

# PROPERTY HIGHLIGHTS

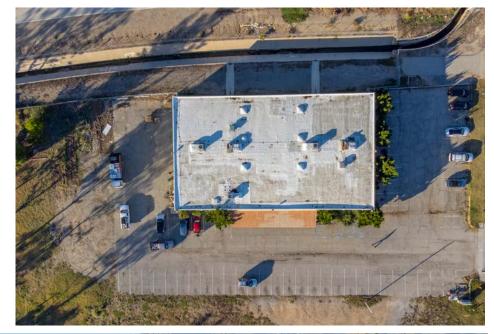
Total GLA ±11,440 sq. ft.

Parcel Size ±90,169 sq. ft.

APN 0202-151-35

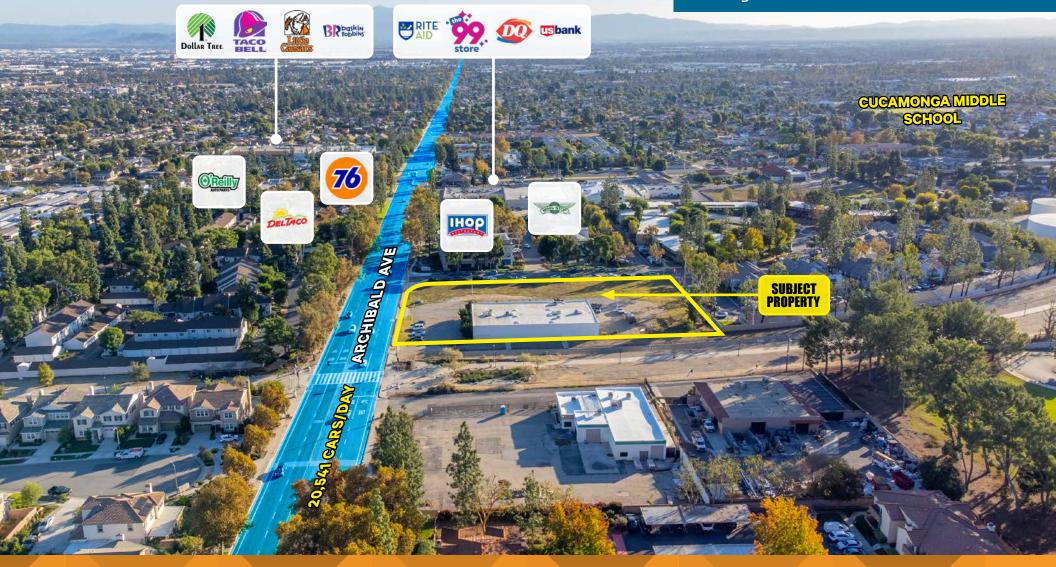
Frontage 157' on Archibald Ave 57

Parking Stalls





## MAJOR AREA RETAILERS





44,592



\$116,903



POPULATION
148,666

## AREA OVERVIEW



### RANCHO CUCAMONGA, CA

Rancho Cucamonga, California is a vibrant city located in the Inland Empire region of Southern California. The city is home to many popular companies, such as Frito Lay, Coca-Cola, Target Corporation, and Kaiser Permanente.

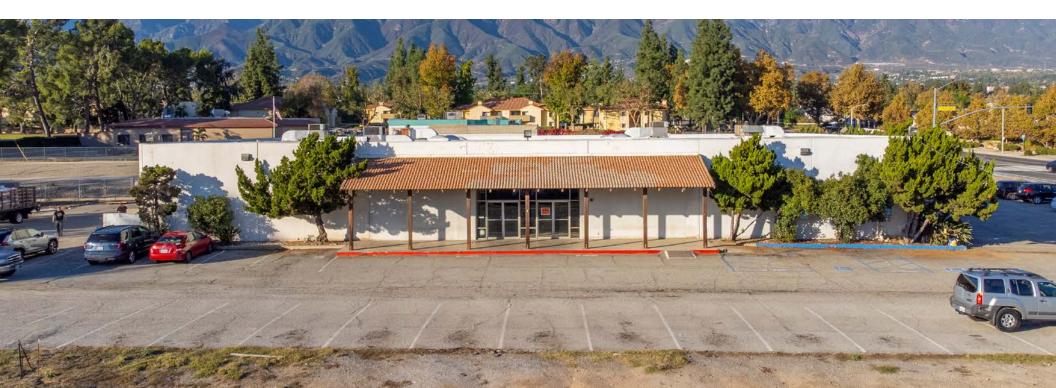
Rancho Cucamonga has plenty for its residents to enjoy with family and friends including The Victoria Gardens mall with shopping and restaurants, The Lewis Family Playhouse for performing arts events and Ontario Mills for outlet shopping. For outdoor activities there are parks with trails like Haven View Park or Sierra Lakes Golf Course for golfing fun.

