

±1,428 SF FOR LEASE



10590 Baseline Road

Rancho Cucamonga, CA 91701

Former Boba Shop – Second-Generation Build-Out In Excellent Condition

CBRE

Property Highlights

- ±1,428 SF - Second-generation build-out in excellent condition, next to Citibank
- Citibank and Sue's Nails have found long lasting success in this center with tenancy of 30 plus years
- Ralphs and Fitness 19 - anchored neighborhood center with strong daily traffic and high visibility
- Prime location at the signalized intersection of Baseline Rd & Haven Ave
- Dense residential trade area with strong demographics and high household incomes
- Existing plumbing, electrical, and venting infrastructure ideal for quick food/beverage service start-up
- Ample surface parking and convenient customer access
- Surrounded by national and regional co-tenants driving consistent foot traffic
- Excellent signage opportunities along Baseline Rd
- High traffic counts – over 40,000 vehicles per day at the intersection



Site Plan

Strong Tenant Lineup



	TENANT	SF (±)
1	Waba Grill	1,530
2	Proper Cuts Barbershop	1,617
3	Dumpling Village	1,540
4	RC Optometric	1,750
5	Fashion Trend LA	1,750
5A	H&R Block	2,025
7	Mail Center	1,000
8	Red Persimmon Salon	1,200
9	Avon Beauty	1,200
10	Phenix Salon Suites	10,200
11	Fleet Feet	2,000
12	My Gym	3,317
13	Yolo Massage Spa	2,180
14	Woof Gang Bakery	1,620
15	Lindora Clinic	2,100
17	Deal Pending	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

