



## UNIVERSITY VILLAGE

LOMA LINDA, CALIFORNIA 92354

Mixed Use Development  
Hotel, Medical Office Building, Daycare  
& Restaurant/Retail Space



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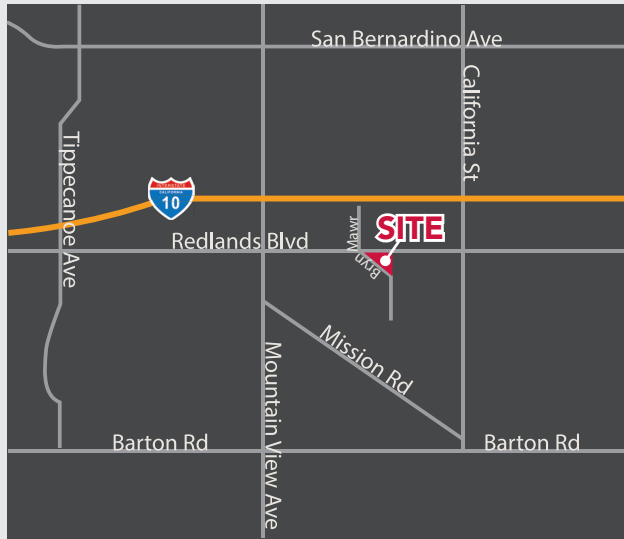
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**Lewis Retail Centers**



# OVERVIEW

- Space available for Lease, Drive-Thru, QSR, Office, and Hotel
- Located on a Major Street
- Adjacent to new, ±270,000 SF VA Ambulatory Care Center Housing Over ±2,500 Employees
- In close proximity to Loma Linda University with ±4,451 Enrolled Students and ±1,543 Full-time Faculty
- Located near the heart of San Bernardino's hospitality epicenter
- Serving local schools like University of Redlands with over 4,769 students



## TRADE AREA

Loma Linda is located approximately 56 miles East of Los Angeles and 23 miles West of Palm Springs in San Bernardino County. The Ontario International Airport is located approximately 14 miles from Loma Linda.

Key trade area points are:

- Located in the "Blue Zone" Loma Linda's Residents are considered one of the Inland Empire's Longest Living Communities.
- The Community is focused on Health & Wellness Research with the Nationally Acclaimed Loma Linda University.
- The I-10 is the primary commuter route to the low desert communities of Palm Springs, Palm Desert, & La Quinta.



