

RETAIL STORES AVAILABLE

# EPICENTRE RANCHO CUCAMONGA

9606 FOOTHILL BLVD., RANCHO CUCAMONGA, CA 91730



## Retail Availability

- > Bldg A: ±1,328 SF - \$2.50 - \$3.00 PSF Mo with/est. ±0.50¢ NNN's
- > Bldg B: ±673 SF - 5,004 - \$2.50 - \$3.00 PSF Mo with/est. ±0.50¢ NNN's
- > Bldg C: ±700 SF - 5,120 - \$2.50 - \$3.00 PSF Mo with/est. ±0.50¢ NNN's

## Join Area Tenants:



Tuesday Morning  
First Quality. Legendary Savings.



## Locations & Highlights

- > EpiCentre Rancho Cucamonga will consist of 11,588 sq. ft. of retail space
- > Currently seeking Tenants in the following categories: Dollar Stores, Convenience Stores, Banks Fast Food, Cellular, Insurance, and other In-line Shop Tenants
- > Tremendous Traffic \ Major Density \ Strong Retail Location
- > Off the signalized northwest corner of Foothill Blvd. & Archibald Ave.

## Traffic Counts

**Foothill Blvd. & Archibald Ave.**

**31,887 Cars Per Day**

## Demographics

	1-Mile	3-Mile	5-Mile
Population 2013:	23,322	164,437	320,777
Average HH Income:	\$64,097	\$74,402	\$77,327

**Armando Aguirre**  
 Founder | Corporate Broker  
 License No. 01245842  
 213.986.5579  
 aaguirre@legendarycre.com



Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | [www.legendarycre.com](http://www.legendarycre.com)

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.

RETAIL STORES AVAILABLE

# EPICENTRE RANCHO CUCAMONGA

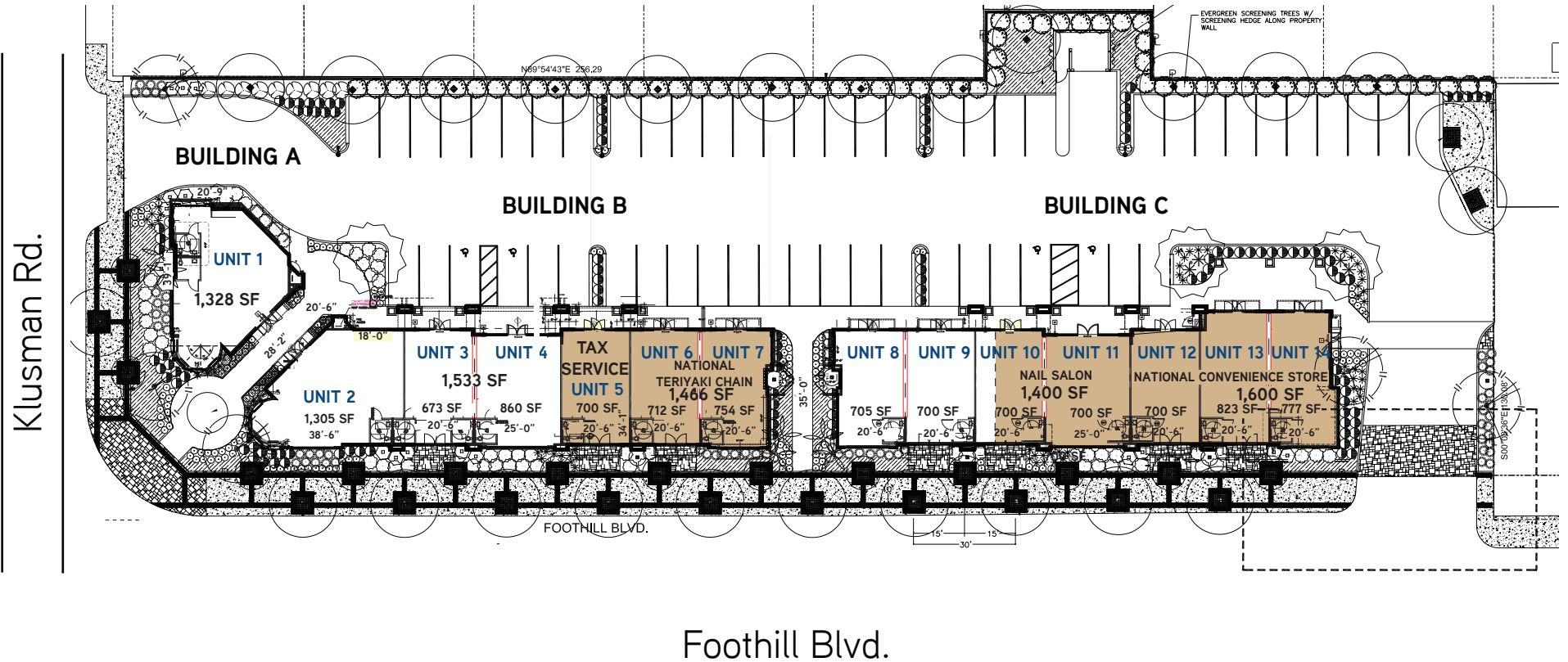
9606 FOOTHILL BLVD., RANCHO CUCAMONGA, CA 91730



## Siteplan

\* Units can be combined as needed for Tenant's square footage requirement.

