

RIO RANCHO TOWNE CENTER I & II

NEC OF 71 FWY @ RIO RANCHO RD • POMONA, CA



PROJECT FEATURES

- 313,000 Square Feet on 31852 Acres
- Target and Ross anchored community center
- Highly visible frontage at 71 Freeway
- Well populated in-fill trade area
- Serving communities of Pomona and Phillips Ranch in addition to portions of Diamond Bar, Chino and Chino Hills
- Fully improved ramps at Rio Rancho Rd

DEMOGRAPHICS

<u>Population & Income</u>	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
2023 Projected Population	21,996	167,050	374,445
2018 Estimated Population	21,541	163,041	363,724
2018 Est. Avg. HH Income	\$83,466	\$88,638	\$91,907

Source: ESRI, U.S. Census

TRAFFIC COUNTS

71 Fwy @ Rio Rancho Rd 92,743 cars/day

Rio Rancho Rd between Rancho Valley Dr & 71 Fwy 49,601 cars/day

Source: Caltrans, 2013. Urban Crossroads, 2014. Increased annually 2%

Another Premier Development By

Lewis Retail Centers

A Member of the Lewis Group of Companies

Ielen Sarkisian

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NEC OF 71 FWY @ RIO RANCHO RD • POMONA, CA

DEMOGRAPHIC PROFILE

		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	2023 Total Population	21,996	167,050	374,445
	2018 Total Population	21,541	163,041	363,724
	2018 Total Daytime Population	16,184	136,356	346,603
	2018 Daytime Population: Workers	3,976	45,811	149,132
	2018 Daytime Population: Residents	12,208	90,545	197,471
Households	2018 Median Age	31.7	32.5	33.8
	2023 Total Households	5,381	44,084	104,545
	2018 Total Households	5,285	43,217	101,903
Race & Ethnicity	2018 Average Household Size	4.02	3.74	3.50
	White	43.40%	45.11%	47.77%
	Black/African American	6.80%	4.86%	5.18%
	Asian	14.25%	16.41%	17.14%
	American Indian/Alaska Native	1.08%	0.98%	0.93%
	Pacific Islander	0.22%	0.18%	0.18%
	Other Race	29.77%	27.84%	24.06%
Income	Two or More Races	4.48%	4.61%	4.74%
	Hispanic Population	68.86%	64.65%	58.66%
Housing	2018 Median Household Income	\$60,737	\$62,646	\$67,610
	2018 Average Household Income	\$83,466	\$88,638	\$91,907
	2018 Housing Units	5,473	45,463	106,365
	Owner Occupied	3,354	25,306	62,151
	Renter Occupied	1,931	17,911	39,752
	2018 Average Home Value	\$434,143	\$527,441	\$527,567

Source: ESRI, US Census

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RIO RANCHO TOWNE CENTER I & II

5 MILE OVERVIEW
POMONA, CA

LOCATION

NEC
71 Fwy & Redlands Ave (Hwy 74)
Pomona, CA

LAND AREA

31.85 Acres

GROSS LEASABLE AREA

313,000 SF

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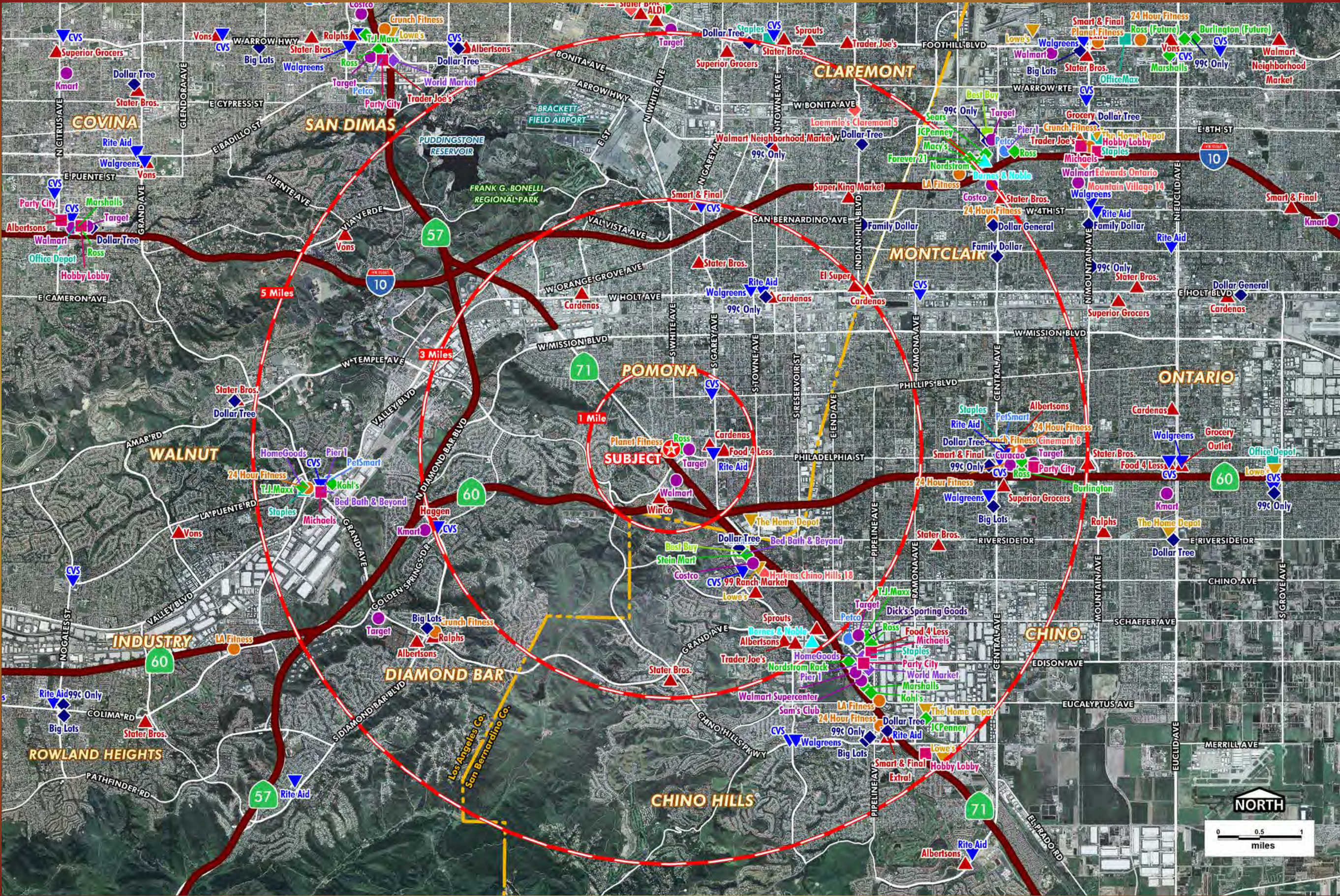
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RIO RANCHO TOWNE CENTER I & II

OBLIQUE AERIAL OVERVIEW
POMONA, CA

LOCATION

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Pomona, CA

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RIO RANCHO TOWNE CENTER I & II

SITE PHOTOS
POMONA, CA

LOCATION

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RIO RANCHO TOWNE CENTER I & II

MULTI-TENANT DRIVE-THRU PAD POMONA, CA

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