

# Luko Management

## VINEYARD VALLEY CENTER

VALLEY BOULEVARD AND SIERRA AVENUE  
FONTANA, CALIFORNIA





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**LOCATION:**

SEC Valley Boulevard and Sierra Avenue Fronting Interstate 10 (San Bernardino Freeway) at the Sierra Interchange ( Major Freeway Commercial Location )

**TOTAL SIZE:**

300,000 Square Feet, GLA

**ANCHOR TENANTS:**

Big Kmart (104,000 sf)      Food 4 Less (60,000 sf)

**CHAIN TENANTS:**

Anna's Linens, Bank of America, Big Lots, Chuck E. Cheese's Cold Stone Creamery, Daniel's Jewelers, Denny's, GameStop, Factory 2 U, Millie's Restaurant, Papa John's Pizza, Popeye's, Salvation Army, Subway Sandwiches

**DEMOGRAPHICS:**

	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2012 PROJECTION:</b>	18,357	158,267	355,001
<b>2007 ESTIMATE:</b>	16,611	143,451	318,648
<b>2000 CENSUS:</b>	14,195	123,425	268,348
<b>2007 EST. AVERAGE INCOME:</b>	<b>\$46,223</b>	<b>\$52,091</b>	<b>\$57,402</b>

**TRAFFIC COUNTS:**

Valley and Sierra Intersection - 155,200 Combined Average Daily Traffic Count

I-10 at Sierra - 180,000 Combined Average Daily Traffic Count

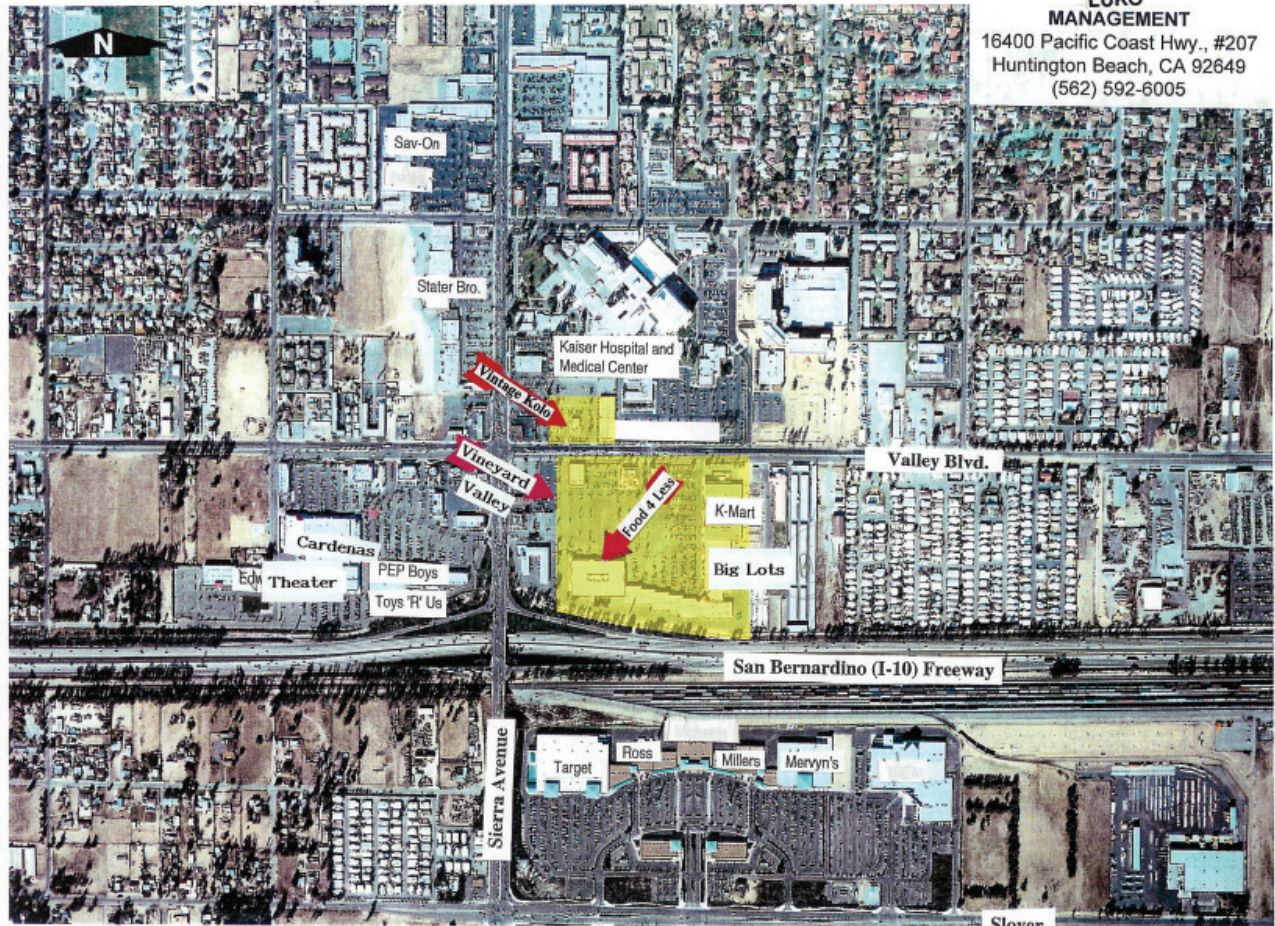
**Vineyard Valley is an established retail center with excellent success history. Its premium location at Fontana's best commercial intersection provides excellent expansion opportunities for tenants selectively seeking locations.**

