

Terra Vista Village

BASELINE RD. & HAVEN AVE.
RANCHO CUCAMONGA, CALIFORNIA



PROJECT FEATURES

- Well established newly remodeled neighborhood center anchored by Ralphs and Fitness 19
- +/- 130,600 square feet 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
- Near the planned community of Victoria, with a projected build-out of 6,500 households
- Shop space available

DEMOGRAPHICS

	1-Mi Radius <u>Trade Area</u>	2-Mi Radius <u>Trade Area</u>	3-Mi Radius <u>Trade Area</u>
2017 Estimated Population	26,701	88,909	142,644
2022 Projected Population	27,612	92,050	147,602
2017 Estimated Average Household Income <small>Source: Regis</small>	\$96,292	\$89,682	\$93,421

TRAFFIC COUNT

Haven Ave.	35,214 cars/day
Baseline Rd.	31,884 cars/day

Source: CoStar 2017 MPSI est.



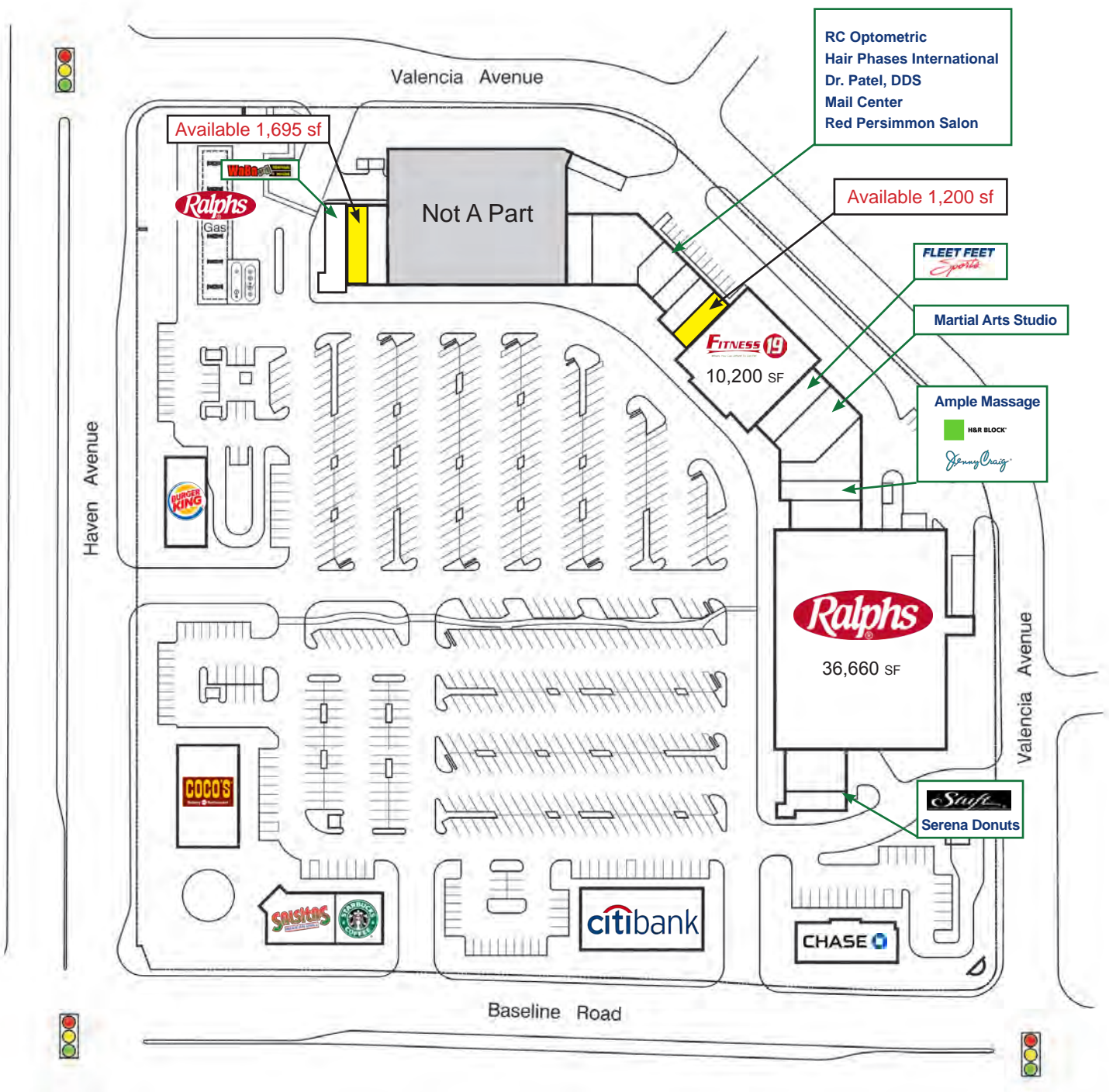
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Note: This site plan shows landlord's plan for configuration of the shopping center as of the date of this plan only, and it shall not be deemed to be a representation by landlord respecting (a) the particular buildings, (b) the configuration, location, or floor area of any particular building or space, or (c) the proposed use or occupancy of any particular building or space.

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DEMOGRAPHICS

Baseline Rd & Haven Ave, Rancho Cucamonga CA 91701		1 mi radius	2 mi radius	3 mi radius
POPULATION	2017 Estimated Population	26,701	88,909	142,644
	2022 Projected Population	27,612	92,050	147,602
	2010 Census Population	25,290	83,595	135,248
	2000 Census Population	21,417	70,802	108,027
	Projected Annual Growth 2017 to 2022	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2017	1.5%	1.5%	1.9%
	2017 Median Age	35.6	35.2	35.6
HOUSEHOLDS	2017 Estimated Households	9,500	31,571	49,953
	2022 Projected Households	9,863	32,787	51,854
	2010 Census Households	8,825	29,109	46,471
	2000 Census Households	7,463	23,654	35,775
	Projected Annual Growth 2017 to 2022	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2017	1.6%	2.0%	2.3%
RACE AND ETHNICITY	2017 Estimated White	60.0%	58.5%	58.7%
	2017 Estimated Black or African American	10.2%	10.1%	9.6%
	2017 Estimated Asian or Pacific Islander	10.9%	11.7%	12.0%
	2017 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
	2017 Estimated Other Races	18.2%	19.0%	19.0%
	2017 Estimated Hispanic	37.2%	38.2%	37.9%
INCOME	2017 Estimated Average Household Income	\$96,292	\$89,682	\$93,421
	2017 Estimated Median Household Income	\$86,420	\$79,109	\$80,982
	2017 Estimated Per Capita Income	\$34,275	\$31,861	\$32,730
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.6%	3.2%	3.6%
	2017 Estimated Some High School (Grade Level 9 to 11)	4.8%	4.4%	4.6%
	2017 Estimated High School Graduate	21.9%	21.5%	21.6%
	2017 Estimated Some College	30.4%	29.6%	28.6%
	2017 Estimated Associates Degree Only	8.0%	9.7%	9.6%
	2017 Estimated Bachelors Degree Only	22.0%	20.2%	20.0%
	2017 Estimated Graduate Degree	10.4%	11.4%	12.0%
BUSINESS	2017 Estimated Total Businesses	611	2,925	6,038
	2017 Estimated Total Employees	5,027	26,648	59,620
	2017 Estimated Employee Population per Business	8.2	9.1	9.9
	2017 Estimated Residential Population per Business	43.7	30.4	23.6



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