

# 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>
2015 Estimated Population	24,239	87,410	142,132
2020 Projected Population	25,090	90,701	148,438
2015 Estimated Average Household Income <small>Source: Nielsen</small>	\$80,517	\$78,755	\$83,016

## TRAFFIC COUNT

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

Source: CoStar 2012 MPSI est.



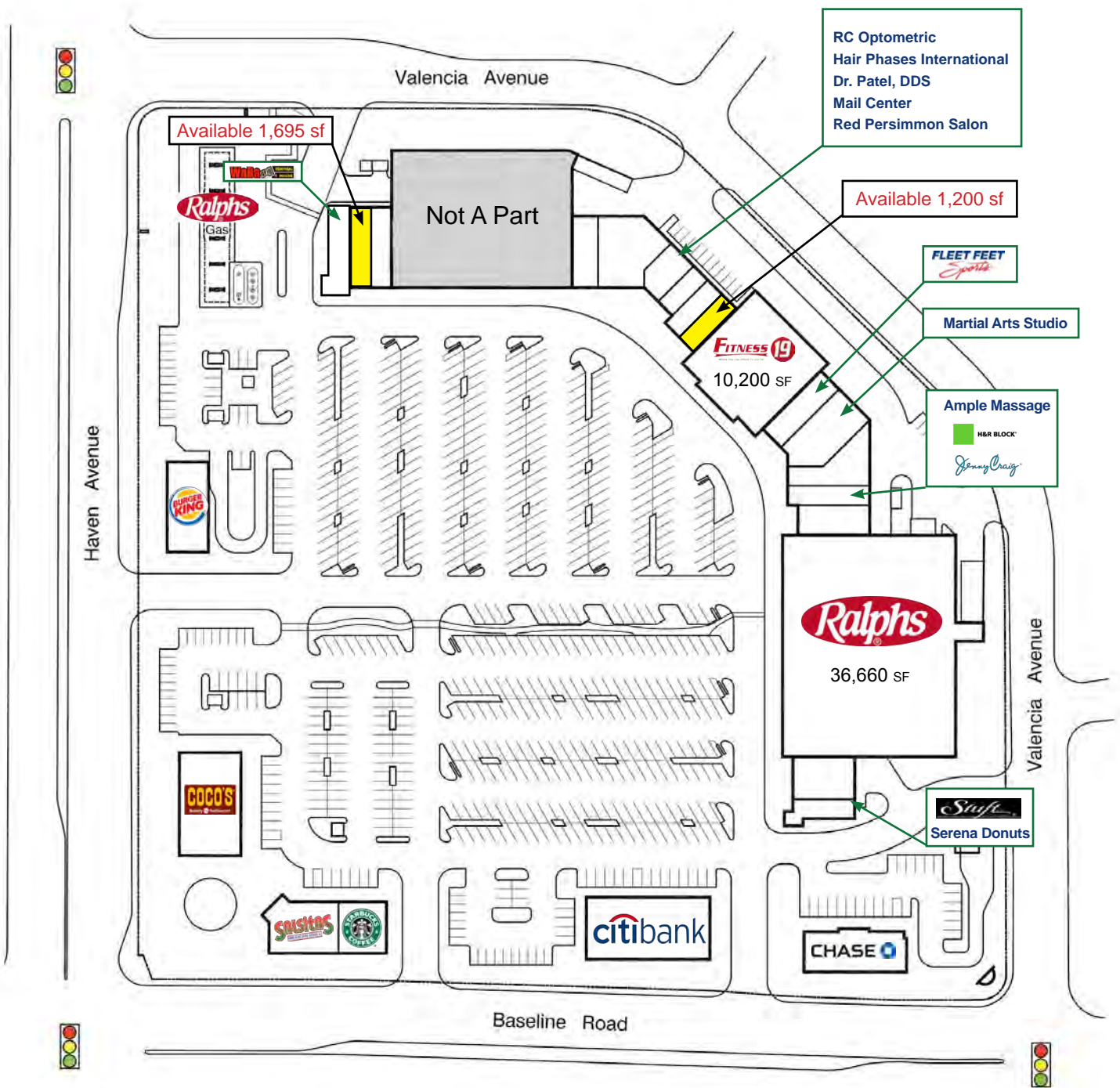
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Note: This site plan shows landlord's plan for configuration of the shopping center as of the date of this plan only, and it shall not be deemed to be a representation by landlord respecting (a) the particular buildings, (b) the configuration, location, 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

