

ALTA LOMA CENTER

±2,000 SF RESTAURANT SPACE AVAILABLE

9638 Baseline Rd., Rancho Cucamonga, CA 91701

±2,000 SF
RESTAURANT
FOR LEASE



GROCERY
OUTLET
bargain market

Coming
Soon



usbank

Baseline Road

±42,333
CPD



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PROGRESSIVE
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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

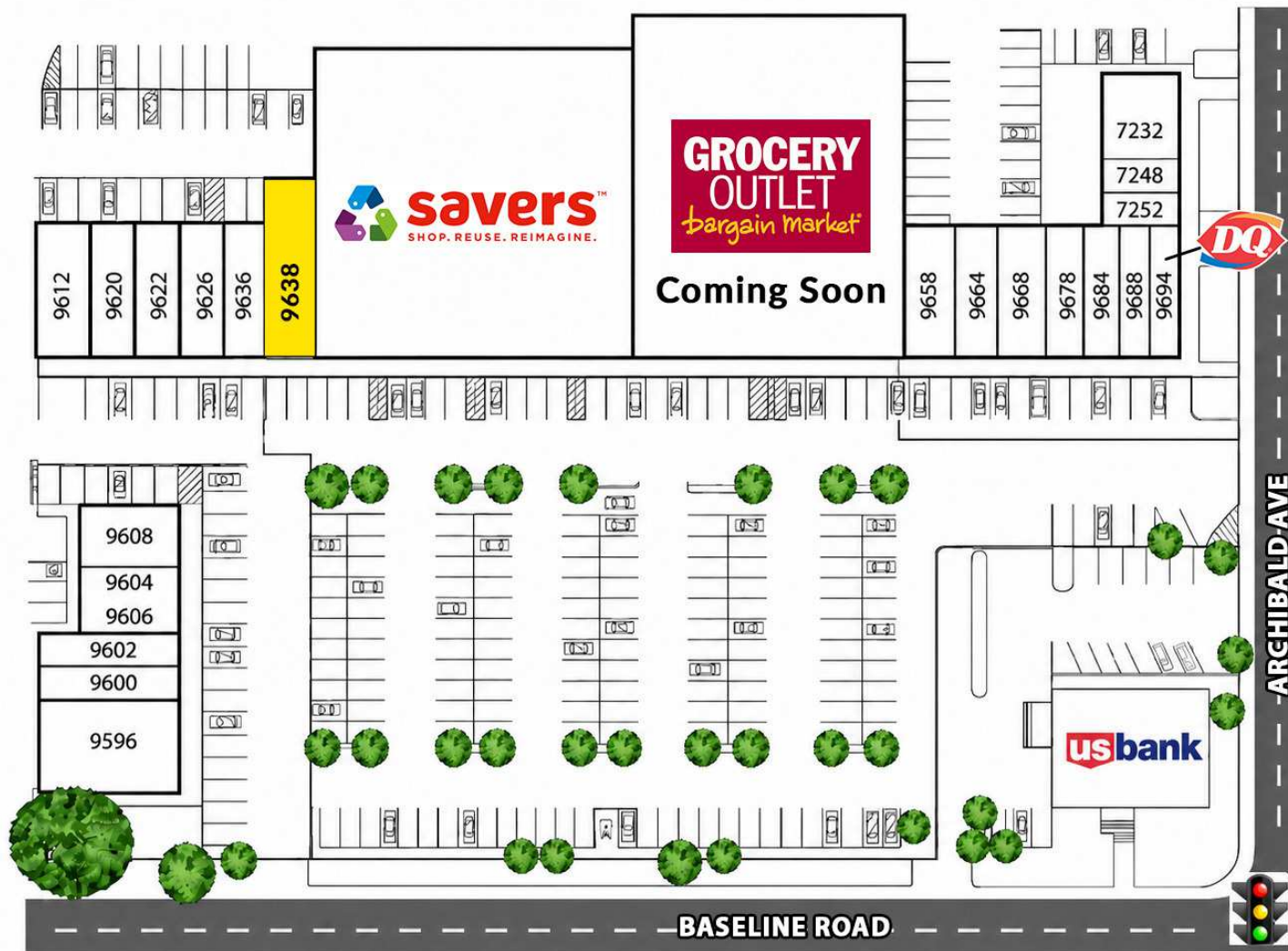
PROPERTY DESCRIPTION



