

# Milliken Court

SWC BASELINE ROAD & MILLIKEN AVENUE • RANCHO CUCAMONGA, CALIFORNIA

**34,000 SF  
Mixed Use  
Center**

**Excellent  
Pad Location  
Available for  
Office or  
Retail Use**



## PROJECT FEATURES

- Anchored by KinderCare and Texaco Gas Station
- Directly across from Central Park Plaza which is anchored by Ralphs, Ace Hardware, PFF Bank & Trust & Carl's Jr.
- Milliken is a major north/south arterial connecting to Interstate 10 and a key off-ramp on the new 210 freeway extension
- Part of Terra Vista, a 1,320-acre master planned community with a projected build-out of 8,000 households

## DEMOGRAPHICS

Radius:	<u>1 mile</u>	<u>3 mile</u>
Population	23,390	98,883
Avg. Household Income	\$75,493	\$63,414

Source: Claritas

## TRAFFIC COUNT

Baseline Rd.	42,175 cars/day
Milliken Ave.	17,200 cars/day

Source: City of Rancho Cucamonga

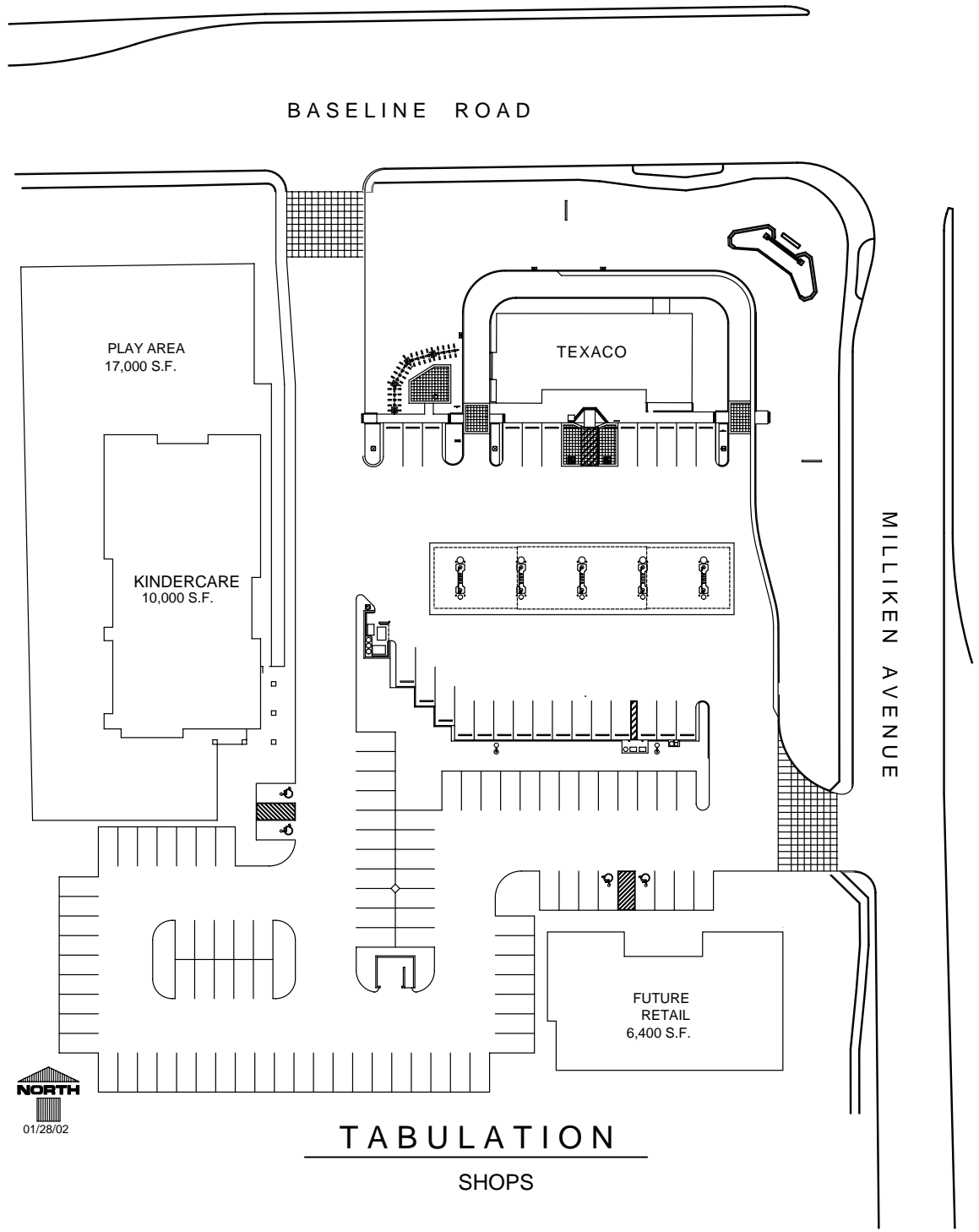
**Lewis Retail Centers**  
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**Delivering Shopping Center Excellence**

4/03

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FUTURE RETAIL	6,400 S.F.
KINDERCARE	10,000 S.F.
PLAY AREA	17,000 S.F.
<b>SUBTOTAL</b>	<b>33,400 S.F.</b>

PARKING PROVIDED 94 STALLS

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Note: This site plan shows landlord's plan for configuration of the shopping center as of the date of this plan only, and it shall not be deemed to be a representation by landlord respecting (a) the particular buildings, (b) the configuration, location, or floor area of any particular building or space, or (c) the proposed use or occupancy of any particular building or space.