

# Eastvale Retail/Commercial Land Sites for Sale or Lease

## NEC/SEC Kimball Ave & Hellman Ave, Eastvale, CA



- Excellent permanent and daytime population
- Stellar demographics
- Hard corner location
- Surrounded by a new, upscale industrial park
- Across from The Preserve, a large, upscale master planned community



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population (2016)	8,160	62,602	198,234
Employee Population	605	4,418	88,603
Average HH Income	\$112,082	\$121,125	\$104,999
Median HH Income	\$109,647	\$112,409	\$94,088

Source: Sites USA, 2016

TRAFFIC COUNTS (est. 2017)	
Kimball Ave east of Hwy 83	15,300 cars per day
Hellman Ave north of Pine Ave	14,400 cars per day

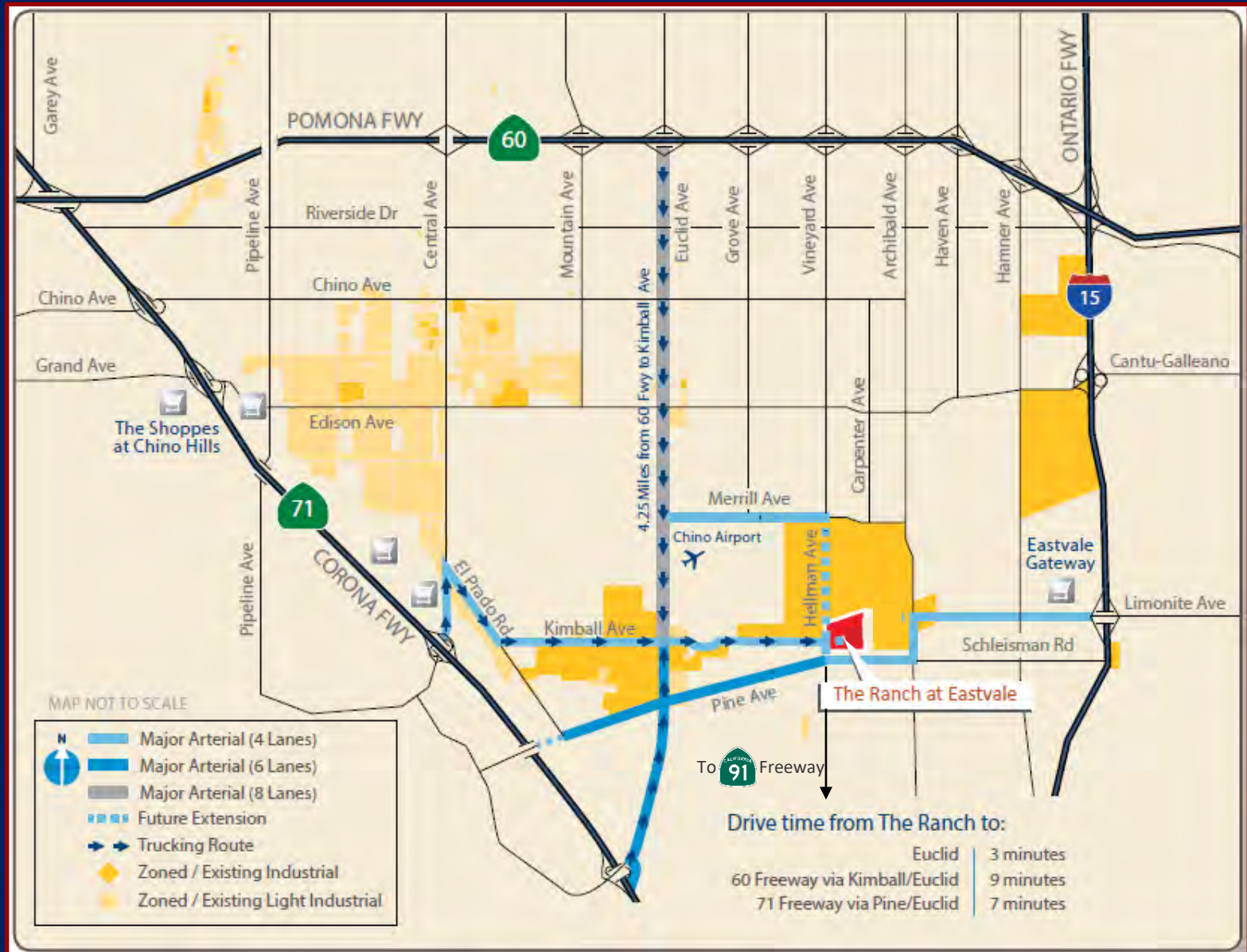
Source: Urban Crossroads Traffic Analysis



