

AVAILABLE FOR LEASE



CENTRAL PARK PLAZA

BASE LINE RD & MILLIKEN AVE, RANCHO CUCAMONGA, CA 91701



PROPERTY FEATURES

- Anchored by Ralphs, Rite Aid, KFC and Carl's Jr.
- ±112,000 SF of GLA on 12.61 Acres.
- Milliken Avenue is an Established Major North/South arterial connecting to the I-10 & I-210 Freeways.
- 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.

3 MILE RADIUS DEMOS

137,461
POPULATION



\$142,202
AVERAGE
HOUSEHOLD
INCOME

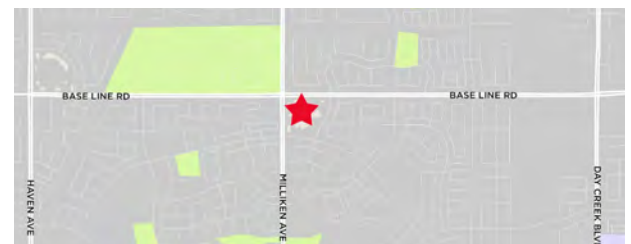
DAYTIME
DEMOGRAPHICS

93,703

TRAFFIC COUNTS

At Base Line Rd and Milliken Ave

±66,349 CPD



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**LEWIS
RETAIL CENTERS**

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Tenants		SF
1	Cell Tower	5,995
2	NOT OWNED BY LEWIS	5,995
3	KFC / Pizza Hut	2,800
4	AVAILABLE	17,343
5	Smoke Shop	1,115
6	YogaSix	2,270
7	ABS Barber Shop	1,419
8	AVAILABLE	1,382
9	Ralphs	45,795
10	AVAILABLE	2,839
11	Baskin Robbins	1,500
12	Finkoy Tax Services	663
13	Joy Nails & Spa	1,006
14	Subway	1,260
15	Protein for Pets	1,418
16	Terra Vista Animal Hospital	3,559
17	Carl's Jr.	3,600
18	Mountain Mike's Pizza	2,562
19	Pacific Dental	2,677



