



For Lease | 2,029 & 1,500 SF Retail / Office / Medical Suites

Victoria Gardens Lane Pad Building

12499 Victoria Gardens Lane | Rancho Cucamonga, CA 91739

Property Highlights

- Outparcel to Victoria Gardens (16M Shopper Visits Annually)
- Visibility from 1-15 Off-Ramp; I-15 has 179,000 CPD
- 3-Mile Radius: 110K Pop. & Avg. HH Income of \$115K
- Tenant is allowed advertising access to proprietary Victoria Gardens media
- 2,029 SF Suite available immediately (Formerly Home101 Kitchen Showroom)
- 1,500 SF Suite available immediately (Former medical office)
- Freeway adjacent end cap, highly visible signage

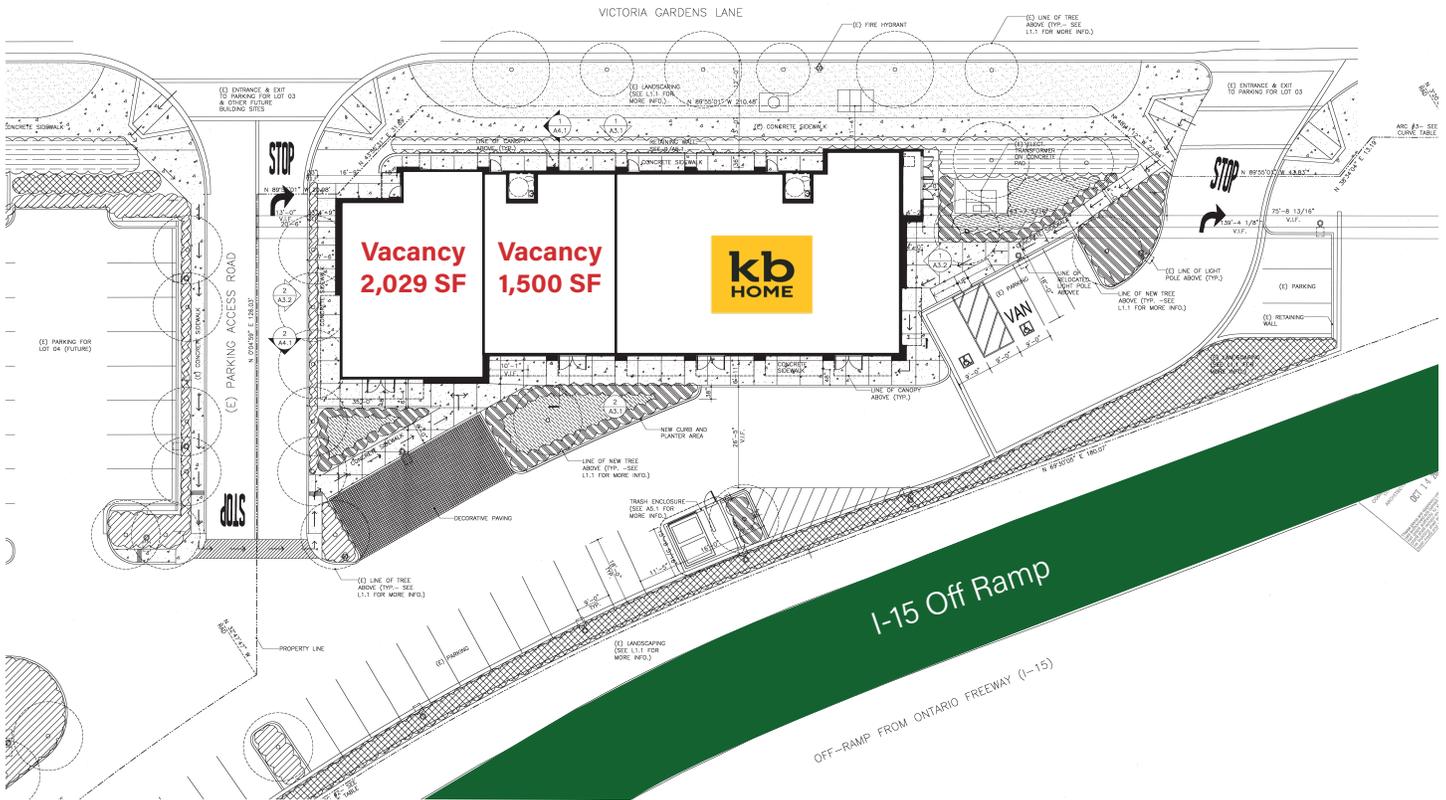


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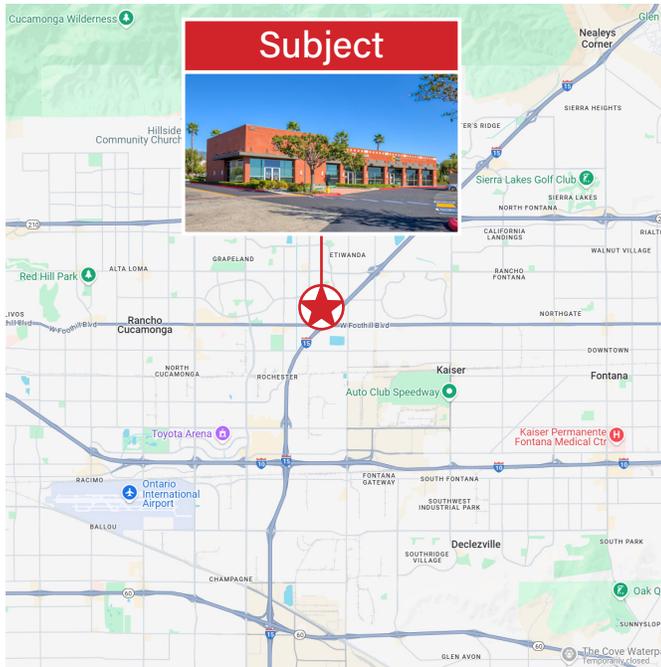
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Site Plan



Location



Tenant Roster

Suite	Tenant	Size
101	VACANT	2,029
102	VACANT (Former medical office)	1,500
103	KB Home Design Studio	4,105

Traffic Counts

1-15 Freeway at Foothill	203,000 CPD
Foothill Blvd at I-15 Fwy	63,059 CPD

Demographics

	1 Mile	2 Miles	3 Miles
Total Population	15,020	59,208	107,869
Average HH Income	\$134,722	\$128,543	\$122,648
Median Age	35.5	36.5	36.6

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VICTORIA GARDENS

(More Than 16 Million Visitors Annually)

Subject

Victoria Gardens Ln

I-15 Off-Ramp



Pacific Electric Trail

Baseline Rd

Day Creek Blvd

Foothill Blvd

Subject



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