

ALTA LOMA SQUARE

SEC I-210 FWY & Carnelian St., Rancho Cucamonga, CA



PROPERTY FEATURES:

- ±93,032 SF grocery-anchored neighborhood center
- Strategically located at the northeast corner of Carnelian St. and 19th St., with excellent access and exposure to the I-210 Freeway
- Tenant roster includes Vons, Rite Aid, Chase, Subway, and Leslie's Pool Supplies
- Well established neighborhood center

DEMOGRAPHICS:

| | 1 Mi Radius Trade Area | 3 Mi Radius Trade Area | 5 Mi Radius Trade Area |
|----------------------------------|------------------------|------------------------|------------------------|
| 2019 Estimated Population | 16,358 | 128,769 | 300,618 |
| 2024 Projected Population | 16,983 | 134,054 | 312,867 |
| 2019 Estimated Average HH Income | \$107,492 | \$103,671 | \$98,412 |

TRAFFIC COUNTS:

I-210 FWY & Carnelian St
Source: RegisOnline 2019

187,410 CPD

Jay Nichols
DRE# 01905191
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John Jennings
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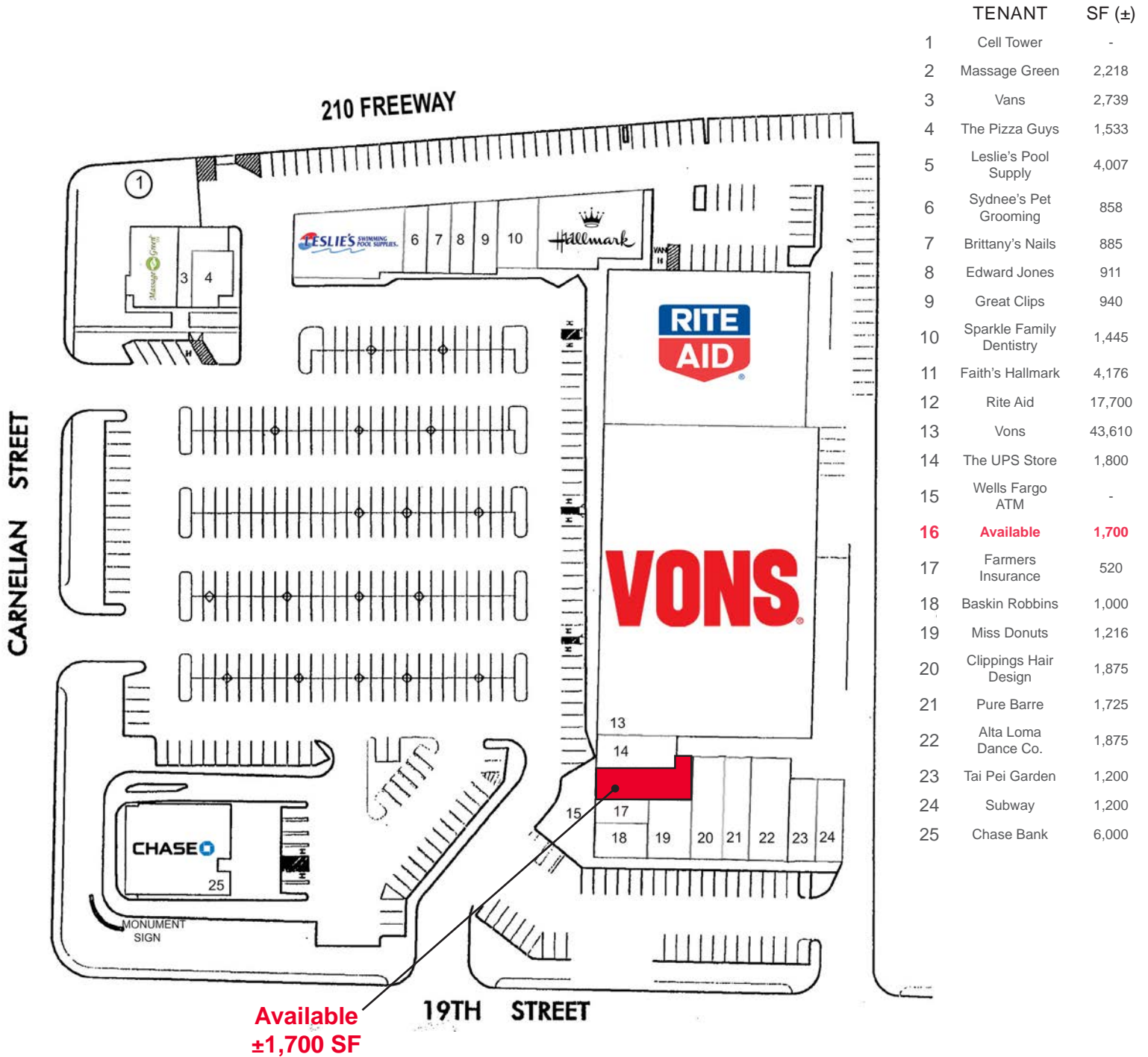
Lewis Retail Centers

