Medical Clinic Area | 1,432 SF  |
| Office Area         | 2,130 SF  |
| Retail Area         | 81,915 SF |

|   |     |
|---|-----|
| Restaurant Parking Required (1/100)     | 171 |
| Medical Clinic Parking Required (1/180) | 8   |
| Office Parking Required (1/250)         | 9   |
| Retail Parking Required (1/250)         | 328 |

**TOTAL PARKING REQUIRED:** 517 Stalls

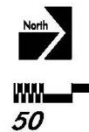
|                         |            |
|-------------------------|------------|
| Existing Parking:       | 564 Stalls |
| Existing Parking Ratio: | 5.5/1000   |



**Vicinity Map**  
Not to Scale

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANCY AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL ARCHITECTS INC AND IS SUBJECT TO VERIFICATION BY LEGAL SURVEYORS AND GOVERNING AGENCIES. THIS OWNER IS NOT RECOMMENDING A REPRESENTATION AS TO EXISTING, TITLE, SIZE, LOCATION, TERMS OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.



DATE: FEBRUARY 16, 2018  
NADEL JOB#: 14990

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# PRELIMINARY SITE PLAN

## HERITAGE VILLAGE EXPANSION

### FONTANA, CALIFORNIA

# SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.1213/-117.4884

RS1

| Heritage Village Center |   | 1 mi radius | 2 mi radius | 3 mi radius |
|-------------------------|---|-------------|-------------|-------------|
| Fontana, CA 92336       |   |             |             |             |
| POPULATION              | 2016 Estimated Population                             | 12,698      | 60,547      | 133,182     |
|                         | 2021 Projected Population                             | 13,116      | 62,483      | 137,669     |
|                         | 2010 Census Population                                | 12,231      | 58,139      | 125,417     |
|                         | 2000 Census Population                                | 7,561       | 33,221      | 76,554      |
|                         | Projected Annual Growth 2016 to 2021                  | 0.7%        | 0.6%        | 0.7%        |
|                         | Historical Annual Growth 2000 to 2016                 | 4.2%        | 5.1%        | 4.6%        |
|                         | 2016 Median Age                                       | 32.9        | 31.4        | 30.5        |
| HOUSEHOLDS              | 2016 Estimated Households                             | 3,401       | 15,841      | 34,665      |
|                         | 2021 Projected Households                             | 3,532       | 16,424      | 35,988      |
|                         | 2010 Census Households                                | 3,224       | 14,956      | 32,045      |
|                         | 2000 Census Households                                | 1,978       | 8,493       | 19,281      |
|                         | Projected Annual Growth 2016 to 2021                  | 0.8%        | 0.7%        | 0.8%        |
|                         | Historical Annual Growth 2000 to 2016                 | 4.5%        | 5.4%        | 5.0%        |
| RACE AND ETHNICITY      | 2016 Estimated White                                  | 43.5%       | 45.3%       | 47.2%       |
|                         | 2016 Estimated Black or African American              | 18.0%       | 13.9%       | 11.4%       |
|                         | 2016 Estimated Asian or Pacific Islander              | 16.5%       | 14.0%       | 11.5%       |
|                         | 2016 Estimated American Indian or Native Alaskan      | 0.9%        | 0.9%        | 0.9%        |
|                         | 2016 Estimated Other Races                            | 21.1%       | 25.9%       | 29.0%       |
|                         | 2016 Estimated Hispanic                               | 44.2%       | 52.6%       | 57.5%       |
| INCOME                  | 2016 Estimated Average Household Income               | \$111,807   | \$103,184   | \$97,606    |
|                         | 2016 Estimated Median Household Income                | \$98,995    | \$92,378    | \$86,019    |
|                         | 2016 Estimated Per Capita Income                      | \$29,974    | \$27,011    | \$25,418    |
| EDUCATION (AGE 25+)     | 2016 Estimated Elementary (Grade Level 0 to 8)        | 4.3%        | 7.8%        | 11.0%       |
|                         | 2016 Estimated Some High School (Grade Level 9 to 11) | 5.7%        | 7.4%        | 9.5%        |
|                         | 2016 Estimated High School Graduate                   | 25.2%       | 23.4%       | 24.1%       |
|                         | 2016 Estimated Some College                           | 27.4%       | 27.9%       | 24.8%       |
|                         | 2016 Estimated Associates Degree Only                 | 9.4%        | 9.2%        | 7.3%        |
|                         | 2016 Estimated Bachelors Degree Only                  | 18.4%       | 15.7%       | 14.9%       |
|                         | 2016 Estimated Graduate Degree                        | 9.4%        | 8.6%        | 8.3%        |
| BUSINESS                | 2016 Estimated Total Businesses                       | 266         | 1,113       | 2,585       |
|                         | 2016 Estimated Total Employees                        | 3,448       | 15,638      | 34,300      |
|                         | 2016 Estimated Employee Population per Business       | 13.0        | 14.1        | 13.3        |
|                         | 2016 Estimated Residential Population per Business    | 47.8        | 54.4        | 51.5        |

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