



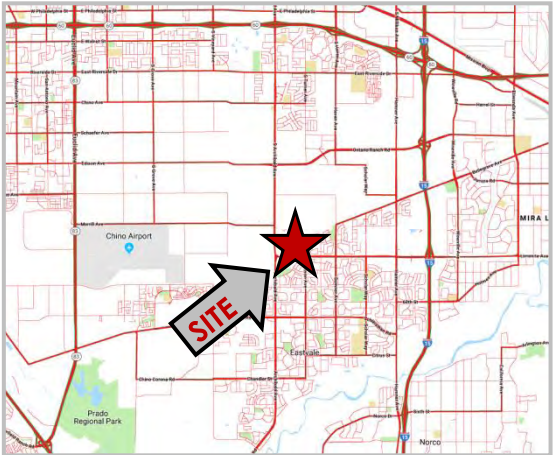
# NEC Limonite Avenue & Archibald Avenue Eastvale, CA

- #6 – “Safest City in California” for communities w/populations of 50,000+
- #5 – “Best Places to Raise a Family in California”
- #17 – “Best Places to Live in the U.S.”

### PROJECT HIGHLIGHTS

- ±70,000 SF retail center
- Centrally located in City of Eastvale and Ontario Ranch
- One of the highest household incomes in Inland Empire & California
- Excellent demographics
- Eastvale currently has a vacancy rate of less than 1%
- The Ontario Ranch is approved for an additional 40,000 units<sup>1</sup>
- Approx 15,500 planned units within 2 miles of center will increase 2-mile population by an additional 60,000 residents over time<sup>1</sup>
- Limonite Ave & Archibald Ave are the major traffic corridors in Eastvale

Source: <sup>1</sup>Derrigo Demographics



POPULATION	MEDIAN HH INCOME	MEDIAN HOME VALUE	AVG HOUSEHOLD SIZE
1-mile <b>11,457</b>	1-mile <b>\$133,984</b>	1-mile <b>\$582,357</b>	1-mile <b>4.2</b>
2-mile <b>54,720</b>	2-mile <b>\$120,639</b>	2-mile <b>\$557,314</b>	2-mile <b>4.1</b>
3-mile <b>99,199</b>	3-mile <b>\$118,113</b>	3-mile <b>\$549,499</b>	3-mile <b>4.0</b>

### TRAFFIC COUNTS

**Limonite Ave @Archibald 46,403 cpd<sup>2</sup>**  
**15 Frwy @Limonite Ave 149,500 cpd<sup>3</sup>**

Source: <sup>2</sup>City of Eastvale, 2017; <sup>3</sup>Caltrans, 2016

Source: Sites USA, 2021

Another Project by



For More Information, Please Contact:

Jim Clarkson | CalBRE Lic: 01240884 | 949.640.6678 x16 | jim@strategicretailadvisor.com

