

Signature Center

Rancho Cucamonga, California



For Lease 11530 Fourth Street, Suite 125, Rancho Cucamonga

FEATURES:

- Total Project Size: Approximately 110,000 SF
- Located Between Signalized Intersections
- Building and Monument Signage Available
- Allowed Uses – Retail, Medical, Restaurants
- Co-Tenants Include: TJ Maxx, Bank Of America, Panera Bread, and the Lazy Dog Restaurant

ADJACENT TO:

- The Ontario Mills Mall
- Costco and Jerome's Furniture
- Edwards & AMC - 52 Theater Screens
- The I-15/4th Street Off-ramp

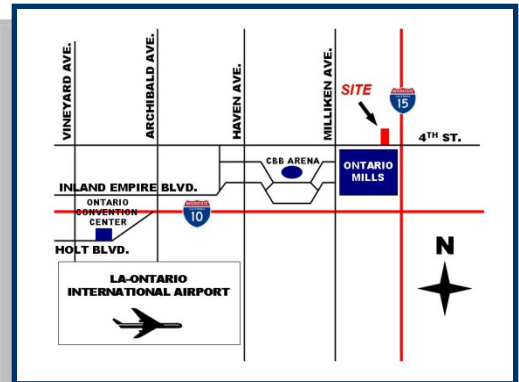
AVAILABLE SPACE:

- ± 24,244 SF – Available

TRAFFIC/DEMOGRAPHICS:

- Over 345,500 CPD on I-15 at 4th Street
- Over 48,000 CPD at 4th Street and Buffalo/Franklin Avenue
- Over 100,500 CPD at 4th Street and Milliken Avenue

<u>Demographics:</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Population	67,225	280,254	598,620
Median HH Income	\$89,325	\$93,922	\$98,639



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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SITE PLAN



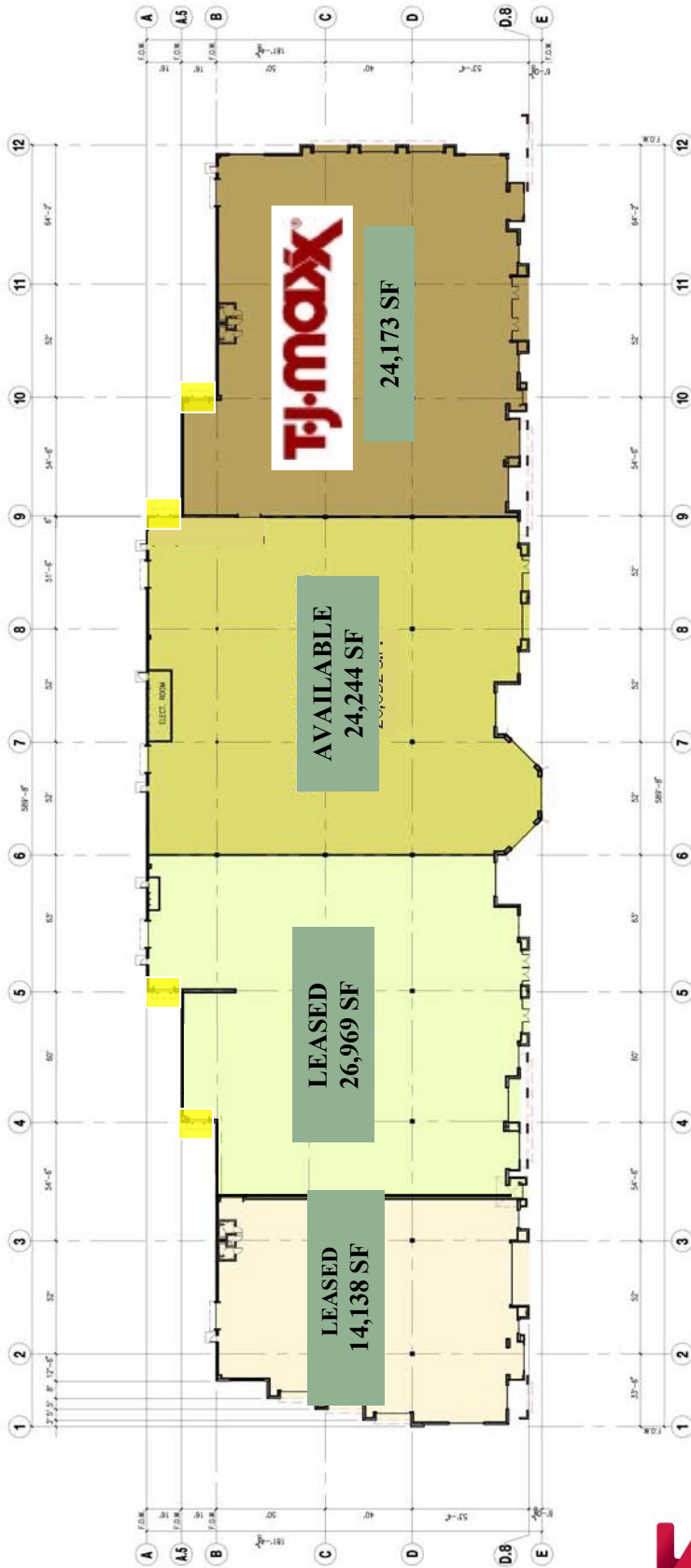
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SITE PLAN

* DOCKS
HIGHLIGHTED
IN YELLOW



NEW DEVELOPMENTS

- 1) Mixed Use / Hotel / Residential / Retail
- 2) Stater Brothers - Retail Center - 2024
- 3) 540 Units Entitled or Under Construction
- 4) Ontario Center / LA Live - Mixed Use Planned - 2,300 Apartments 2024
- 5) 3,450 Units / Some Existing and Under Construction
- 6) Additional Units Planned for 2023

*Several Other Projects Currently in the Planning Stages.