Rancho Cucamonga has seen the job market increase by 2.3% over the last year. Future job growth over the next ten years is predicted to be 40.4%, which is higher than the US average of 33.5%.



# AREA DEMOGRAPHICS

POPULATION	MILE 1	MILE 3	MILE 5	HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Population 2010	22,518	142,166	290,139	2010 Households	8,240	48,101	93,343
Population 2023	22,954	148,666	306,149	2023 Households	8,377	50,350	98,580
Population Projection 2028	22,995	149,588	308,556	2028 Household Projection	8,388	50,663	99,339
Annual Growth 2010-2023	0.1%	0.4%	0.4%	Annual Growth 2010-2023	0.2%	0.4%	0.4%
Annual Growth 2023-2028	0%	0.1%	0.2%	Annual Growth 2023-2028	0%	0.1%	0.2%
Median Age	39.3	37.9	37	Owner Occupied Households	5,332	32,013	60,458
Bachelor's Degree or Higher	28%	31%	29%	Renter Occupied Households	3,056	18,650	38,881
U.S. Armed Forces	0	17	92	Avg Household Size	2.7	2.9	3
				Avg Household Vehicles	2	2	2



CONSUMER SPENDING DETAILS		1 M	IILE	3 MI		5 MILE		
Expand All		<b>Total Spending</b>	Avg Household	<b>Total Spending</b>	Avg Household	Total Sp	pending	Avg
Apparel		\$15,085,528	\$1,801	\$100,995,103	\$2,006	\$199,9	38,834	
Entertainment, Hobbies & Pets		\$44,533,600	\$5,316	\$282,665,653	\$5,614	\$541,3	14,532	
Food & Alcohol		\$79,907,667	\$9,539	\$519,655,830	\$10,321	\$1,015,1	177,587	
Household		\$50,298,981	\$6,004	\$339,339,695	\$6,740	\$647,7	46,023	
Transportation & Maintenance		\$79,907,047	\$9,539	\$528,374,172	\$10,494	\$1,034,	616,129	
Health Care		\$13,776,370	\$1,645	\$87,097,899	\$1,730	\$167,30	09,324	
Education & Daycare		\$19,752,147	\$2,358	\$143,620,195	\$2,852	\$274,8	374,861	
Total Specified Consumer Spending (\$)		\$303,261,340	\$36,202	\$2,001,748,547	\$39,757	\$3,880,977,290		
INCOME	1 MILE	3 MILE	5 MILE	HOUSING	1	MILE	3 MILE	
Avg Household Income	\$99,950	\$116,903	\$112,551	Median Home Value	\$4	74,407	\$555,707	
Median Household Income	\$80,691	\$96,178	\$91,737	Median Year Built	•	1979	1984	
< \$25,000	1,079	4,584	9,978					
\$25,000 - 50,000	1,322	7,113	14,739					
\$50,000 - 75,000	1,505	7,305	15,063					
\$75,000 - 100,000	1,241	7,288	14,205					
\$100,000 - 125,000	1,050	7,072	12,822					
\$125,000 - 150,000	775	4,762	9,101		THE TOTAL	The case of the ca	1	
\$150,000 - 200,000	691	5,780	11,181				To the same of the	

11,492

\$200,000+

714

6,448

**Avg Household** 

\$2,028

\$5,491

\$10,298

\$6,571

\$10,495

\$1,697

\$2,788

\$39,369

5 MILE

\$565,278

1983



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