

**MONTH-TO-MONTH OR  
SHORT TERM LEASE  
AVAILABLE IMMEDIATELY**

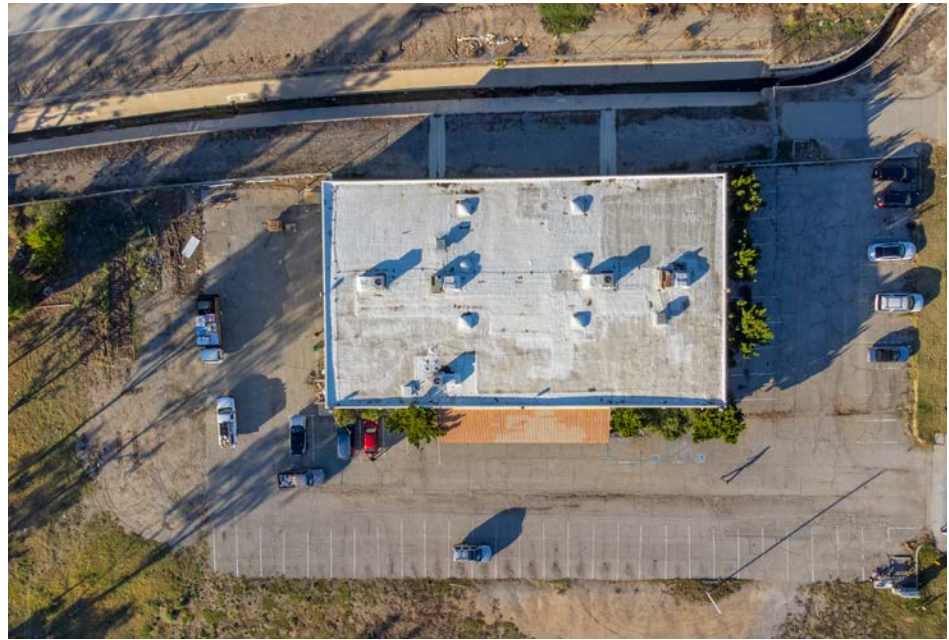
**FORMER ACE HARDWARE**



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

# PROPERTY HIGHLIGHTS

|             |                       |
|-------------|-----------------------|
| Total GLA   | ±11,000 sq. ft.       |
| Parcel Size | ±90,169 sq. ft.       |
| APN         | 0202-151-35           |
| Frontage    | 157' on Archibald Ave |
| Parking     | 57 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

CRAPPER IMAGE

SHARPER IMAGE

ALDO

KIMMY

101

STOP

STOP

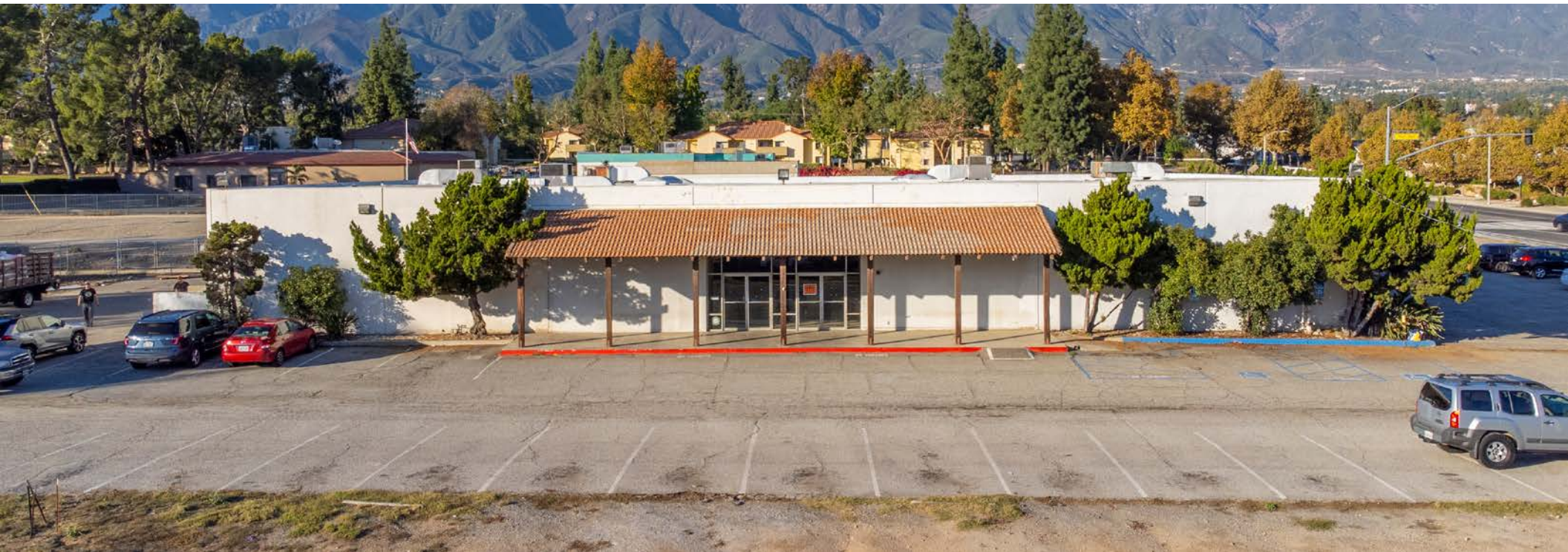
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STOP

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# AREA DEMOGRAPHICS

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



## CONSUMER SPENDING DETAILS

| Expand All                                    | 1 MILE               |                 | 3 MILE                 |                 | 5 MILE                 |                 |
|---|----------------------|-----------------|------------------------|-----------------|------------------------|-----------------|
|   | 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         |
| <b>Total Specified Consumer Spending (\$)</b> | <b>\$303,261,340</b> | <b>\$36,202</b> | <b>\$2,001,748,547</b> | <b>\$39,757</b> | <b>\$3,880,977,290</b> | <b>\$39,369</b> |

| 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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