**For More Information, Please Contact:**

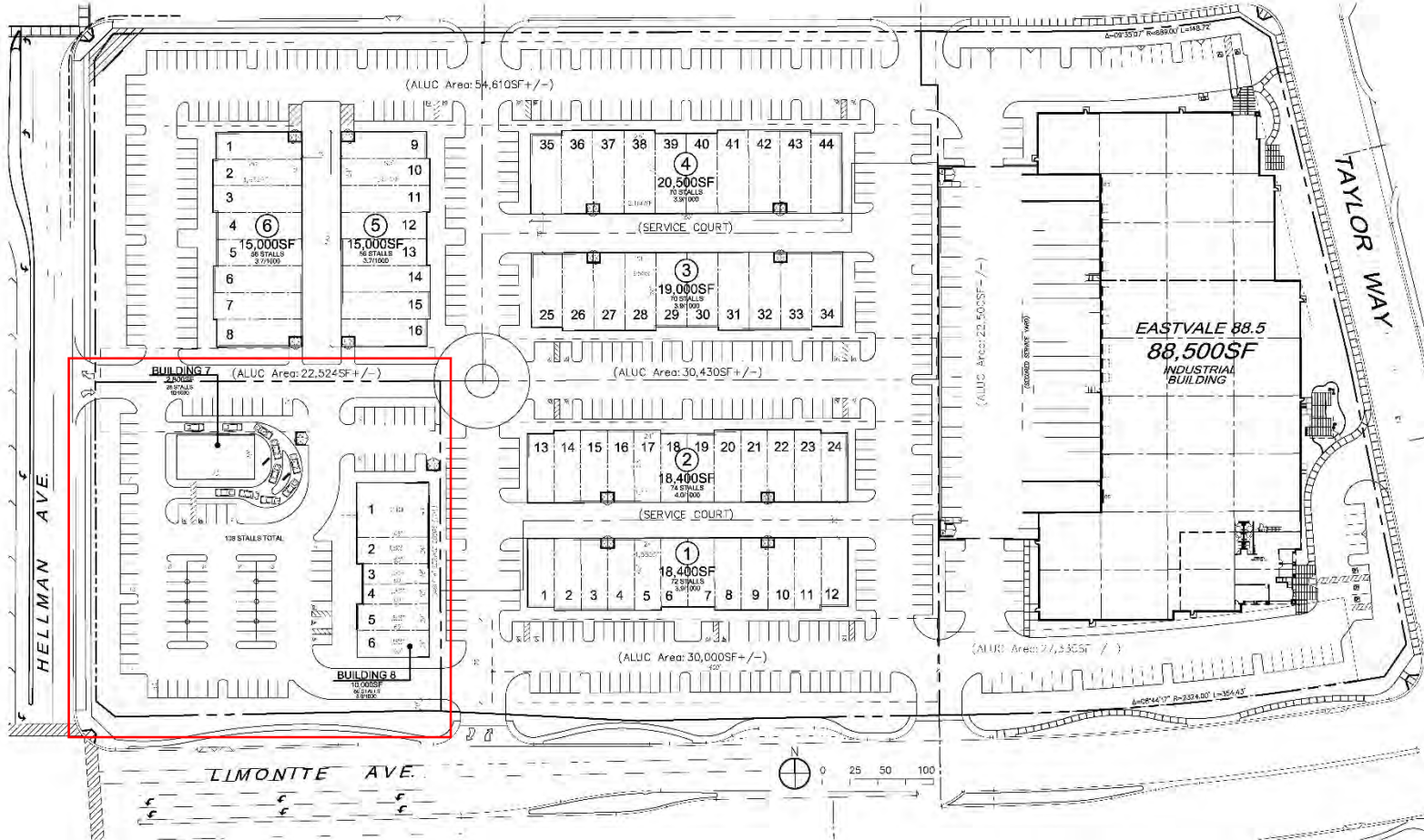
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# The Ranch at Eastvale Locator Map



# The Ranch Site Plan: north of Limonite Ave

(in process)