A member of the Lewis Group of Companies



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| Alta Loma Square | | 1 mi radius | 3 mi radius | 5 mi radius |
|----------------------------|---|-------------|-------------|-------------|
| Rancho Cucamonga, CA 91701 | | | | |
| POPULATION | 2019 Estimated Population | 16,411 | 129,305 | 300,673 |
| | 2024 Projected Population | 17,038 | 134,613 | 312,927 |
| | 2010 Census Population | 15,912 | 124,328 | 284,257 |
| | 2000 Census Population | 15,110 | 117,813 | 248,575 |
| | Projected Annual Growth 2019 to 2024 | 0.8% | 0.8% | 0.8% |
| | Historical Annual Growth 2000 to 2019 | 0.5% | 0.5% | 1.1% |
| | 2019 Median Age | 39.6 | 38.6 | 35.7 |
| HOUSEHOLDS | 2019 Estimated Households | 5,628 | 45,215 | 101,100 |
| | 2024 Projected Households | 5,759 | 46,393 | 103,706 |
| | 2010 Census Households | 5,330 | 42,458 | 93,369 |
| | 2000 Census Households | 5,078 | 39,739 | 81,200 |
| | Projected Annual Growth 2019 to 2024 | 0.5% | 0.5% | 0.5% |
| | Historical Annual Growth 2000 to 2019 | 0.6% | 0.7% | 1.3% |
| RACE AND ETHNICITY | 2019 Estimated White | 68.3% | 64.0% | 57.3% |
| | 2019 Estimated Black or African American | 5.2% | 7.3% | 8.2% |
| | 2019 Estimated Asian or Pacific Islander | 8.9% | 9.0% | 10.0% |
| | 2019 Estimated American Indian or Native Alaskan | 0.7% | 0.8% | 0.8% |
| | 2019 Estimated Other Races | 16.9% | 18.9% | 23.7% |
| | 2019 Estimated Hispanic | 36.6% | 40.5% | 47.3% |
| INCOME | 2019 Estimated Average Household Income | \$107,451 | \$103,581 | \$98,362 |
| | 2019 Estimated Median Household Income | \$90,582 | \$88,811 | \$83,334 |
| | 2019 Estimated Per Capita Income | \$36,899 | \$36,261 | \$33,118 |
| EDUCATION (AGE 25+) | 2019 Estimated Elementary (Grade Level 0 to 8) | 2.3% | 3.7% | 5.9% |
| | 2019 Estimated Some High School (Grade Level 9 to 11) | 5.4% | 5.5% | 6.4% |
| | 2019 Estimated High School Graduate | 22.7% | 22.7% | 23.1% |
| | 2019 Estimated Some College | 24.6% | 26.7% | 24.8% |
| | 2019 Estimated Associates Degree Only | 14.4% | 10.8% | 10.2% |
| | 2019 Estimated Bachelors Degree Only | 20.2% | 19.8% | 19.1% |
| | 2019 Estimated Graduate Degree | 10.5% | 10.8% | 10.5% |
| BUSINESS | 2019 Estimated Total Businesses | 383 | 4,355 | 13,286 |
| | 2019 Estimated Total Employees | 2,500 | 31,215 | 110,265 |
| | 2019 Estimated Employee Population per Business | 6.5 | 7.2 | 8.3 |
| | 2019 Estimated Residential Population per Business | 42.8 | 29.7 | 22.6 |

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