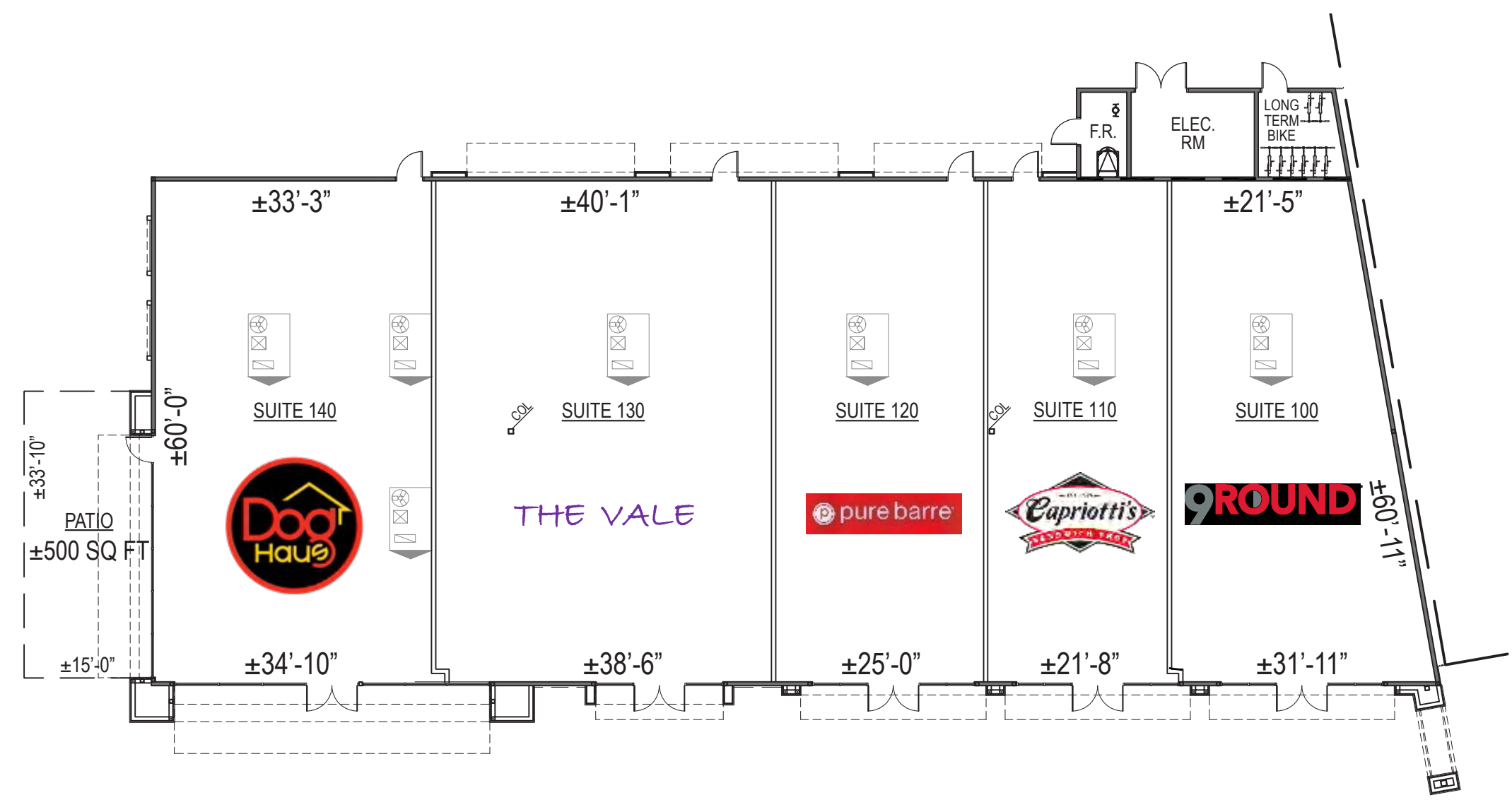




DESIGN: [Firm Name]  
 ARCHITECT: [Firm Name]  
 LANDSCAPE ARCHITECT: [Firm Name]  
 CIVIL ENGINEER: [Firm Name]  
 ELECTRICAL ENGINEER: [Firm Name]