## Eastvale Corner Retail Center

Western Quadrant/ Planning Area 2

Master Plan Scheme 7

Eastvale, California

DISCLAIMER:  
ALL INFORMATION CONTAINED HEREIN MAY BE SUBJECT  
TO CHANGE PENDING OWNER AND/OR AGENCY REVIEW  
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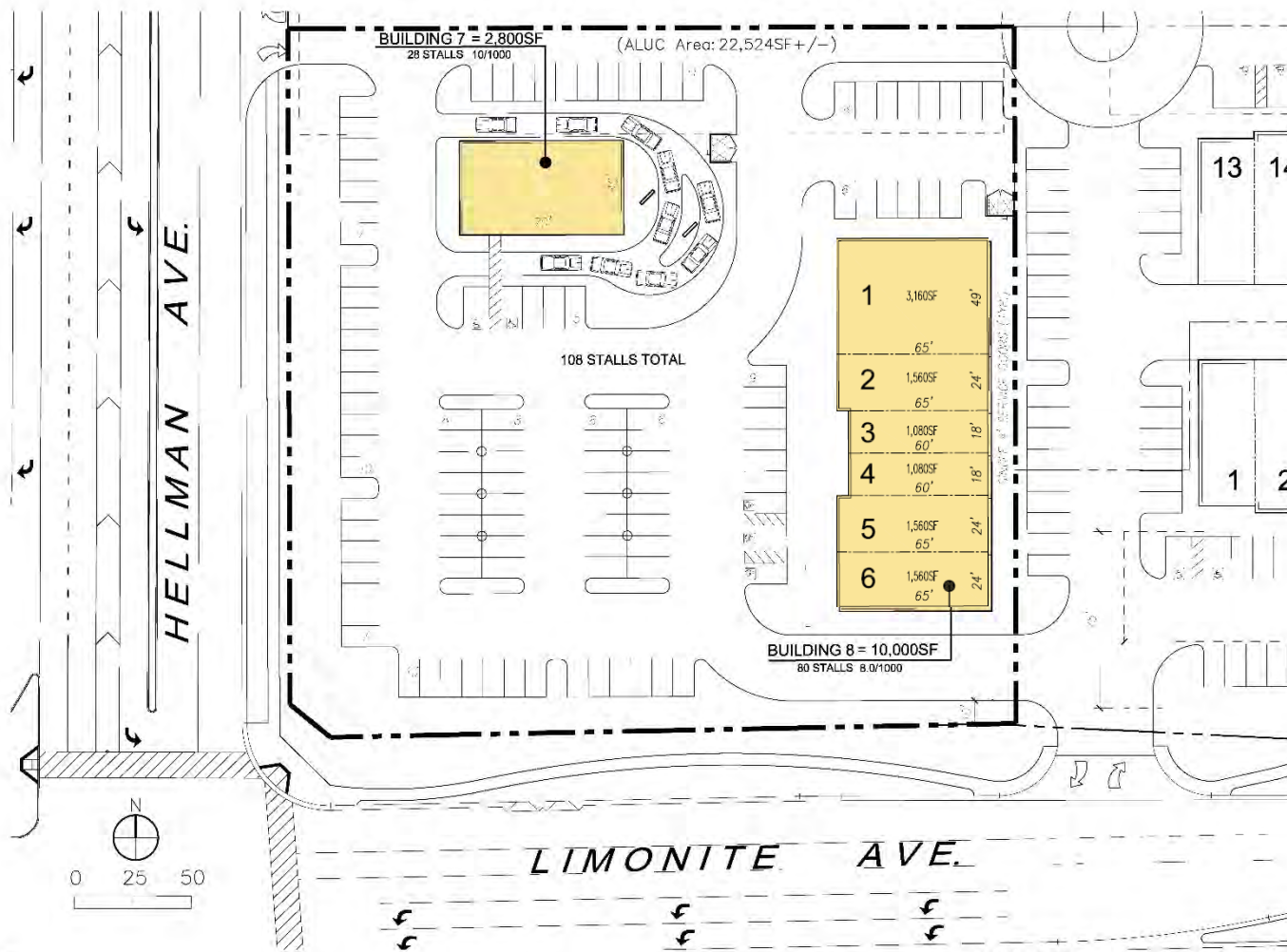
SUMMIT DEVELOPMENT CORPORATION

DRAWING DATE: 05/24/2018



# The Ranch Site Plan: north of Limonite Ave

(in process)



## Eastvale Corner Retail Center

Western Quadrant/ Planning Area 2

Enlarged Master Plan Scheme 7

Eastvale, California

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SUMMIT DEVELOPMENT CORPORATION

DRAWING DATE: 06/06/2018



# The Ranch Site Plan: south of Limonite Ave

(in process)





# Retail Competition to The Ranch



# THE RANCH AT EASTVALE: SURROUNDING AREA DEVELOPMENT

**The Ranch at Eastvale**  
SEC Hellman Ave & Kimball Ave,  
Eastvale, CA

**Legend**  
Hellman Ave & Kimball Ave





**P.A. 2**  
Commercial/Retail  
11 acres

**Limónite Ave.**

**P.A. 3**  
Business Park  
5 acres

**Parcel 11**  
1.8 acres

**Parcel 12**  
1 acre

**P.A. 6**  
Business Park  
4.5 acres

①

②

③

④

⑤

⑥

**Hellman Ave.**





The Ontario Ranch  
41,000 planned houses

Archibald Ave

Eastvale

Limonite

PA 2

PA 5

Vineyard Ave

Hellman Ave

Chino

Kimball Ave

Flight Ave

N





10 Freeway

60 Freeway

Euclid

Chino

The Ontario Ranch  
41,000 planned houses

Archibald Ave

Merrill Ave

Vineyard Ave

Kimball Ave

Limonite Ave

PA 2

PA 5

Hellman

Eastvale

8077\_013018

Boundaries Approximate