

# TERRA VISTA VILLAGE

NEC Base Line Rd. & Haven Ave., Rancho Cucamonga, CA



## PROPERTY FEATURES:

- Well established newly remodeled neighborhood center anchored by Ralphs and Fitness 19
- 135,000 sf of gross leasable area on 15.3 acres
- 10,200 sf anchor space available (can be combined with 1,200 sf of space next door)
- ±1,200 to 3,775 sf shop space available
- 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

## DEMOGRAPHICS:

	1 Mi Radius Trade Area	3 Mi Radius Trade Area	5 Mi Radius Trade Area
2019 Estimated Population	24,489	142,356	280,019
2024 Projected Population	25,521	148,408	291,486
2019 Estimated Average HH Income	\$94,533	\$103,161	\$101,866

## TRAFFIC COUNTS:

Base Line Rd. & Haven Ave.  
 Source: CoStar 2012 MPSI est. **67,098 CPD**

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**Lewis Retail Centers**

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	TENANT	SF (±)
1	Waba Grill	1,602
<b>2</b>	<b>Available</b>	<b>1,696</b>
3	Dragon Express	1,540
4	RC Optometric	1,750
<b>5</b>	<b>Available</b>	<b>3,775</b>
6	Dr. Patel, DDS	1,450
7	Mail Center	1,000
8	Red Persimmon Salon	1,200
<b>9</b>	<b>Available</b>	<b>1,200</b>
<b>10</b>	<b>Available</b>	<b>10,200</b>
11	Fleet Feet	2,000
12	Strength & Honor	3,317
13	Ample Massage	2,180
14	H&R Block	1,620
15	Jenny Craig	2,100
16	Ralphs	36,660
17	Stuft Pizza	2,400
18	Zait Bistro	1,400
19	Chase Bank	4,207
20	Citibank	7,200
21	Starbucks	1,982
22	El Cerrito's Mexican	3,800
23	Coco's Bakery & Restaurant	5,976
24	Burger King	3,500
25	Ralphs Gas	3,595
26	Fitness 19	23,009

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Terra Vista Village		1 mi radius	3 mi radius	5 mi radius
Rancho Cucamonga, CA 91701				
POPULATION	2019 Estimated Population	24,489	142,356	280,019
	2024 Projected Population	25,521	148,408	291,486
	2010 Census Population	23,267	134,693	260,603
	2000 Census Population	21,582	107,442	213,017
	Projected Annual Growth 2019 to 2024	0.8%	0.9%	0.8%
	Historical Annual Growth 2000 to 2019	0.7%	1.7%	1.7%
	2019 Median Age	36.5	36.0	35.2
HOUSEHOLDS	2019 Estimated Households	8,642	50,162	90,655
	2024 Projected Households	8,879	51,496	93,003
	2010 Census Households	8,003	46,283	82,301
	2000 Census Households	7,449	35,562	66,418
	Projected Annual Growth 2019 to 2024	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2019	0.8%	2.2%	1.9%
RACE AND ETHNICITY	2019 Estimated White	60.9%	58.2%	56.0%
	2019 Estimated Black or African American	9.1%	9.4%	9.3%
	2019 Estimated Asian or Pacific Islander	10.6%	12.2%	11.2%
	2019 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
	2019 Estimated Other Races	18.6%	19.5%	22.7%
	2019 Estimated Hispanic	38.6%	38.9%	45.9%
INCOME	2019 Estimated Average Household Income	\$94,533	\$103,161	\$101,866
	2019 Estimated Median Household Income	\$89,912	\$90,334	\$88,206
	2019 Estimated Per Capita Income	\$33,378	\$36,367	\$33,156
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.9%	5.6%
	2019 Estimated Some High School (Grade Level 9 to 11)	4.0%	4.3%	6.5%
	2019 Estimated High School Graduate	21.5%	21.2%	22.9%
	2019 Estimated Some College	29.0%	26.2%	24.8%
	2019 Estimated Associates Degree Only	10.7%	11.5%	10.3%
	2019 Estimated Bachelors Degree Only	21.2%	21.7%	19.4%
	2019 Estimated Graduate Degree	11.1%	12.2%	10.5%
BUSINESS	2019 Estimated Total Businesses	727	6,910	13,008
	2019 Estimated Total Employees	5,166	61,095	131,932
	2019 Estimated Employee Population per Business	7.1	8.8	10.1
	2019 Estimated Residential Population per Business	33.7	20.6	21.5

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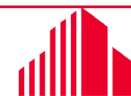
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