

# Heritage Triangle

BASELINE AVE., WEST OF CHERRY AVE.  
NORTH FONTANA, CA

**130,000 SF  
Mixed Use  
Center**

**Excellent  
Pad Space  
Available**

## PROJECT FEATURES

- Mixed-use center featuring Storage West, Tutor Time, Wells Fargo Bank, Auto Zone and Goodyear
- Adjacent to Heritage Village Center anchored by Vons, Blockbuster Video, Hallmark & PFF Bank & Trust
- Excellent visibility on heavily traveled Baseline Rd.

## TRAFFIC COUNT

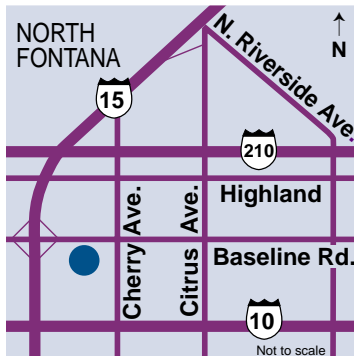
Baseline Rd. 23,400 ADT  
Source: City of Fontana

## DEMOGRAPHICS

Radius:	<u>1.5 mile</u>	<u>3-mile</u>
*Population:	19,310	81,974
**Population at Build-Out:	91,986	107,489
*Avg. HH Income:	\$62,668	\$58,011

\*Source: 2001 Claritas, Inc.

\*\*Source: DDS Marketing (Demographic Analysis Report)



**Lewis Retail Centers**

a member of the Lewis group of companies

Delivering Shopping Center Excellence

1/02