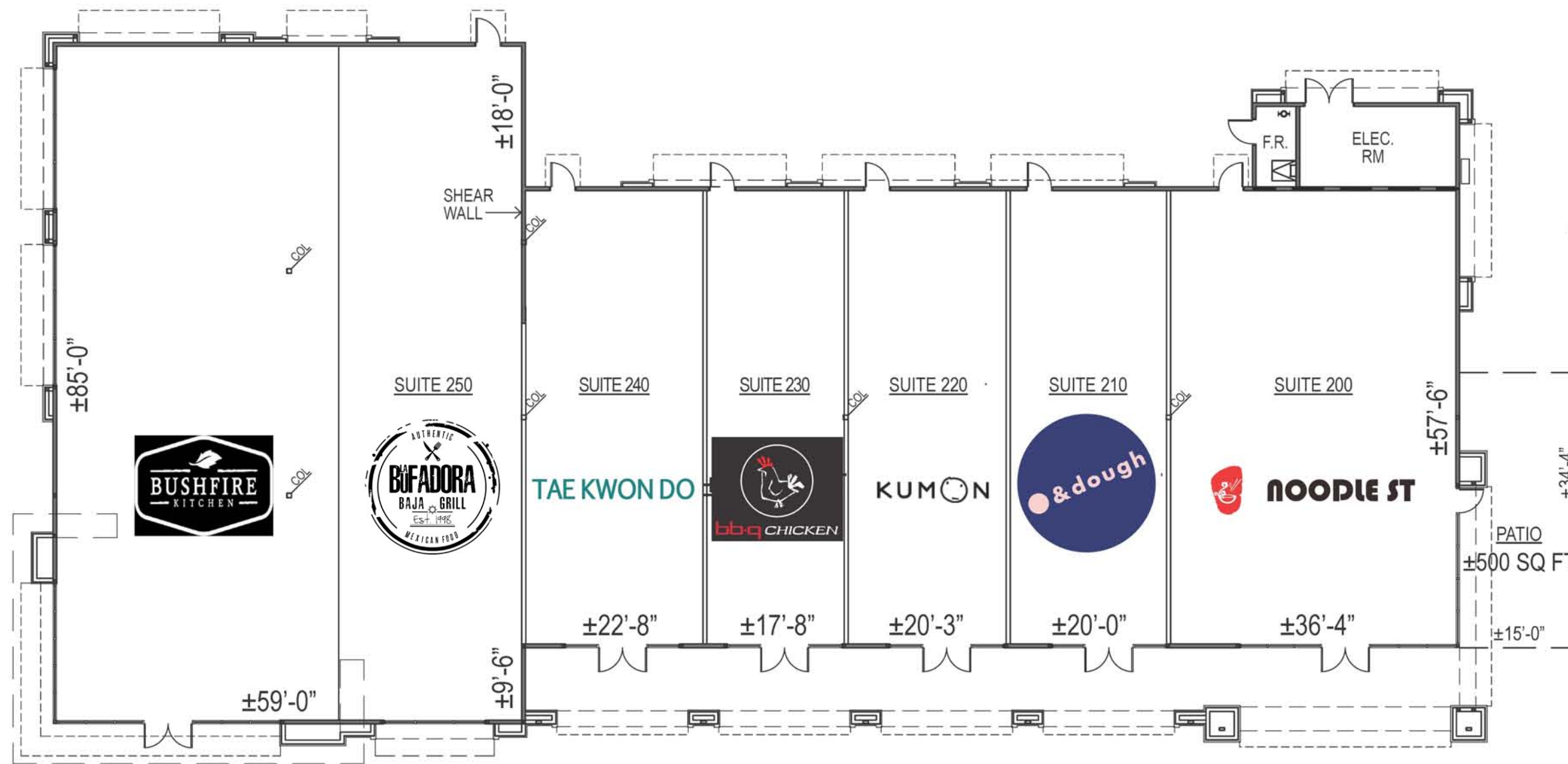
11/11/2024  
 11/11/2024





**SHOPS 1**  
±8,800 SQ FT (GLA)

REVISION DATE:	REVISION DATE:
1-3-2020_1	
5-11-2020_2	
8-24-2020_3	



**MAJOR 2 /  
SHOPS 3**  
±11,724 SQ FT (GLA)

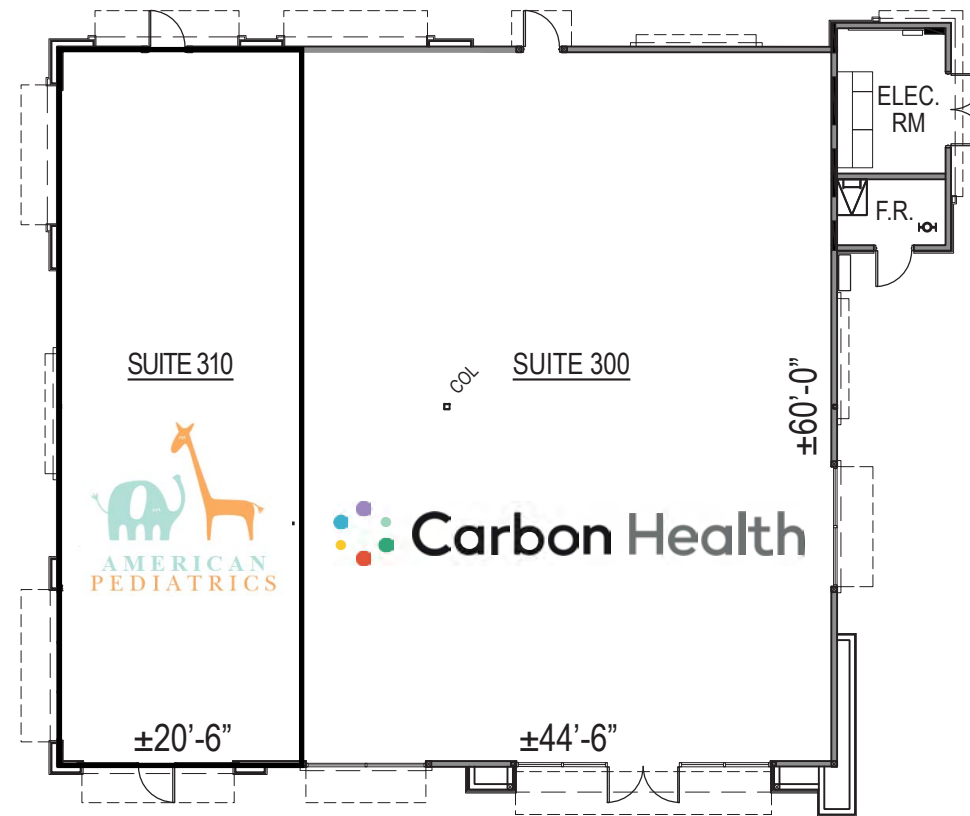


