



INTERACTIVE
LEASING BROCHURE

RESTAURANT/RETAIL PAD AVAILABLE FOR SALE OR GROUND LEASE

8172 VINEYARD AVE | RANCHO CUCAMONGA, CA 91730



FOOTHILL BLVD ±39,000 VPD


VINEYARD AVE ±36,000 VPD

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- ±1.05 AC Lot available for sale or ground lease
- Rare opportunity in Rancho Cucamonga's supply constrained market
- On Foothill Blvd – Rancho Cucamonga's main east-west corridor

- Starbucks coming soon! 

- Close Proximity to Victoria Gardens & Terra Vista Town Center

- Tenants already at the intersection include:

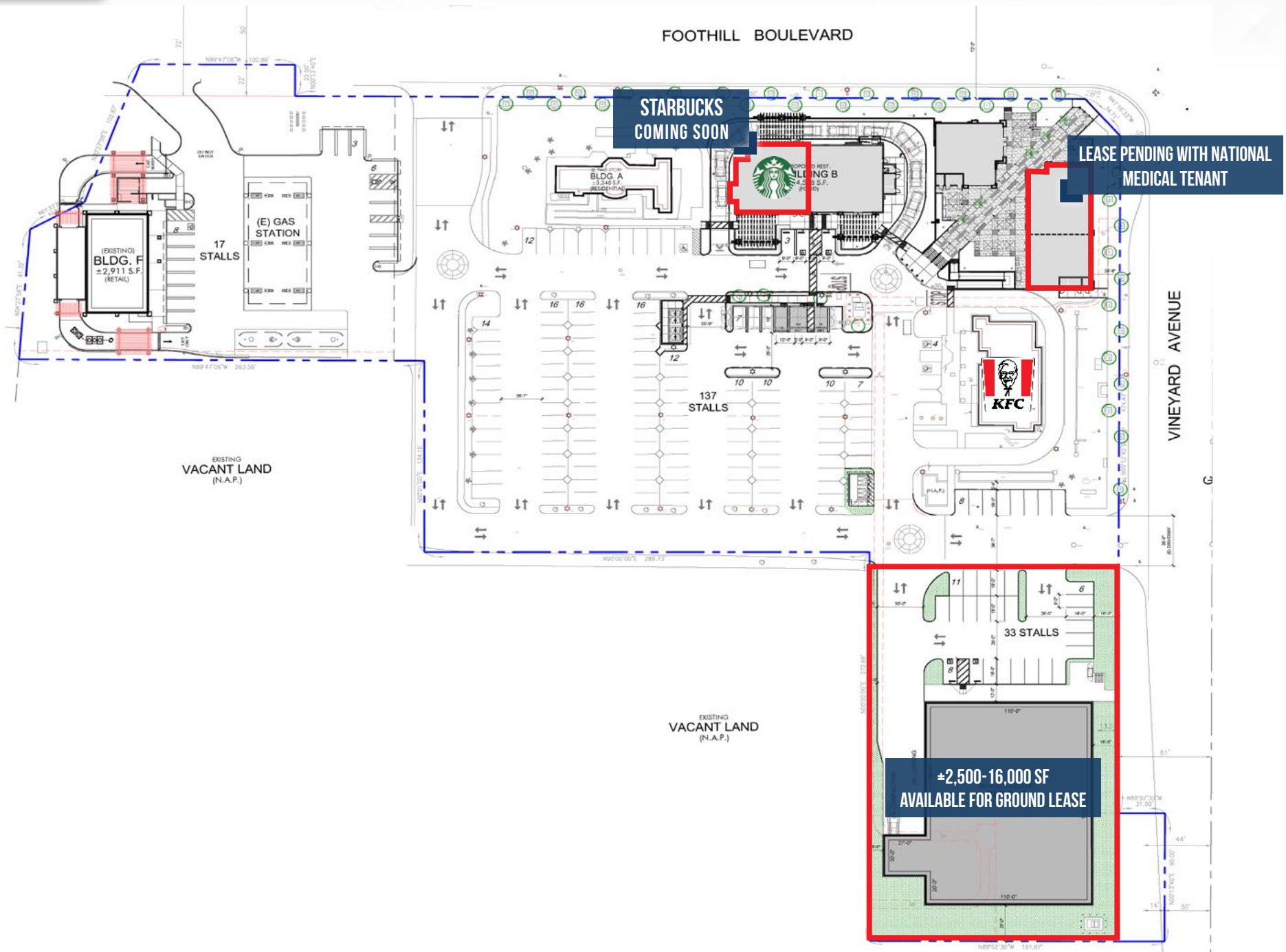


\$150,000 NNN ANNUALLY
GROUND LEASE ASKING RENT

\$2,500,000
PURCHASE PRICE

±45,650 SF (1.05 AC)
LOT SIZE

SITE PLAN



AREA TENANT MAP



AREA OVERVIEW



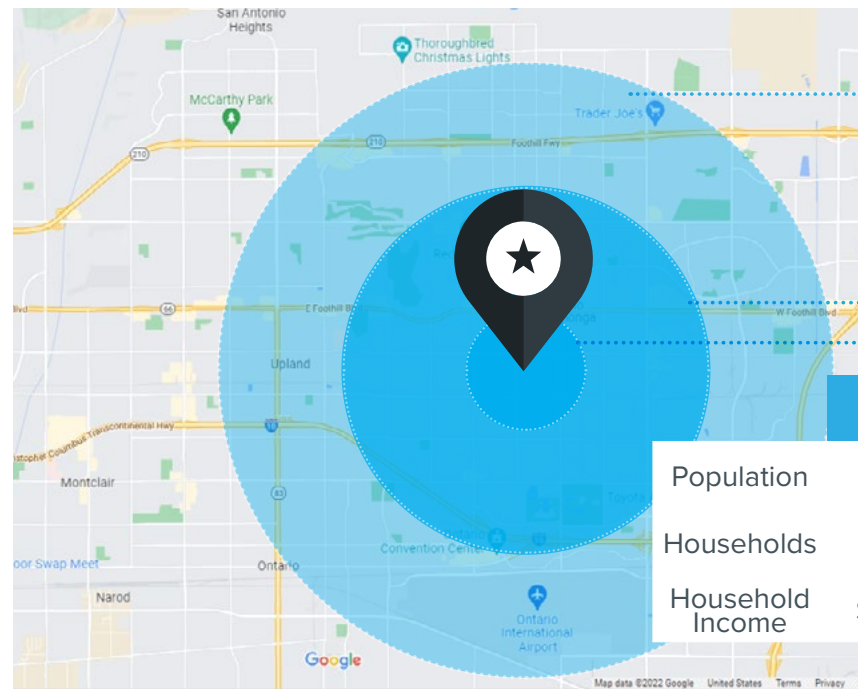
RANCHO CUCAMONGA, CA

Rancho Cucamonga covers city area of 40.12 square miles and has a population of over 353,000 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 town is conveniently located near 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 \$91,035 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



| | 1-MILE | 3-MILE | 5-MILE |
|------------------|----------|----------|-----------|
| Population | 19,916 | 181,406 | 353,264 |
| Households | 6,995 | 60,011 | 114,286 |
| Household Income | \$91,035 | \$95,607 | \$103,111 |

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EXCLUSIVE LEASING AGENTS

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