Description	0.00 - 1.00 miles		0.00 - 2.00 miles		0.00 - 3.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2020 Projection	25,090		90,701		148,438	
2015 Estimate	24,239		87,410		142,132	
2010 Census	23,533		84,592		136,392	
2000 Census	19,749		71,022		110,575	
Growth 2000 - 2010	19.16%		19.11%		23.35%	
Growth 2010 - 2015	3.00%		3.33%		4.21%	
Growth 2015 - 2020	3.51%		3.77%		4.44%	
<b>Households</b>						
2020 Projection	8,571		31,019		49,855	
2015 Estimate	8,310		30,013		48,009	
2010 Census	8,160		29,342		46,774	
2000 Census	6,846		23,739		36,610	
Growth 2000 - 2010	19.20%		23.60%		27.76%	
Growth 2010 - 2015	1.85%		2.28%		2.64%	
Growth 2015 - 2020	3.14%		3.35%		3.85%	
<b>2015 Est. Population by Single-Classification Race</b>						
White Alone	15,527	64.06	53,155	60.81	85,565	60.20
Black or African American Alone	2,134	8.80	8,343	9.54	12,999	9.15
American Indian and Alaska Native Alone	189	0.78	635	0.73	1,030	0.72
Asian Alone	2,117	8.73	8,949	10.24	16,304	11.47
Native Hawaiian and Other Pacific Islander Alone	65	0.27	228	0.26	380	0.27
Some Other Race Alone	2,799	11.55	10,809	12.37	17,393	12.24
Two or More Races	1,408	5.81	5,291	6.05	8,461	5.95
<b>2015 Est. Population by Ethnicity (Hispanic or Latino)</b>						
Hispanic or Latino	8,709	35.93	32,224	36.87	51,255	36.06
Not Hispanic or Latino	15,530	64.07	55,186	63.13	90,877	63.94
<b>2015 Occupied Housing Units by Tenure</b>						
Owner-Occupied	5,326	64.09	17,699	58.97	29,597	61.65
Renter-Occupied	2,984	35.91	12,314	41.03	18,411	38.35
<b>2015 Average Household Size</b>						
	2.91		2.91		2.96	



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Description	0.00 - 1.00 miles		0.00 - 2.00 miles		0.00 - 3.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>2015 Est. Households by Household Income</b>	8,310		30,013		48,009	
Income < \$15,000	520	6.26	1,953	6.51	2,838	5.91
Income \$15,000 - \$24,999	680	8.18	2,645	8.81	3,995	8.32
Income \$25,000 - \$34,999	578	6.96	2,560	8.53	3,991	8.31
Income \$35,000 - \$49,999	1,155	13.90	3,806	12.68	5,810	12.10
Income \$50,000 - \$74,999	1,674	20.14	6,205	20.67	9,782	20.38
Income \$75,000 - \$99,999	1,138	13.69	4,391	14.63	7,556	15.74
Income \$100,000 - \$124,999	1,055	12.70	3,445	11.48	5,387	11.22
Income \$125,000 - \$149,999	603	7.26	2,063	6.87	3,358	6.99
Income \$150,000 - \$199,999	682	8.21	2,031	6.77	3,263	6.80
Income \$200,000 - \$249,999	138	1.66	453	1.51	853	1.78
Income \$250,000 - \$499,999	81	0.97	418	1.39	1,007	2.10
Income \$500,000+	6	0.07	43	0.14	169	0.35
<b>2015 Est. Average Household Income</b>	\$80,517		\$78,755		\$83,016	
<b>2015 Est. Median Household Income</b>	\$68,265		\$66,283		\$68,835	
<b>2015 Median HH Inc. by Single-Classification Race</b>						
White Alone	66,098		66,629		68,996	
Black or African American Alone	60,067		59,463		60,482	
American Indian and Alaska Native Alone	43,878		52,379		49,456	
Asian Alone	74,785		68,449		77,240	
Native Hawaiian and Other Pacific Islander Alone	49,853		46,348		51,656	
Some Other Race Alone	93,845		68,833		68,469	
Two or More Races	88,244		71,536		73,301	
Hispanic or Latino	72,396		63,546		64,773	
Not Hispanic or Latino	66,652		67,524		70,643	

Source: Nielsen



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