	AVAILABLE
	PENDING
	LEASED



Armando Aguirre  
Founder | Corporate Broker  
License No. 01245842  
213.986.5579  
aaguirre@legendarycre.com



Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | [www.legendarycre.com](http://www.legendarycre.com)

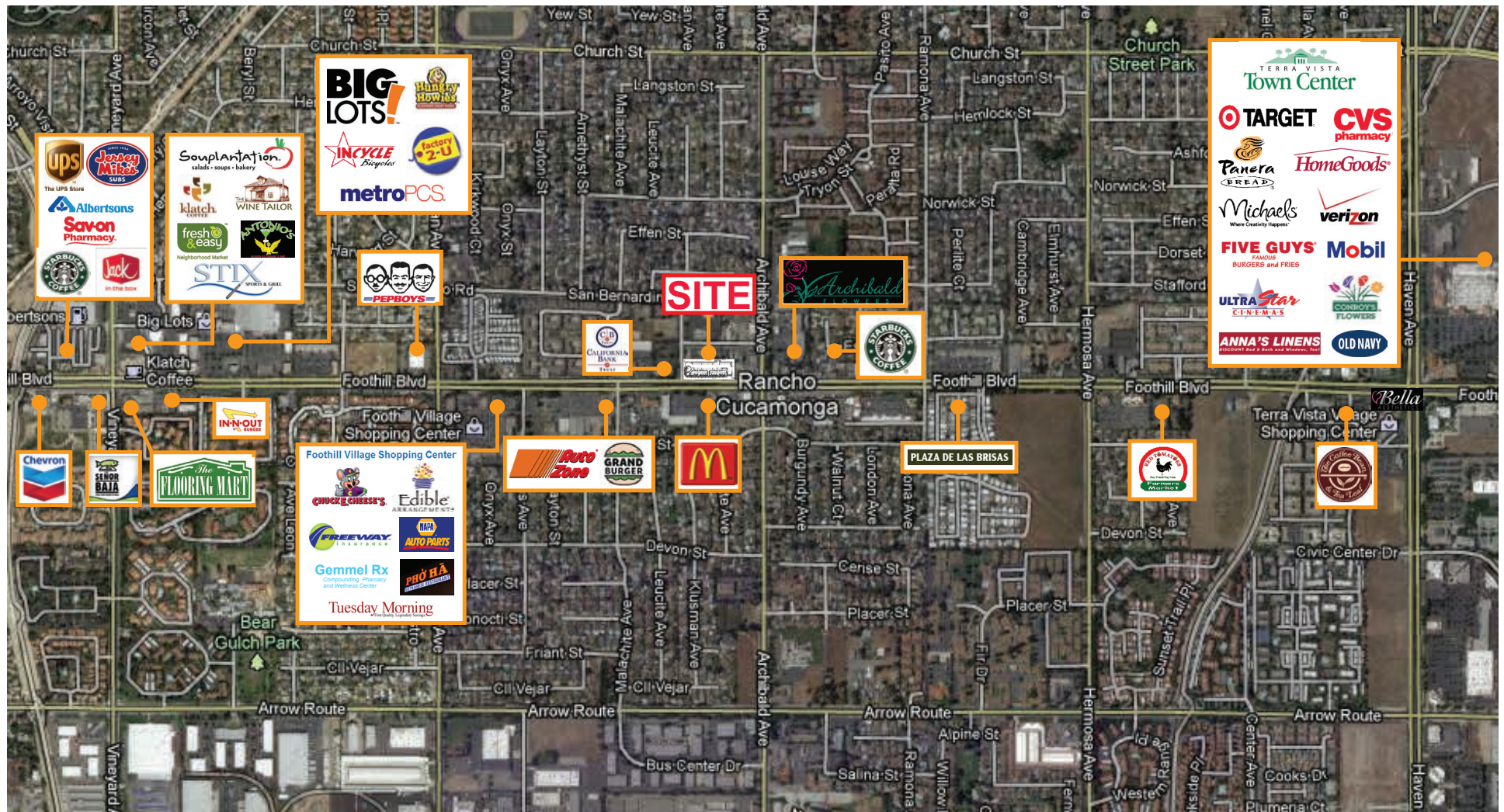
The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.



RETAIL STORES AVAILABLE

# EPICENTRE RANCHO CUCAMONGA

9606 FOOTHILL BLVD., RANCHO CUCAMONGA, CA 91730



Armando Aguirre  
Founder | Corporate Broker  
License No. 01245842  
213.986.5579  
aaguirre@legendarycre.com



Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | [www.legendarycre.com](http://www.legendarycre.com)

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.



