

ALTA LOMA CENTER

±21,500 SF - ±23,200 SF AVAILABLE FOR LEASE

9640 - 9650 Baseline Road, Rancho Cucamonga, CA 91701

±23,200 SF
AVAILABLE

±21,500 SF
AVAILABLE



±38,028 CPD ON ARCHIBALD AVE

±27,553 CPD ON BASELINE RD.

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PROGRESSIVE
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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

PROPERTY OVERVIEW



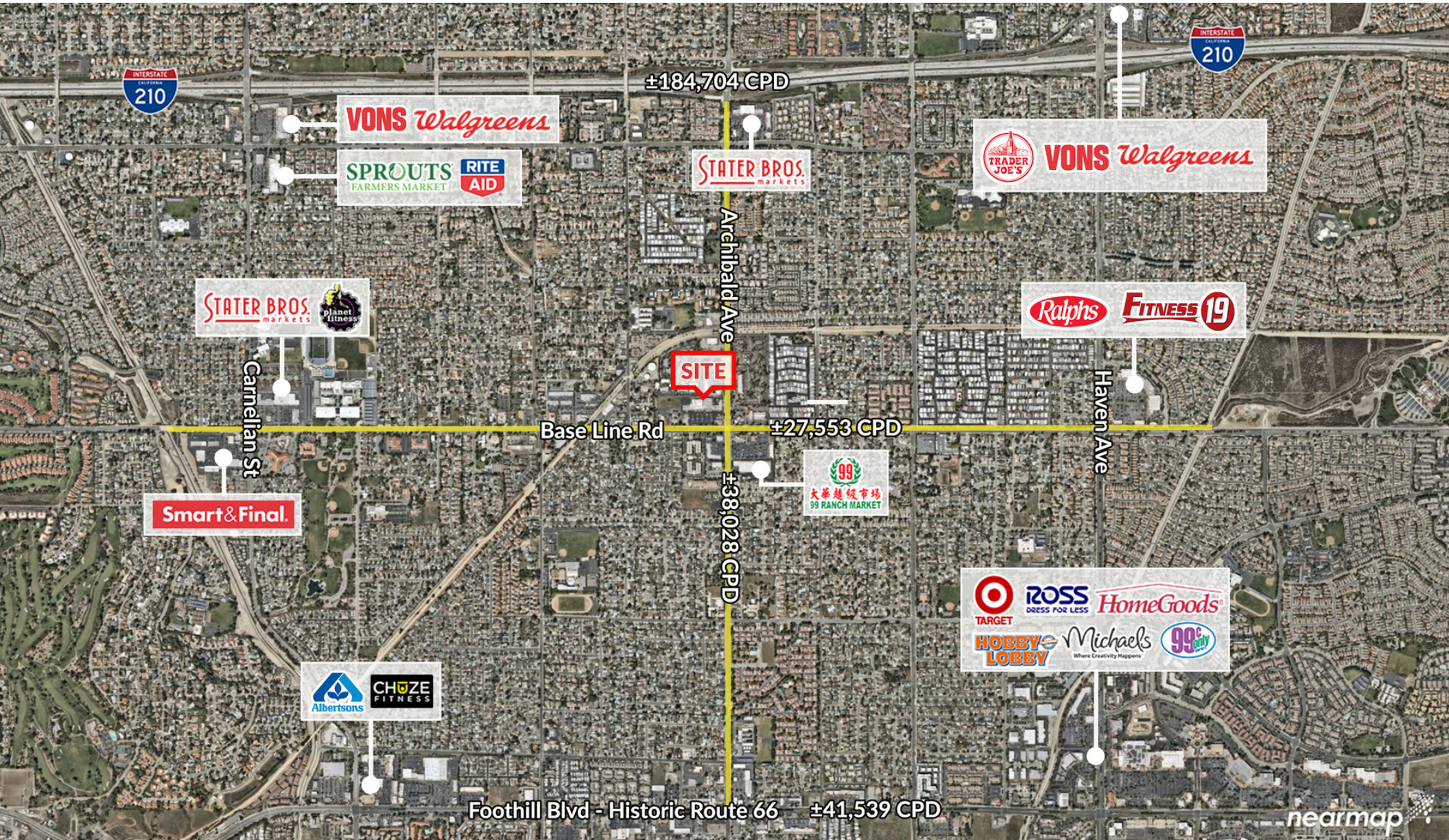
HIGHLIGHTS

- $\pm 21,500$ SF - $\pm 23,200$ SF spaces with highly recognizable co-tenants including US Bank and Dairy Queen.
- Located in a mature trade area that boasts an average household income of \$134,261 and over 83,000 residents within a 2-mile radius.
- Only one mile south of 210 freeway ramps at Archibald Ave, the site has excellent visibility of over 65,500 Cars Per Day at the intersection of Base Line Road and Archibald Ave
- This center serves 14 schools and 15 parks within a 3-mile radius making it a prime shopping destination for Rancho Cucamonga's K-12 community needs.
- Monument signage available