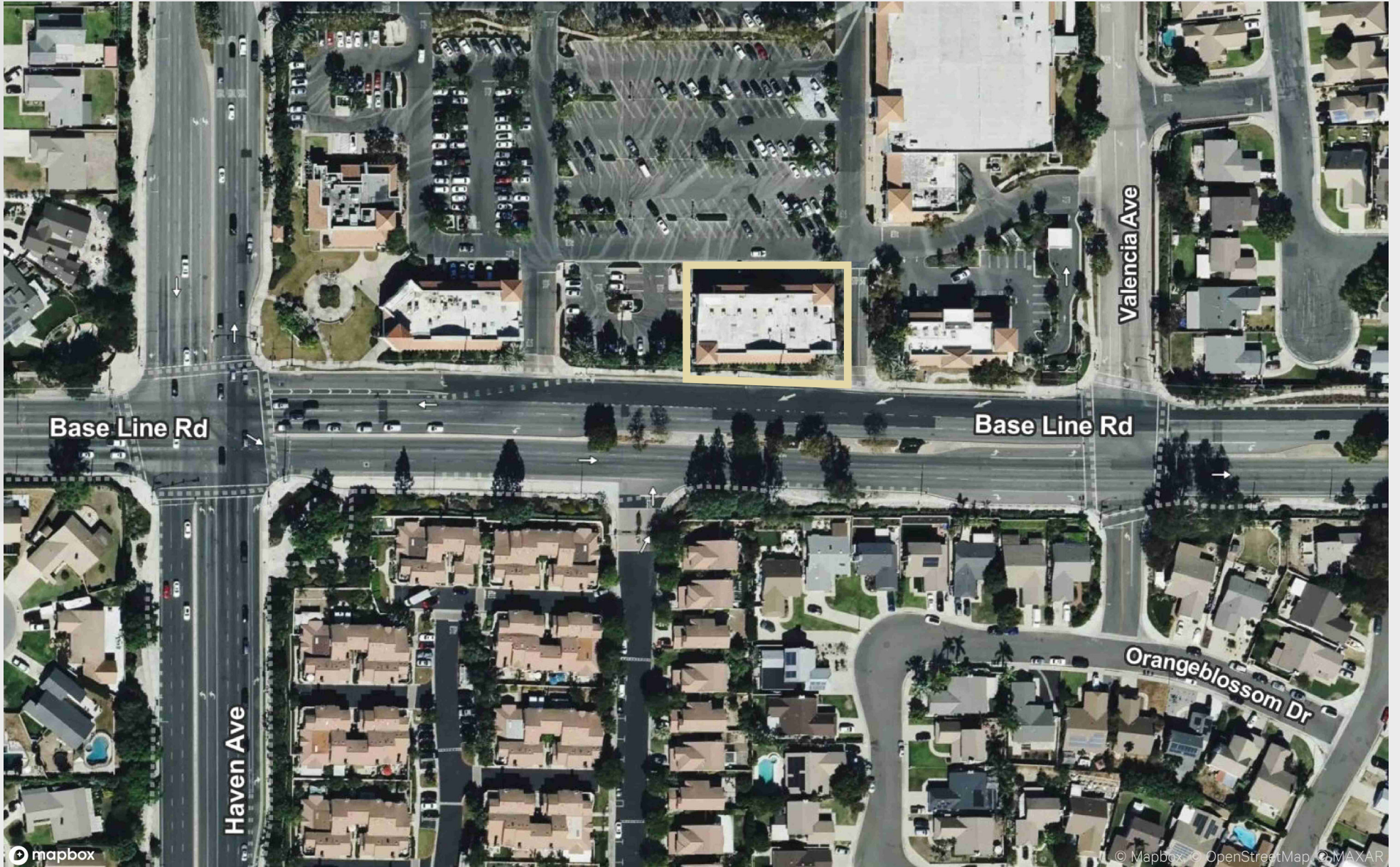
Exterior Photos



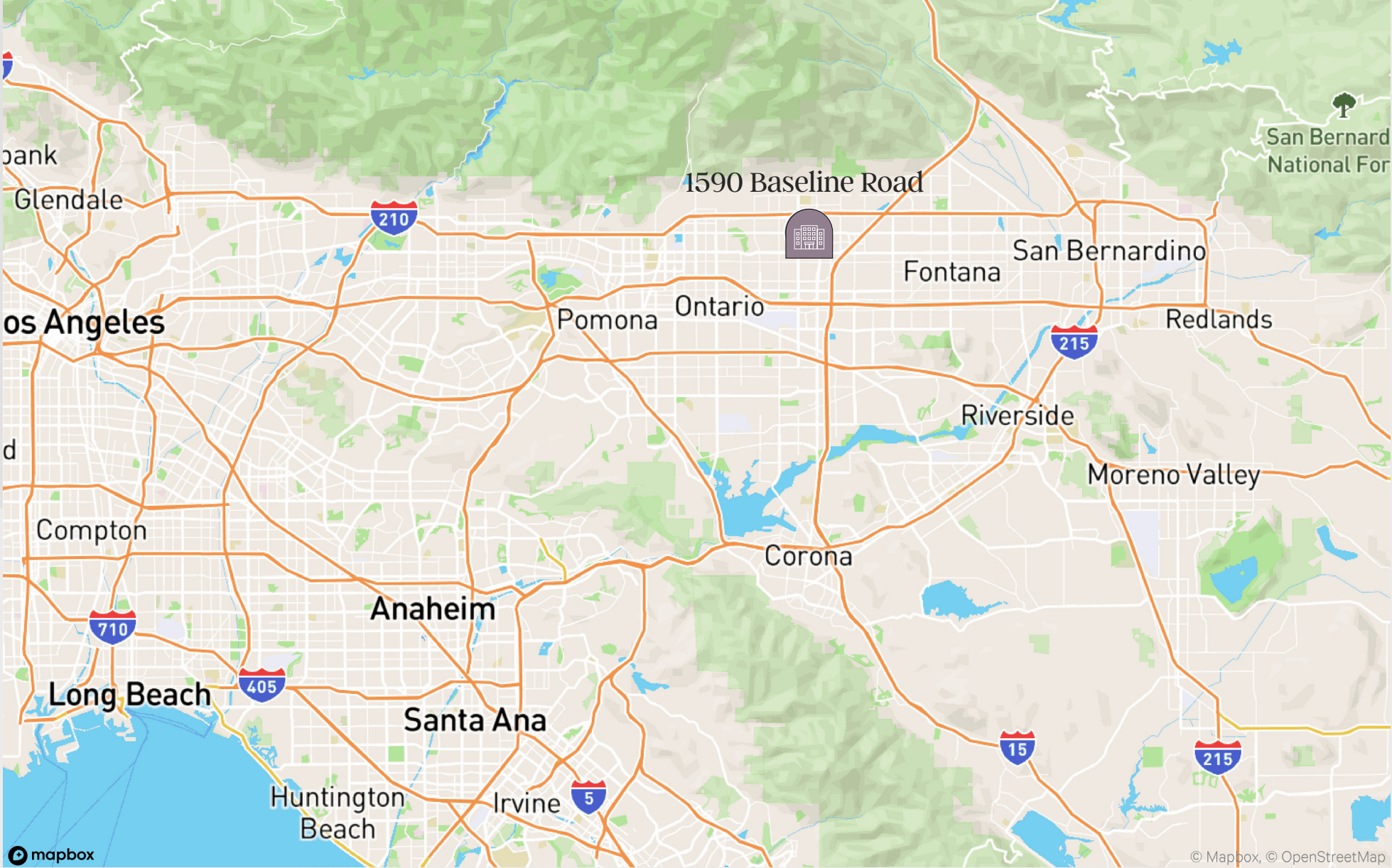
Interior Photos



Aerial



Area Map



Demographics

Rancho Cucamonga is a suburban city in California, located in San Bernardino County, known for its vibrant community, thriving economy, and proximity to both the San Gabriel Mountains and Los Angeles. It's a city that blends small-town charm with urban amenities. Historically, it was an agricultural area focused on vineyards and citrus groves, but has since developed into a major economic hub with diverse industries and a growing population.



POPULATION

	1 MILE	2 MILES	3 MILES
2024 Population - Current Year Estimate	23,968	84,544	137,381
2029 Population - Five Year Projection	24,286	85,630	139,417
2024 - 2029 Annual Population Growth Rate	-0.03	-0.04	-0.01



HOUSING UNITS

	1 MILE	2 MILES	3 MILES
2024 Housing Units	79,716	51,841	97,205
2024 Vacant Housing Units	1,325	11,902	3,885
2024 Occupied Housing Units	5,349	28,888	54,411



PLACE OF WORK

	1 MILE	2 MILES	3 MILES
2024 Businesses	714	6,838	12,721
2024 Employees	5,393	64,358	135,535



HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES
2024 Average Household Income	\$125,666	\$134,608	\$133,192
2029 Average Household Income	\$135,144	\$145,256	\$143,964
2024 Median Household Income	\$104,217	\$108,052	\$105,971
2029 Median Household Income	\$110,809	\$116,641	\$114,180



TRAFFIC COUNTS - Haven Ave. & Baseline Rd.

Average Daily Count	40,218
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