

# AVAILABLE FOR LEASE



## CENTRAL PARK PLAZA

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



### PROPERTY FEATURES

- Anchored by Ralphs, Rite Aid, US Bank 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

**137,833**  
POPULATION



**\$115,490**  
AVERAGE  
HOUSEHOLD  
INCOME

DAYTIME  
DEMOGRAPHICS

**93,354**

### TRAFFIC COUNTS

At Base Line Rd and Milliken Ave

**66,349 CPD**



**Chase Harvey**  
Vice President  
+1 951 660 1387  
charvey@catalystretail.com  
Lic. #01954291

**Jay Nichols**  
Managing Partner  
+1 949 244 0929  
jnichols@catalystretail.com  
Lic. #01905191

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Tenants	SF
1 Cell Tower	5,995
2 US Bank	5,995
3 KFC / Pizza Hut	2,800
4 Rite Aid	17,343
5 Smoke Shop	1,115
6 YOGA6	2,270
7 AVAILABLE	1,419
8 Post Arena	1,382
9 Ralphs	45,795
10 Facial Suite	2,883
11 Baskin Robbins	1,500
12 AVAILABLE	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 R.C. Smiles Dentistry	2,677



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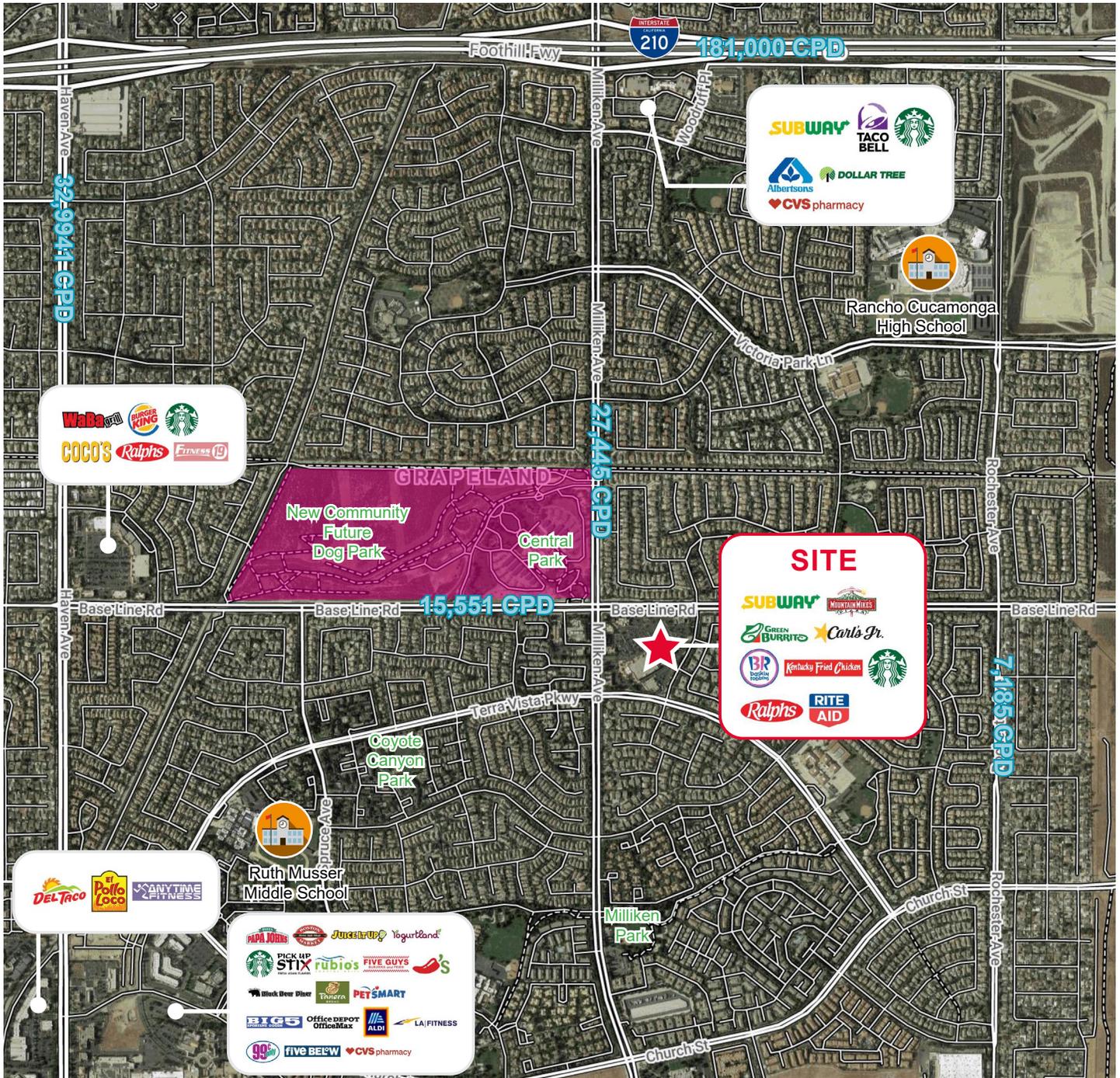
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## CENTRAL PARK PLAZA BASE LINE RD & MILLIKEN AVE, RANCHO CUCAMONGA, CA 91701

Rancho Cucamonga, CA 91701	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	31,249	137,833	264,238
2027 Projected Population	31,720	144,373	273,745
2020 Census Population	31,250	134,816	259,947
2010 Census Population	28,851	128,035	244,931
Projected Annual Growth 2022 to 2027	0.3%	0.9%	0.7%
Historical Annual Growth 2010 to 2022	0.7%	0.6%	0.7%
2022 Median Age	34.0	35.0	34.8
<b>Households</b>			
2022 Estimated Households	10,710	46,991	85,056
2027 Projected Households	11,178	50,510	90,649
2020 Census Households	10,708	45,962	83,482
2010 Census Households	9,724	42,998	76,738
Projected Annual Growth 2022 to 2027	0.9%	1.5%	1.3%
Historical Annual Growth 2010 to 2022	0.8%	0.8%	0.9%
<b>Race and Ethnicity</b>			
2022 Estimated White	38.8%	40.5%	37.8%
2022 Estimated Black or African American	12.0%	10.6%	11.1%
2022 Estimated Asian or Pacific Islander	18.8%	15.6%	13.8%
2022 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.3%
2022 Estimated Other Races	29.2%	32.2%	36.0%
2022 Estimated Hispanic	37.7%	41.4%	46.0%
<b>Income</b>			
2022 Estimated Average Household Income	\$114,285	\$115,490	\$113,600
2022 Estimated Median Household Income	\$101,427	\$101,026	\$98,729
2022 Estimated Per Capita Income	\$39,179	\$39,407	\$36,776
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	3.1%	3.5%	5.2%
2022 Estimated Some High School (Grade Level 9 to 11)	3.4%	4.6%	6.1%
2022 Estimated High School Graduate	13.6%	17.8%	19.8%
2022 Estimated Some College	24.1%	24.3%	24.3%
2022 Estimated Associates Degree Only	10.9%	10.8%	10.0%
2022 Estimated Bachelors Degree Only	25.3%	24.4%	22.1%
2022 Estimated Graduate Degree	19.6%	14.6%	12.6%
<b>Business</b>			
2022 Estimated Total Businesses	590	6,756	13,297
2022 Estimated Total Employees	3,011	57,391	131,883
2022 Estimated Employee Population per Business	5.1	8.5	9.9
2022 Estimated Residential Population per Business	53.0	20.4	19.9