**Food 4 Less is Fontana's largest supermarket. Vineyard Valley with its excellent tenants and location is Fontana's most successful center providing a full array of shopper and convenience goods, catering to customer needs from Fontana and the extended trade area.**



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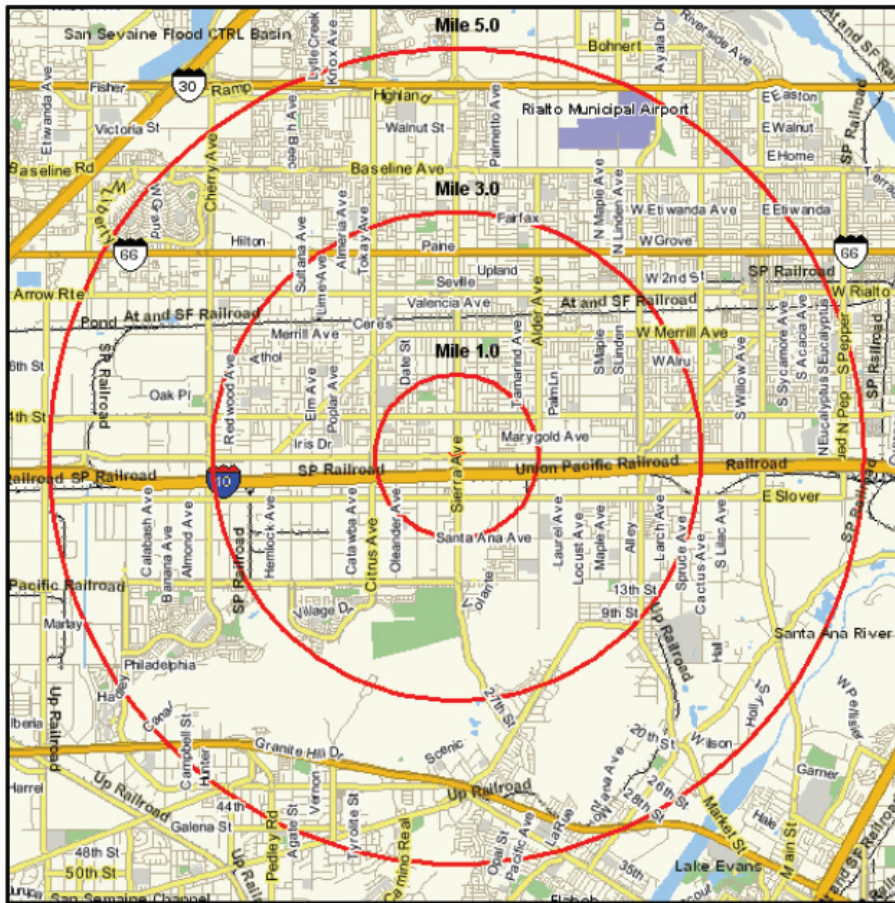
VALLEY BOULEVARD AND SIERRA AVENUE  
FONTANA, CALIFORNIA

### Area Map 1 of 2

#### Area Map

Prepared For:

Order #: 965446060  
Site: 01



SIERRA AVE AT VALLEY BLVD  
FONTANA, CA 92331  
Coord: 34.070433, -117.435733  
Radius - See Appendix for Details



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## Area Map 2 of 2

### Area Map

Prepared For:

Order #: 965446060  
Site: 01

#### Appendix: Area Listing

##### Area Name:

Type: Radius

##### Radius Definition:

SIERRA AVE AT VALLEY BLVD	Center Point:	34.070433	-117.435733
FONTANA, CA 92331	Circle/Band:	0.00 -	1.00

##### Area Name:

Type: Radius

##### Radius Definition:

SIERRA AVE AT VALLEY BLVD	Center Point:	34.070433	-117.435733
FONTANA, CA 92331	Circle/Band:	0.00 -	3.00

##### Area Name:

Type: Radius

##### Radius Definition:

SIERRA AVE AT VALLEY BLVD	Center Point:	34.070433	-117.435733
FONTANA, CA 92331	Circle/Band:	0.00 -	5.00



