

# FOR SALE

±11,440 SF - Warehouse

±90,169 sq. ft. - Lot Size

Asking price: \$5,400,000

FORMER ACE HARDWARE



**7110 Archibald Ave  
Rancho Cucamonga, CA 91701**



# 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



**TOTAL CONSUMER SPENDING**  
**\$2,001,748,547**  
3-MILE RADIUS





# MAJOR AREA RETAILERS



**DAYTIME EMPLOYEES**

**44,592**

3-MILE RADIUS



**AVERAGE INCOME**

**\$116,903**

3-MILE RADIUS



**POPULATION**

**148,666**

3-MILE RADIUS



# AREA OVERVIEW

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## 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%.





VICTORIA  
GARDENS

SHARPER IMAGE

SHARPER IMAGE

ALDO

WALMART



# 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 MILE		3 MILE		5 MILE	
Expand All	Total Spending	Avg Household	Total Spending	Avg Household	Total Spending	Avg Household
Apparel	\$15,085,528	\$1,801	\$100,995,103	\$2,006	\$199,938,834	\$2,028
Entertainment, Hobbies & Pets	\$44,533,600	\$5,316	\$282,665,653	\$5,614	\$541,314,532	\$5,491
Food & Alcohol	\$79,907,667	\$9,539	\$519,655,830	\$10,321	\$1,015,177,587	\$10,298
Household	\$50,298,981	\$6,004	\$339,339,695	\$6,740	\$647,746,023	\$6,571
Transportation & Maintenance	\$79,907,047	\$9,539	\$528,374,172	\$10,494	\$1,034,616,129	\$10,495
Health Care	\$13,776,370	\$1,645	\$87,097,899	\$1,730	\$167,309,324	\$1,697
Education & Daycare	\$19,752,147	\$2,358	\$143,620,195	\$2,852	\$274,874,861	\$2,788
Total Specified Consumer Spending (\$)	\$303,261,340	\$36,202	\$2,001,748,547	\$39,757	\$3,880,977,290	\$39,369

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$99,950	\$116,903	\$112,551
Median Household Income	\$80,691	\$96,178	\$91,737
< \$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
\$150,000 - 200,000	691	5,780	11,181
\$200,000+	714	6,448	11,492

HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	\$474,407	\$555,707	\$565,278
Median Year Built	1979	1984	1983







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