

AVAILABLE FOR LEASE



ALTA LOMA SQUARE

SEC I-210 FWY & CARNELIAN ST, RANCHO CUCAMONGA, CA 91701



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, Chase, Subway, and Leslie's Pool Supplies
- Well established neighborhood center

3 MILE RADIUS DEMOS

124,402
POPULATION



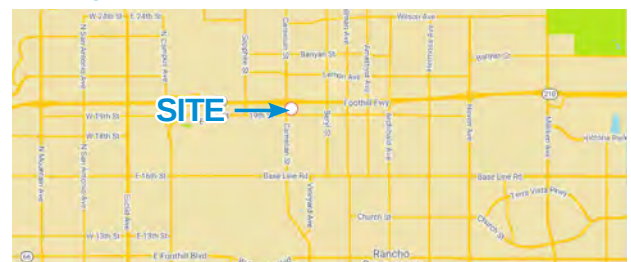
\$141,915
AVERAGE
HOUSEHOLD
INCOME

**DAYTIME
DEMOGRAPHICS**
67,141

TRAFFIC COUNTS

At I-210 Fwy & Carnelian St:

±196,239 CPD



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RETAIL CENTERS**

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	TENANT	SF (±)
1	Cell Tower	-
2	Hand & Stone Massage and Facial Spa	2,218
3	Vans	2,739
4	The Pizza Guys	1,533
5	Leslie's Pool Supply	4,007
6	Merry Maids	858
7	Brittany's Nails	885
8	Edward Jones	911
9	Great Clips	940
10	Sparkle Family Dentistry	1,445
11	Faith's Hallmark	4,176
12	Available	17,700
13	Vons	43,610
14	The UPS Store	1,800
15	Nutrishop	1,764
16	Bella Aesthetics	520
17	Baskin Robbins	1,000
18	Miss Donuts	1,216
19	Revive Men's Health Clinic	1,875
20	Pure Barre	1,725
21	Available	1,875
22	Harmony Tea Shoppe	1,200
23	Subway	1,200
24	Chase Bank	6,000



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ALTA LOMA SQUARE Rancho Cucamonga, CA 91701	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	15,232	124,402	297,989
2030 Projected Population	14,876	120,878	299,588
2020 Census Population	15,822	127,909	296,589
2010 Census Population	15,825	125,030	284,464
Projected Annual Growth 2025 to 2030	-0.5%	-0.6%	0.1%
Historical Annual Growth 2010 to 2025	-0.2%	-	0.3%
2025 Median Age	40.5	39.5	36.7
Households			
2025 Estimated Households	5,133	42,945	100,471
2030 Projected Households	5,186	43,314	105,011
2020 Census Households	5,324	44,231	99,573
2010 Census Households	5,299	42,702	93,427
Projected Annual Growth 2025 to 2030	0.2%	0.2%	0.9%
Historical Annual Growth 2010 to 2025	-0.2%	-	0.5%
Race and Ethnicity			
2025 Estimated White	50.5%	45.3%	38.7%
2025 Estimated Black or African American	5.9%	8.0%	9.0%
2025 Estimated Asian or Pacific Islander	10.2%	11.3%	12.4%
2025 Estimated American Indian or Native Alaskan	1.3%	1.3%	1.5%
2025 Estimated Other Races	32.1%	34.1%	38.5%
2025 Estimated Hispanic	42.6%	45.1%	49.7%
Income			
2025 Estimated Average Household Income	\$155,770	\$141,915	\$133,788
2025 Estimated Median Household Income	\$130,331	\$116,730	\$109,757
2025 Estimated Per Capita Income	\$52,609	\$49,089	\$45,195
Business			
2025 Estimated Total Businesses	428	4,758	14,485
2025 Estimated Total Employees	2,686	29,861	109,190
2025 Estimated Employee Population per Business	6.3	6.3	7.5
2025 Estimated Residential Population per Business	35.6	26.1	20.6



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