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## Demographics 1 of 3

### Pop-Facts: Demographic Quick Facts Report

Radius:SIERRA AVE AT VALLEY BLVD, FONTANA, CA 92331, aggregate  
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Radius:SIERRA AVE AT VALLEY BLVD, FONTANA, CA 92331, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
<b>Population</b>						
2012 Projection	18,357		158,267		355,001	
2007 Estimate	16,611		143,451		318,648	
2000 Census	14,195		123,425		268,348	
1990 Census	12,330		95,252		206,470	
Growth 1990 - 2000	15.13%		29.58%		29.97%	
<b>Households</b>						
2012 Projection	5,112		39,342		87,720	
2007 Estimate	4,707		36,290		80,170	
2000 Census	4,158		32,285		69,848	
1990 Census	4,102		28,763		61,857	
Growth 1990 - 2000	1.37%		12.24%		12.92%	
<b>2007 Est. Population by Single Classification Race</b>						
	16,611		143,451		318,648	
White Alone	8,462	50.94	59,157	41.24	125,709	39.45
Black or African American Alone	1,005	6.05	11,443	7.98	34,168	10.72
American Indian and Alaska Native Alone	189	1.14	1,873	1.31	3,936	1.24
Asian Alone	340	2.05	2,943	2.05	9,289	2.92
Native Hawaiian and Other Pacific Islander Alone	44	0.26	479	0.33	1,014	0.32
Some Other Race Alone	5,740	34.56	60,080	41.88	127,349	39.97
Two or More Races	831	5.00	7,475	5.21	17,183	5.39
<b>2007 Est. Population Hispanic or Latino</b>						
	16,611		143,451		318,648	
Hispanic or Latino	11,790	70.98	106,157	74.00	221,151	69.40
Not Hispanic or Latino	4,821	29.02	37,294	26.00	97,497	30.60
<b>2007 Tenure of Occupied Housing Units</b>						
	4,707		36,290		80,170	
Owner Occupied	2,586	54.94	22,027	60.70	54,288	67.72
Renter Occupied	2,121	45.06	14,264	39.31	25,882	32.28
<b>2007 Average Household Size</b>						
	3.52		3.93		3.95	



## VINEYARD VALLEY CENTER

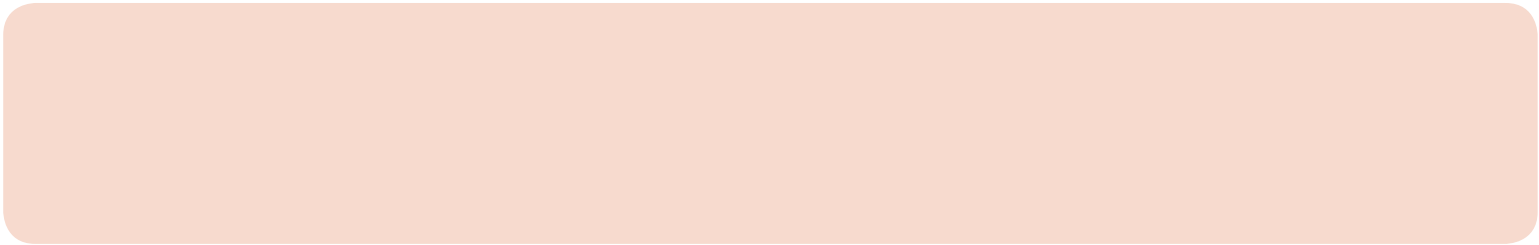
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### Demographics 2 of 3

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
<b>2007 Est. Households by Household Income</b>	4,707		36,290		80,170	
Income Less than \$15,000	834	17.72	5,220	14.38	9,737	12.15
Income \$15,000 - \$24,999	806	17.12	4,896	13.49	9,216	11.50
Income \$25,000 - \$34,999	672	14.28	4,926	13.57	9,421	11.75
Income \$35,000 - \$49,999	713	15.15	6,391	17.61	13,823	17.24
Income \$50,000 - \$74,999	877	18.63	7,158	19.72	17,259	21.53
Income \$75,000 - \$99,999	440	9.35	3,947	10.88	10,184	12.70
Income \$100,000 - \$149,999	266	5.65	2,884	7.95	8,089	10.09
Income \$150,000 - \$249,999	95	2.02	709	1.95	2,061	2.57
Income \$250,000 - \$499,999	3	0.06	131	0.36	325	0.41
Income \$500,000 and over	1	0.02	29	0.08	56	0.07
<b>2007 Est. Average Household Income</b>	\$46,223		\$52,091		\$57,402	
<b>2007 Est. Median Household Income</b>	\$35,882		\$42,284		\$47,708	
<b>2007 Est. Per Capita Income</b>	\$13,130		\$13,231		\$14,552	







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### Demographics 3 of 3

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Type: Radius                      Reporting Detail: Aggregate                      Reporting Level: Block Group

###### Radius Definition:

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FONTANA, CA 92331	Radius	0.00	- 1.00

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