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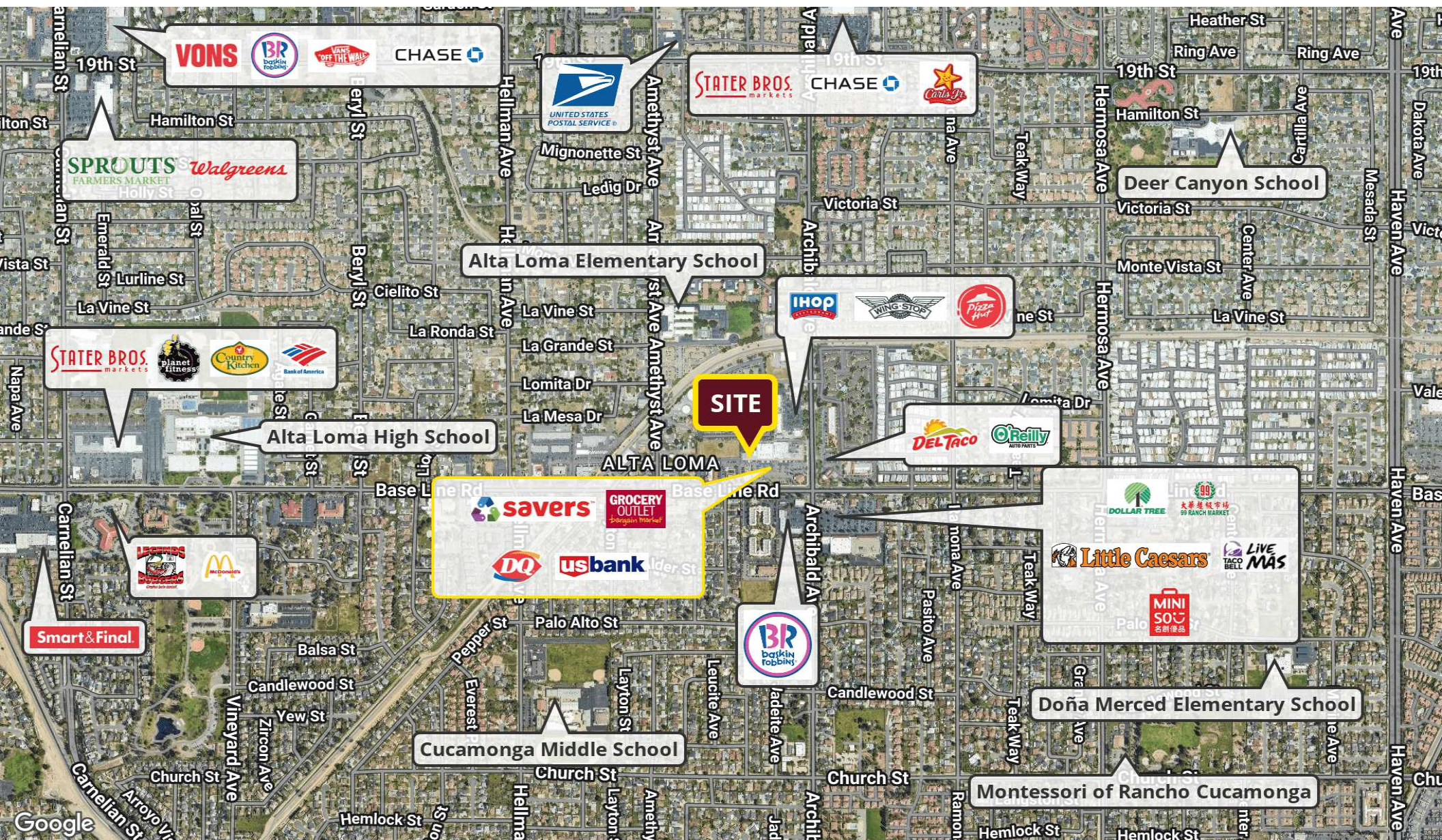
- ±2,000 SF Restaurant Space Available For Lease.
- The center is anchored by Savers and Grocery Outlet (Coming Soon).
- Signalized intersection visible to over ±42,333 CPD on Baseline Road and Archibald Ave.
- Excellent visibility with easy ingress/egress.
- Densely populated with over 147,931 residents with average household incomes of \$144,546 within a 3-mile radius.