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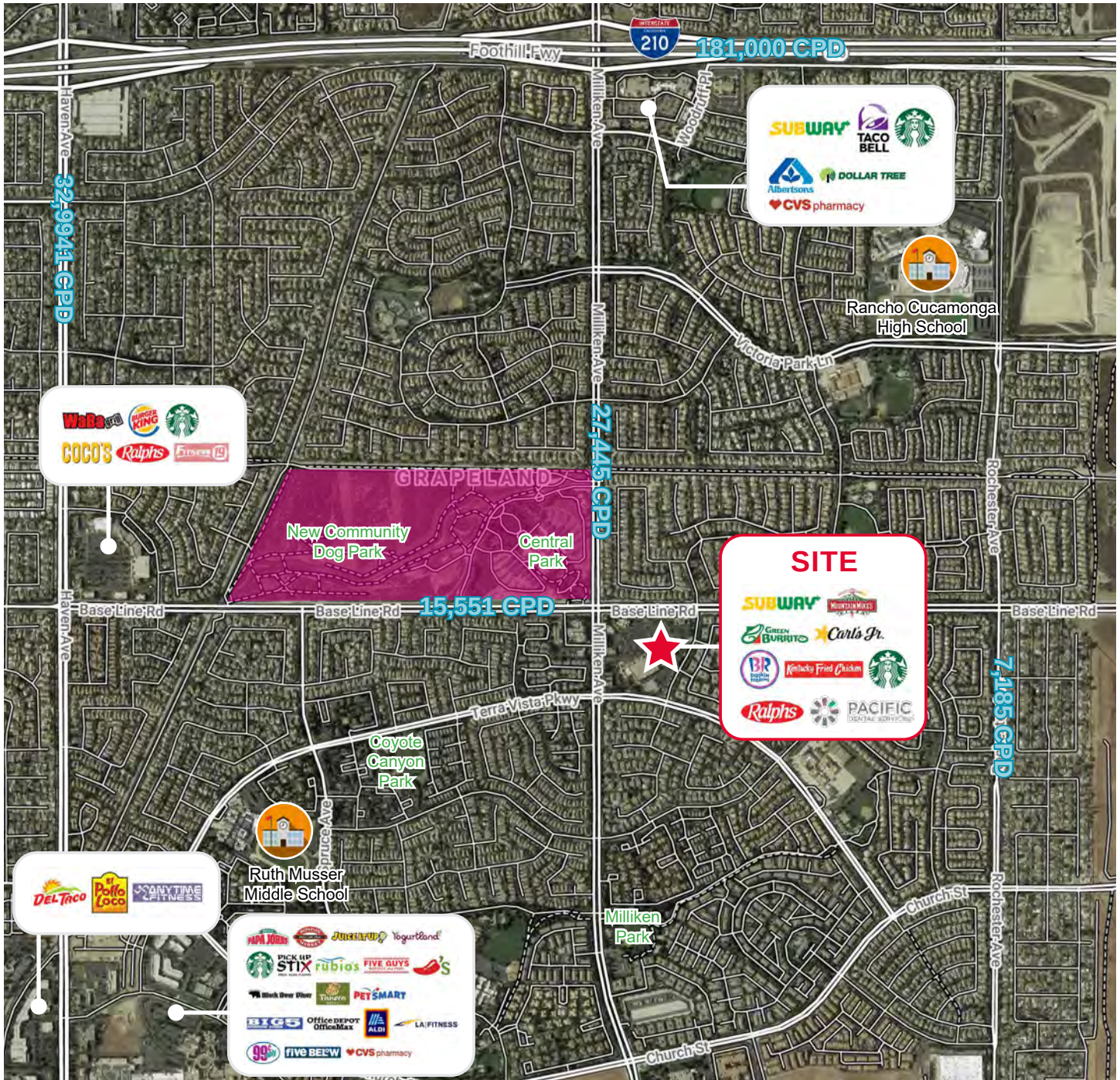
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CENTRAL PARK PLAZA Rancho Cucamonga, CA 91730	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	29,595	137,461	264,587
2030 Projected Population	28,758	140,001	270,230
2020 Census Population	30,461	134,211	261,264
2010 Census Population	27,665	127,494	246,076
Projected Annual Growth 2025 to 2030	-0.6%	0.4%	0.4%
Historical Annual Growth 2010 to 2025	0.5%	0.5%	0.5%
2025 Median Age	35.9	36.9	36.4
Households			
2025 Estimated Households	10,171	47,331	85,797
2030 Projected Households	10,223	50,208	90,737
2020 Census Households	10,589	45,715	83,589
2010 Census Households	9,413	42,739	76,787
Projected Annual Growth 2025 to 2030	0.1%	1.2%	1.2%
Historical Annual Growth 2010 to 2025	0.5%	0.7%	0.8%
Race and Ethnicity			
2025 Estimated White	36.8%	38.2%	35.9%
2025 Estimated Black or African American	12.6%	10.9%	10.4%
2025 Estimated Asian or Pacific Islander	20.3%	16.8%	15.0%
2025 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.3%
2025 Estimated Other Races	29.2%	32.9%	37.4%
2025 Estimated Hispanic	39.4%	43.5%	48.1%
Income			
2025 Estimated Average Household Income	\$136,662	\$142,202	\$142,349
2025 Estimated Median Household Income	\$114,629	\$116,031	\$117,107
2025 Estimated Per Capita Income	\$46,968	\$48,997	\$46,214
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.6%	3.6%	5.5%
2025 Estimated Some High School (Grade Level 9 to 11)	3.3%	4.1%	5.6%
2025 Estimated High School Graduate	17.5%	20.7%	23.1%
2025 Estimated Some College	23.8%	22.1%	21.6%
2025 Estimated Associates Degree Only	10.4%	11.3%	10.2%
2025 Estimated Bachelors Degree Only	24.3%	23.5%	21.0%
2025 Estimated Graduate Degree	17.1%	14.6%	13.0%
Business			
2025 Estimated Total Businesses	585	7,130	13,798
2025 Estimated Total Employees	2,816	58,309	126,058
2025 Estimated Employee Population per Business	4.8	8.2	9.1
2025 Estimated Residential Population per Business	50.6	19.3	19.2

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