

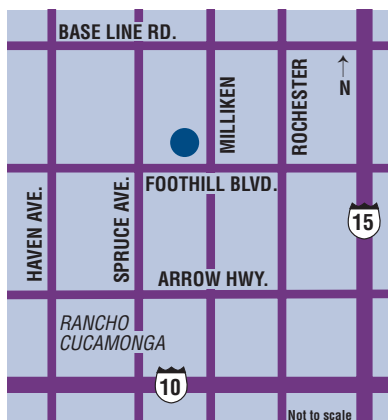
Terra Vista

Commons

NWC FOOTHILL BLVD.
& MILLIKEN AVE.
RANCHO CUCAMONGA, CA

215,000 SF Community Center

Anchor and Pad Space Available



PROJECT FEATURES

- 215,000 square foot community center with excellent visibility and positioning on Foothill Blvd.
- Adjacent to Town Center Square featuring these anchor stores:
 - Best Buy**
 - OfficeMax**
 - Barnes & Noble**
 - PetSmart**
 - SteinMart**
 - Pier 1 Imports**
- Part of 1,320 acre Terra Vista master planned community with a projected build-out of 8,000 residences
- Milliken Avenue is a major connector to the I-210 and the I-10 freeways

TRAFFIC COUNTS

Foothill Boulevard 35,064 ADT

Milliken Avenue 28,315 ADT

Source: City of Rancho Cucamonga

DEMOGRAPHICS

| | 3-Mile | 5-Mile |
|----------------------------------|----------|----------|
| 2008 Estimated Population | 132,737 | 274,112 |
| 2013 Population Projection | 158,111 | 318,768 |
| 2007 Daytime Population | 79,018 | 158,170 |
| 2008 Estimated Average HH Income | \$81,923 | \$82,657 |

Source: Claritas

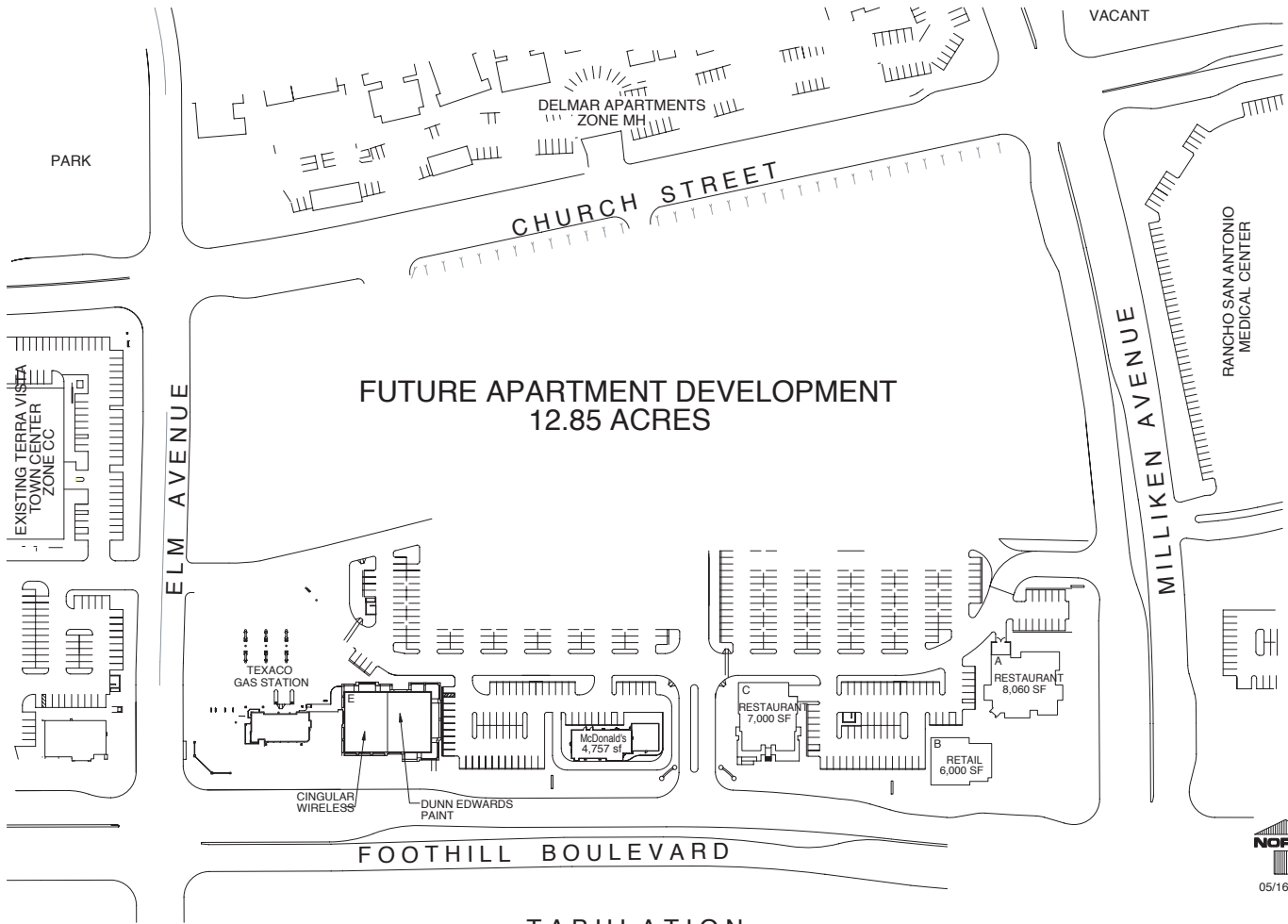
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Terra Vista Commons

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TABULATION

| | | | |
|-----------------|--------------------|------------------|----------------|
| BUILDING AREA: | | TOTAL SITE AREA | 382,436.9 S.F. |
| PAD A | 8,060 S.F. | | 8.78 ACRES |
| PAD B | 6,000 S.F. | PARKING PROVIDED | 344 STALLS |
| PAD C | 7,000 S.F. | | |
| MCDONALD'S | 4,757 S.F. | | |
| PAD E | 10,088 S.F. | | |
| SUBTOTAL | 35,905 S.F. | | |

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