SITE PLAN



TENANT MATRIX	
SUITE	TENANT
9596	OPTOMETRY
9600	RANCHO HEALTH & ACCUPUNCTURE
9602	ALTA LOMA DENTAL
9604-9606	ALTA LOMA DENTAL
9608	FAT BURRITO
9612	ALTA LOMA LAUNDROMAT
9620	CIGARETTE SAVINGS
9622	MEXICAN BAKERY
9626	HAPPY FEET
9636	FANCY NAILS
9638	±2,000 SF RESTAURANT SPACE
9640	SAVERS
9650	GROCERY OUTLET
9658	ROLLS N WRAPS INDIAN GRILL
9664	BARBER SHOP
9668	TASTY CHICKEN
9678	HAIR SALON
9684	FACIAL SPA
9688	ACE PURE WATER
9694	DAIRY QUEEN
7252	OUR POSTAL EXPRESS
7248	TQ JEWELERS
7232	DALIA'S PIZZA

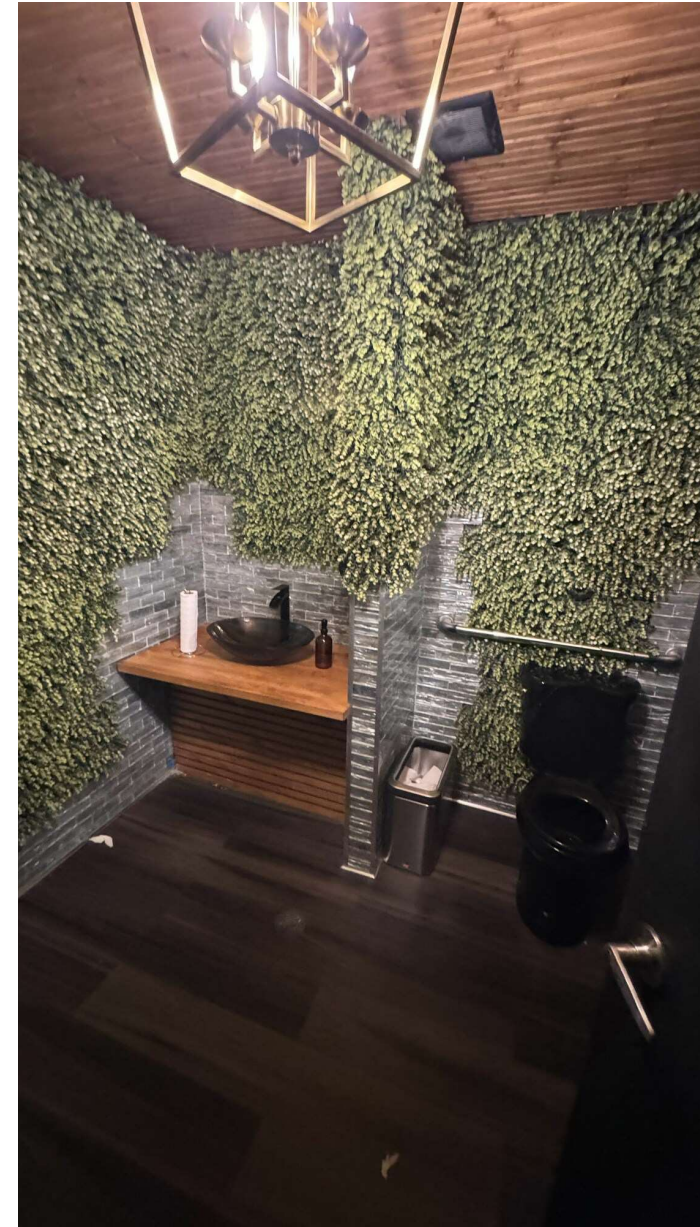
RETAILER MAP



INTERIOR PHOTOS - 9638 FORMER RESTAURANT (±2,000 SF)



INTERIOR PHOTOS - 9638 FORMER RESTAURANT (±2,000 SF)



ANCHORED BY SAVERS & GROCERY OUTLET (COMING SOON)



DEMOGRAPHICS

	1 mile	3 mile	5 mile
<u>POPULATION</u>			
2026 Total Population	22,074	147,931	305,153
2026 Median Age	40.4	38.0	36.9
2026 Total Households	8,276	51,634	103,495
2026 Average Household Size	3.4	3.5	3.5
<u>INCOME</u>			
2026 Average Household Income	\$124,253	\$144,546	\$142,583
2026 Median Household Income	\$99,780	\$112,527	\$112,622
2026 Per Capita Income	\$46,744	\$50,528	\$48,441
<u>BUSINESS SUMMARY</u>			
2026 Total Businesses	645	7,224	15,633
2026 Total Employees	3,774	58,239	136,198