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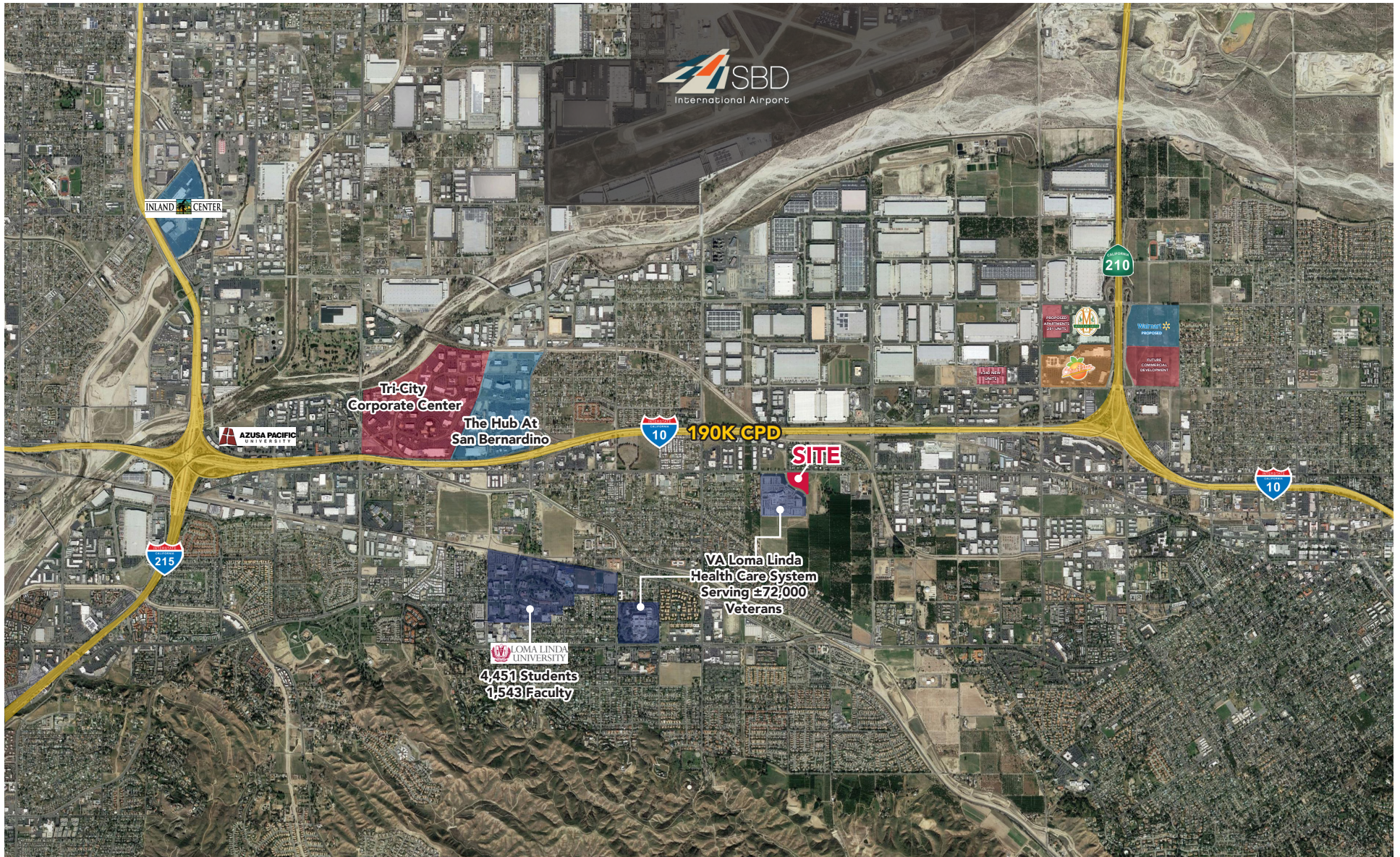
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# AREA OVERVIEW





# RETAIL AERIAL





# SITE PLAN



# DEMOGRAPHICS OVERVIEW

	1 Mile	3 Mile	5 Mile
<b>INCOME</b>			
Estimated Average Household Income (2018)	\$66,448	\$77,516	\$71,954
Projected Average Household Income (2023)	\$76,453	\$89,907	\$83,887
<b>RACE AND ETHNICITY</b>			
Estimated White	40.0%	48.4%	48.9%
Estimated Black or African American	9.3%	8.4%	10.9%
Estimated Asian or Pacific Islander	30.9%	22.9%	11.15%
Estimated American Indian or Native Alaskan	0.3%	0.7%	1.0%
Estimated Other Races	13.6%	14.1%	22.3%
Estimated Hispanic	31.4%	33.6%	48.8%
<b>BASIC DEMOGRAPHICS</b>			
Median Home Value (2017)	\$272,538	\$325,383	\$296,860
Median Age (2017)	32.1	35.3	33.1

# DEMOGRAPHICS OVERVIEW

	1 Mile	3 Mile	5 Mile
<b>MARITAL STATUS</b>			
Never Married	34.1%	38.7%	40.9%
Currently Married	45.3%	38.8%	38.0%
Previously Married	20.6%	22.5%	21.1%
Separated	37.6%	26.7%	27.6%
Widowed	24.4%	29.5%	26.9%
Divorced	38.1%	43.8%	45.5%
<b>EDUCATION (AGE 25+)</b>			
Estimated Elementary (Grade Level 0 to 8)	4.8%	6.2%	10.5%
Estimated Some High School (Grade Level 9 to 11)	7.4%	7.4%	12.2%
Estimated High School Graduate	18.4%	21.3%	23.7%
Estimated Some College	20.6%	18.9%	21.0%
Estimated Associates Degree Only	11.7%	8.0%	7.5%
Estimated Bachelors Degree Only	24.2%	21.2%	14.5%
Estimated Graduate Degree	12.9%	17.0%	10.5%