

# ±5,637 SF FOR LEASE | SHOPS TO VICTORIA GARDENS

12455 VICTORIA GARDENS LANE | SUITE 140 | RANCHO CUCAMONGA | CALIFORNIA



## Voit

REAL ESTATE SERVICES

**CHRIS DEASON**  
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## AREA OVERVIEW

- The Shops to Victoria Gardens is at the primary signalized entrance to the Victoria Gardens, and is a direct beneficiary of the Victoria Garden's 16 million visitors per year, making it one of the most heavily trafficked destinations within the Inland Empire.
- The Shops to Victoria Gardens is located on Foothill Boulevard (historic Route 66) one of the most convenient and well-traveled streets of Rancho Cucamonga with over 63,059 cars passing the site daily. Additionally, the property has freeway frontage along I-15 providing exposure to another 196,000 vehicles per day.
- Rancho Cucamonga is currently the 5th largest city in the Inland Empire. Within a 5 mile radius of the property the population is approximately 282,185 and is predicted to be 293,832 by 2024.

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## PROPERTY FEATURES

- ±5,637 SF RETAIL STORE FRONT
- HIGH CEILINGS ±14"-18"
- CUSTOM LIGHTING
- PRIVATE RESTROOMS
- DRESSING ROOMS
- ABUNDANT SURFACE PARKING
- MAJOR STREET VISIBILITY / SIGNAGE
- CALL TO SHOW

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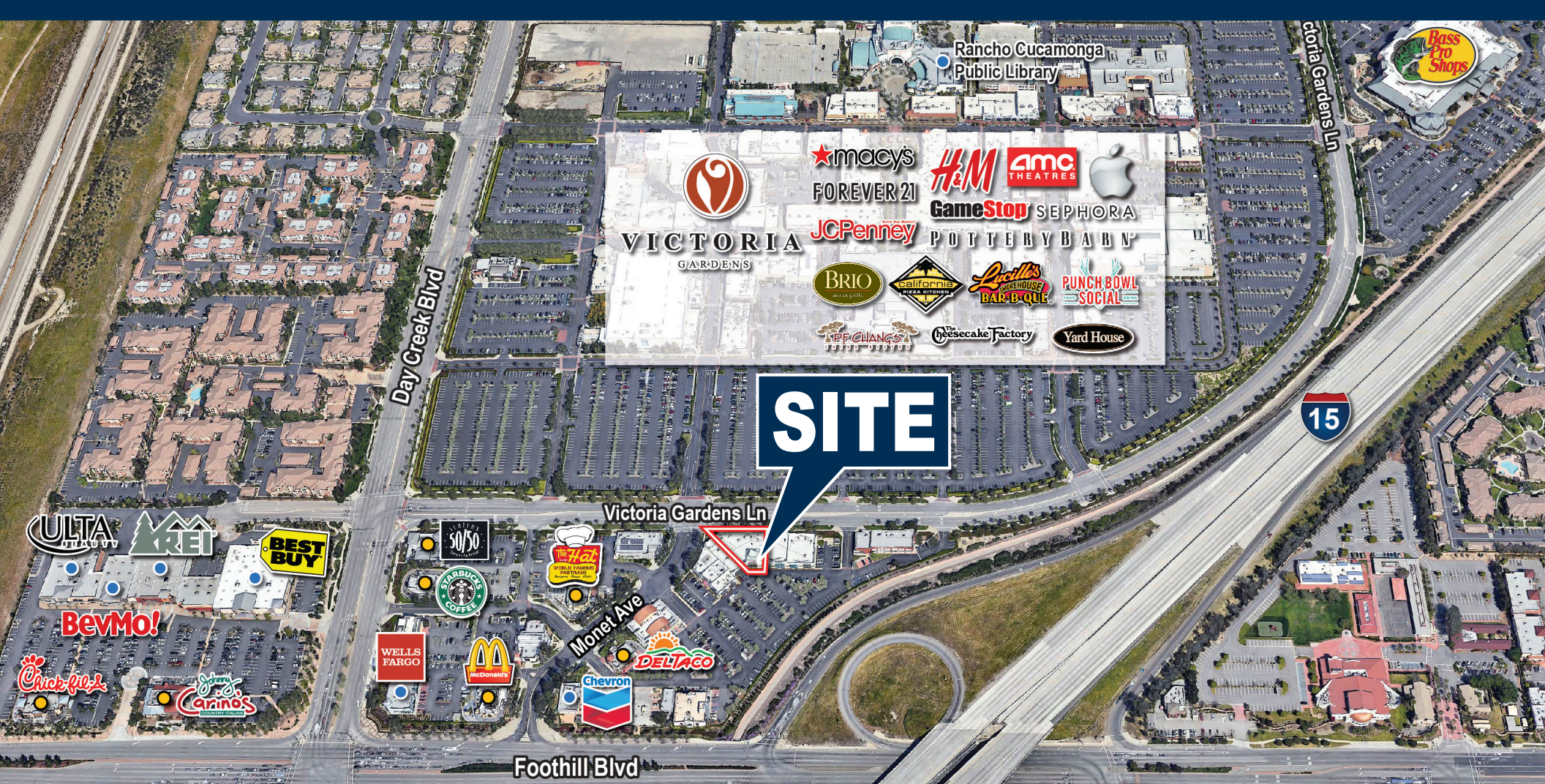
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