RETAIL STORES AVAILABLE

# EPICENTRE RANCHO CUCAMONGA

9606 FOOTHILL BLVD., RANCHO CUCAMONGA, CA 91730



## Demographics

### Pop-Facts: Demographic Quick Facts 2012 Report

Radius 1: 9606 FOOTHILL BLVD, RANCHO CUCAMONGA, CA 91730-3547, aggregate

Radius 2: 9606 FOOTHILL BLVD, RANCHO CUCAMONGA, CA 91730-3547, aggregate

Radius 3: 9606 FOOTHILL BLVD, RANCHO CUCAMONGA, CA 91730-3547, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2017 Projection	24,354		173,531		338,273	
2012 Estimate	23,322		164,437		320,777	
2000 Census	21,457		139,332		269,741	
1990 Census	19,722		118,544		229,435	
Growth 1990 - 2000	8.80%		17.54%		17.57%	
<b>Households</b>						
2017 Projection	8,726		58,191		108,078	
2012 Estimate	8,282		54,806		102,139	
2000 Census	7,296		45,372		85,318	
1990 Census	6,804		39,387		76,133	
Growth 1990 - 2000	7.23%		15.20%		12.06%	
<b>2012 Est. Population by Single Classification Race</b>						
White Alone	13,943	59.78	96,468	58.67	188,679	58.82
Black or African American Alone	2,045	8.77	14,210	8.64	25,788	8.04
American Indian and Alaska Native Alone	206	0.88	1,335	0.81	2,564	0.80
Asian Alone	1,588	6.81	14,572	8.86	27,508	8.58
Native Hawaiian and Other Pacific Islander Alone	74	0.32	475	0.29	877	0.27
Some Other Race Alone	4,242	18.19	28,473	17.32	58,826	18.34
Two or More Races	1,224	5.25	8,905	5.42	16,534	5.15
<b>2012 Est. Population Hispanic or Latino</b>						
Hispanic or Latino	10,751	46.10	73,867	44.92	150,567	46.94
Not Hispanic or Latino	12,570	53.90	90,570	55.08	170,209	53.06
<b>2012 Tenure of Occupied Housing Units</b>						
	8,282		54,806		102,139	

Armando Aguirre  
 Founder | Corporate Broker  
 License No. 01245842  
 213.986.5579  
 aaguirre@legendarycre.com



Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.

RETAIL STORES AVAILABLE

# EPICENTRE RANCHO CUCAMONGA

9606 FOOTHILL BLVD., RANCHO CUCAMONGA, CA 91730



## Demographics

### Pop-Facts: Demographic Quick Facts 2012 Report

Radius 1: 9606 FOOTHILL BLVD, RANCHO CUCAMONGA, CA 91730-3547, aggregate

Radius 2: 9606 FOOTHILL BLVD, RANCHO CUCAMONGA, CA 91730-3547, aggregate

Radius 3: 9606 FOOTHILL BLVD, RANCHO CUCAMONGA, CA 91730-3547, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>2012 Est. Households by Household Income</b>	8,282		54,806		102,139	
Income Less than \$15,000	787	9.50	4,420	8.06	8,723	8.54
Income \$15,000 - \$24,999	833	10.06	4,277	7.80	8,179	8.01
Income \$25,000 - \$34,999	786	9.49	4,719	8.61	9,095	8.90
Income \$35,000 - \$49,999	1,412	17.05	8,319	15.18	14,322	14.02
Income \$50,000 - \$74,999	1,946	23.50	12,289	22.42	21,551	21.10
Income \$75,000 - \$99,999	1,151	13.90	8,157	14.88	15,168	14.85
Income \$100,000 - \$124,999	691	8.34	5,708	10.41	10,497	10.28
Income \$125,000 - \$149,999	345	4.17	3,121	5.69	6,025	5.90
Income \$150,000 - \$199,999	216	2.61	2,177	3.97	4,668	4.57
Income \$200,000 - \$499,999	94	1.13	1,415	2.58	3,392	3.32
Income \$500,000 and over	21	0.25	203	0.37	518	0.51
<b>2012 Est. Average Household Income</b>	\$64,097		\$74,402		\$77,327	
<b>2012 Est. Median Household Income</b>	\$54,151		\$61,530		\$62,471	
<b>2012 Est. Per Capita Income</b>	\$22,828		\$24,919		\$24,909	
<b>2012 Median HH Inc by Single Race Class or Ethn</b>						
White Alone	57,175		64,815		66,001	
Black or African American Alone	47,268		55,378		57,024	
American Indian and Alaska Native Alone	66,693		63,941		55,759	
Asian Alone	54,116		62,613		67,464	
Native Hawaiian and Other Pacific Islander Alone	65,432		59,539		59,382	
Some Other Race Alone	46,837		53,338		49,867	
Two or More Races	50,187		53,898		56,838	
Hispanic or Latino	50,558		57,181		54,715	
Not Hispanic or Latino	55,916		64,217		67,207	

Armando Aguirre  
 Founder | Corporate Broker  
 License No. 01245842  
 213.986.5579  
 aaguirre@legendarycre.com



Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.