



INTERACTIVE
LEASING BROCHURE

DRIVE-THRU AND FULL-SERVICE RESTAURANT SPACE AVAILABLE

FOOTHILL VINEYARD PLAZA

8875 FOOTHILL BLVD | RANCHO CUCAMONGA, CA 91730

RENDERING



PACIFIC
DENTAL SERVICES®



COMING SOON



PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Rare opportunity in Rancho Cucamonga's supply constrained market

\$2.50 - \$4.50 PSF
ASKING RENT

- On Foothill Blvd – Rancho Cucamonga's main east-west corridor

- Starbucks and Pacific Dental Services coming soon!



PACIFIC
DENTAL SERVICES®



\$1.00 PSF
ESTIMATED NNN

- Close Proximity to Victoria Gardens & Terra Vista Town Center

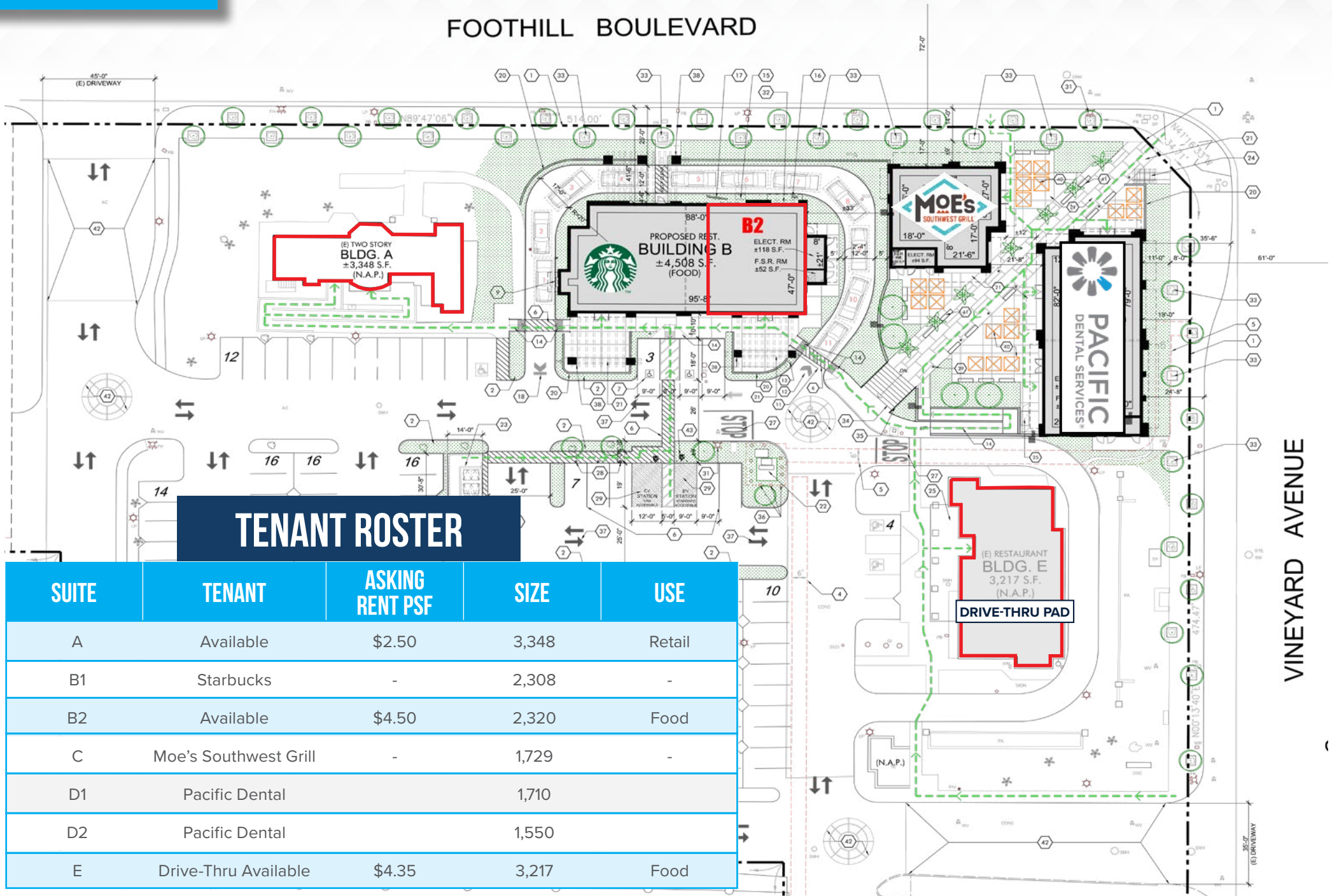
- Tenants already at the intersection include:

1,550 – 3,348 SF
AVAILABLE SPACE



SITE PLAN

FOOTHILL BOULEVARD



TENANT ROSTER

SUITE	TENANT	ASKING RENT PSF	SIZE	USE
A	Available	\$2.50	3,348	Retail
B1	Starbucks	-	2,308	-
B2	Available	\$4.50	2,320	Food
C	Moe's Southwest Grill	-	1,729	-
D1	Pacific Dental	-	1,710	-
D2	Pacific Dental	-	1,550	-
E	Drive-Thru Available	\$4.35	3,217	Food

DRIVE-THRU OPPORTUNITY

RETAIL PAD FACING VINEYARD AVE



PROPERTY RENDERINGS



AREA TENANT MAP



AREA OVERVIEW



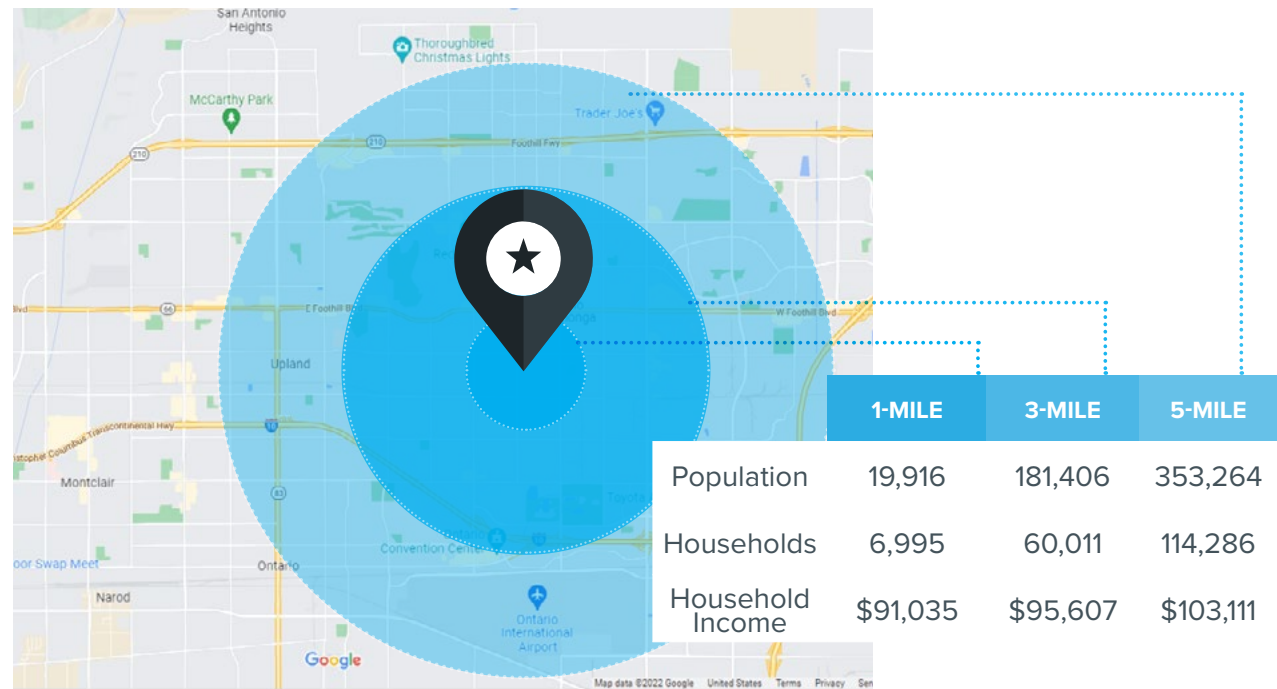
RANCHO CUCAMONGA, CA

Rancho Cucamonga covers city area of 40.12 square miles and has a population of over 176,000 people. This city is the 28th most populated city in California. The town is nestled in the foothills of San Gabriel Mountains and Angeles National Forest in San Bernardino. Rancho Cucamonga is about 37 miles east of Los Angeles. The city has much agricultural history including winemaking. The town is conveniently located not major transportation hubs, airports, highways, shopping centers, and more. Residents of the town love living here for many reasons such as weather, job opportunities, diversity, activities, and more. People are moving to Rancho Cucamonga because of its family-friendly and diverse city, safety, and ideal location. There is much to explore in this city, and it offers several opportunities for anyone who resides or visits here.

ECONOMIC SNAP SHOT

- » The job market has increased by 2.3% in the last year and is expected to grow by 40.4% in the next 10 years, much higher than the US average.
- » The average income of a resident is \$31,528 and the median household income is \$77,061, both are much higher than the US averages.
- » The city employs over 88,000 people and the largest industries include Health Care, Education, and Retail Trade.

DEMOGRAPHICS



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EXCLUSIVE LEASING AGENTS

MICHAEL PAKRAVAN
FVP & National Director

michael.pakravan@matthews.com
DIR (310) 919-5737
LIC # 01706065 (CA)

JAMES SANCHEZ
Associate

james.sanchez@matthews.com
DIR (949) 662-2255
MOB (909) 569-7471
LIC # 02176906 (CA)

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