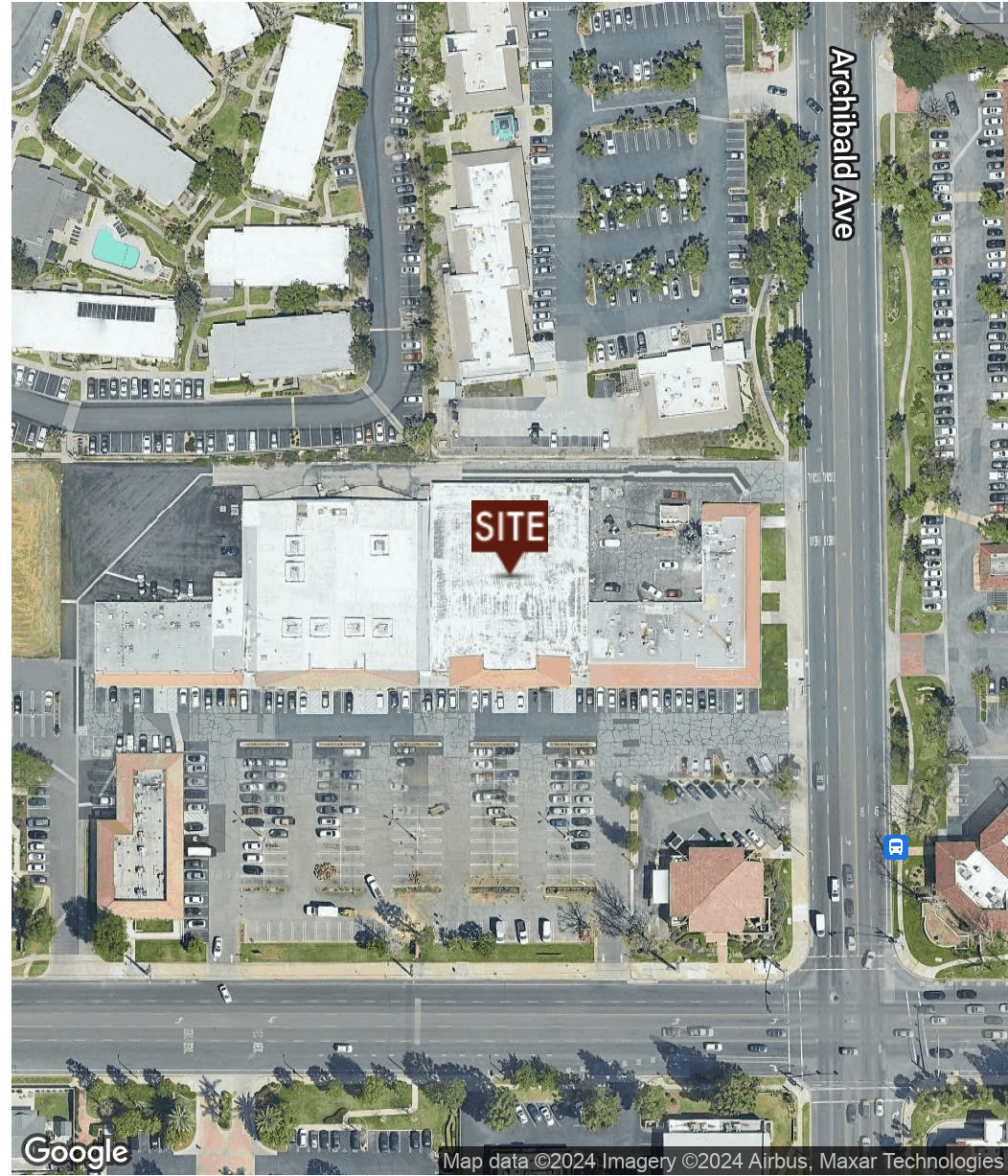
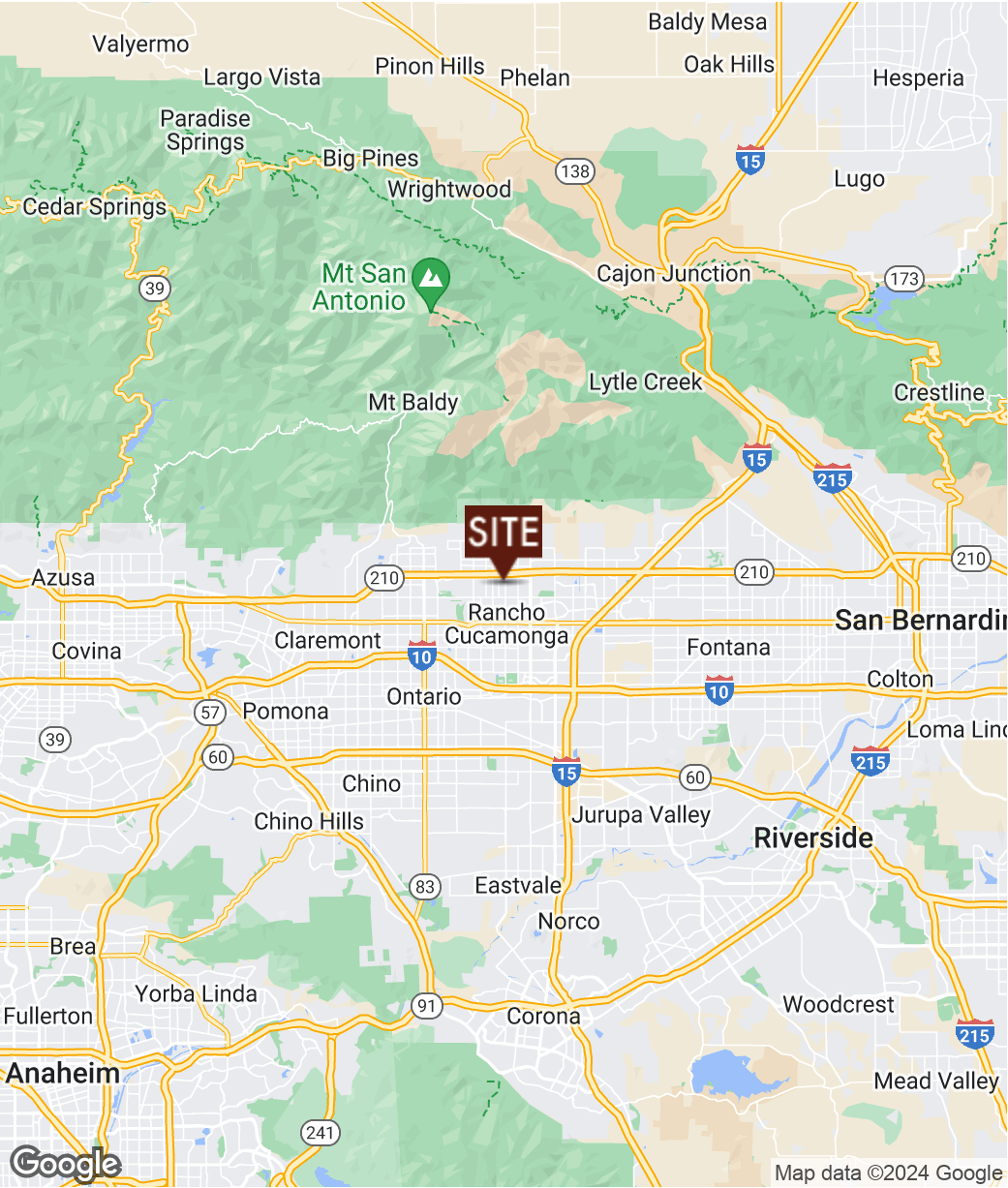
SITE PLAN



AERIAL



LOCATION MAPS



DEMOGRAPHICS

	1 mile	2 mile	3 mile
<u>POPULATION</u>			
2023 Total Population	23,159	83,015	154,497
2023 Median Age	38.6	36.4	36.6
2023 Total Households	8,078	28,127	50,085
2023 Average Household Size	2.8	2.9	3.1
<u>INCOME</u>			
2023 Average Household Income	\$135,351	\$134,261	\$146,809
2023 Median Household Income	\$87,309	\$97,109	\$104,108
2023 Per Capita Income	\$47,350	\$45,553	\$47,661
<u>BUSINESS SUMMARY</u>			
2023 Total Businesses	636	3,131	7,020
2023 Total Employees	3,449	19,453	54,947

