

# Vernola Marketplace

SEC I-15 Freeway & Limonite Avenue - Mira Loma, California

# For Lease



## Description

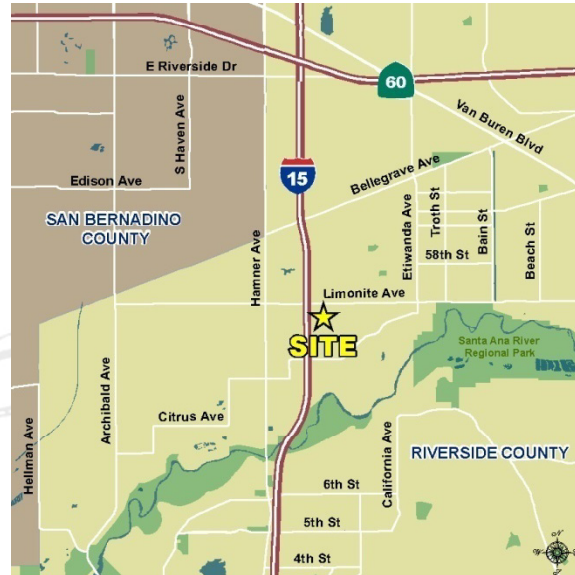
- ±387,000 SF Community Center strategically located at Interstate 15 and Limonite Avenue the heart of Mira Loma.
- Anchored by Lowe's, Bed Bath & Beyond, Michaels, BevMo!, Ross, Petco and Kirkland's Home.
- Excellent regional site with phenomenal freeway exposure.
- Anchor and shop spaces available.

## Traffic Counts (Caltrans, ESRI 2009)

- 158,000 average daily cars per day on Interstate 15 Freeway.
- 23,438 average daily cars per day on Limonite Avenue.

## Demographics (ESRI 2009)

	1 Mile	3 Mile	5 Mile
Population	14,034	67,742	170,590
Average Household Income	\$57,883	\$63,807	\$68,969
Daytime Population	1,718	7,848	41,391



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ANCHOR OPPORTUNITY  
20,953 SF

AVAILABLE  
1,890-3,980 SF

AVAILABLE  
3,750 SF

AVAILABLE  
2,185 SF

AVAILABLE  
1,300-2,400 SF

AVAILABLE  
1,700 SF

Bldg.	Address	Tenant	Sq. Ft.
Major 1	6413	Lowe's	N/A
Major 2	6397	Anchor Opportunity	20,953
Major 3	6381	Michaels	21,360
Major 4	6365	Bed Bath & Beyond	29,984
Major 5	6349A	Fashion Q	7,000
Major 5	6349B	Payless Shoes Source	3,000
Major 6	6333	Kirkland's Home	7,200
Major 7	6317	Ross Dress for Less	30,146
Major 8	6301	PetCo	15,000
Major 9	6477	BevMo!	9,660
Pad A	6285A	Five Guys Burgers & Fries	2,392
	6285D	Denny's	5,000
Pad B	6269	Del Taco	2,300
Pad C	6253A	Subway	1,600
	6253B	Available	1,700
	6253C	Jamba Juice	1,200
Pad D	6237A	Ono Hawaiian BBQ	2,200
	6237B/C	JOJO's Pizza Kitchen	3,545
	6237D	Philly's Best	1,388
	6237E	Sunny Donut	1,000
	6237G	Wabi Sabi Restaurant	3,250
Pad E	6221	Carl's Jr.	4,000
Pad F	6205A	Available	2,400
	6205C	Available	1,300
	6205D	Health Source	1,500
	6205E	Elements	1,500
	6205F	Sally Beauty	1,200
	6205G	Citi Financial	1,800
Pad G	6429A	Fitness 19	9,760
Shops 1	6445A	Available	1,890
	6445B	Available	2,000
	6445C	Sport Clips Haircut	1,000
	6445D	Optometrist	1,000
	6445E	H&R Block	1,200
	6445F	Available	2,185
	6445G	Pacific Dental Services	2,500
Shops 2	6461B	Available	3,750
	6461A	Red Persimmon Nails & Spa	2,100

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