LEASE EXHIBIT

MAJOR-2 / SHOPS-3  
14134 LIMONITE AVE.  
THE MERGE RETAIL  
ESTVALE, CA 91752

REVISION DATE:	REVISION DATE:
1-3-2020_1	
2-18-2020_2	
6-8-2020_3	

SHEET  
**SH3**



**SHOPS 2**  
±3,900 SQ FT (GLA)



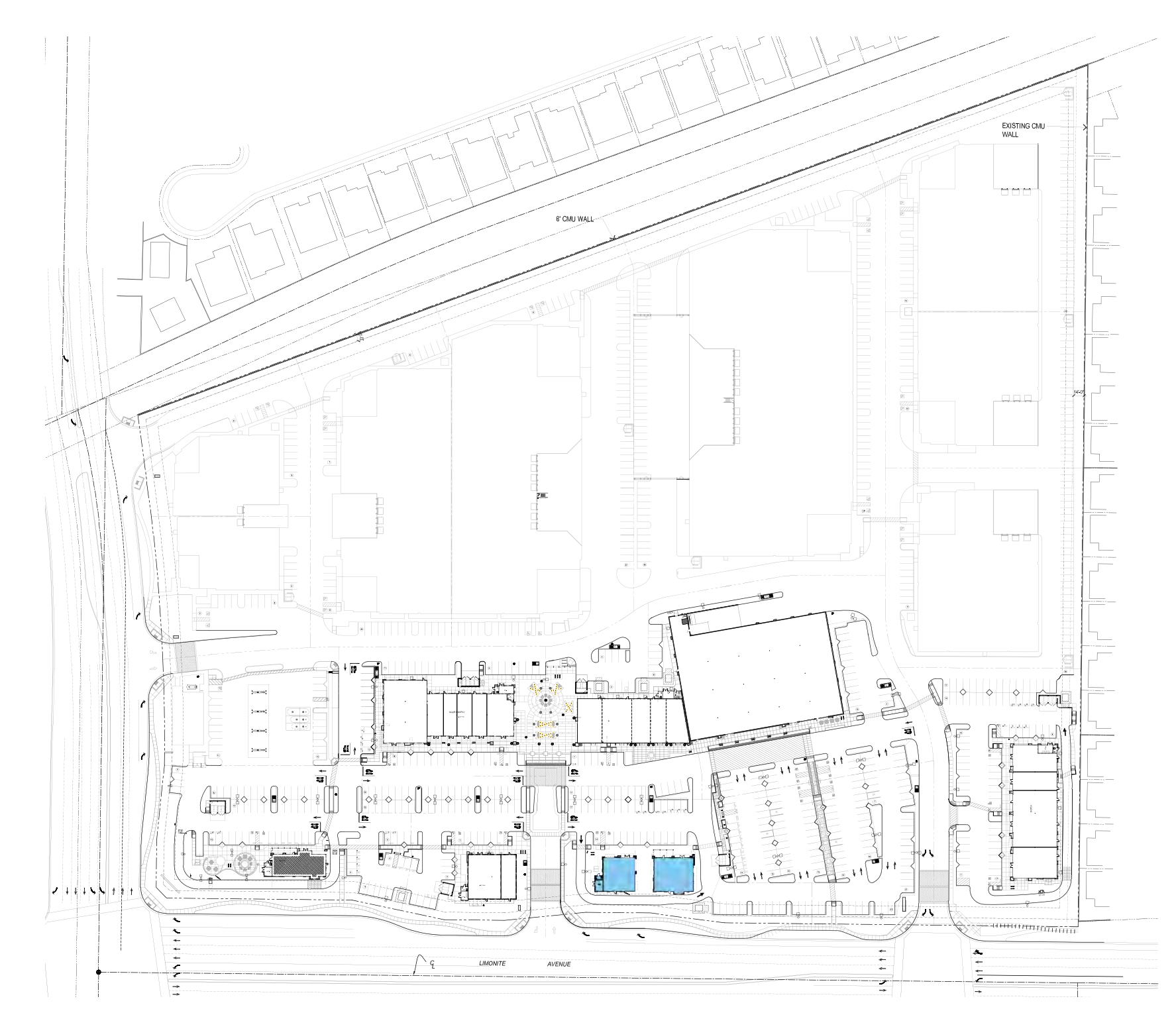
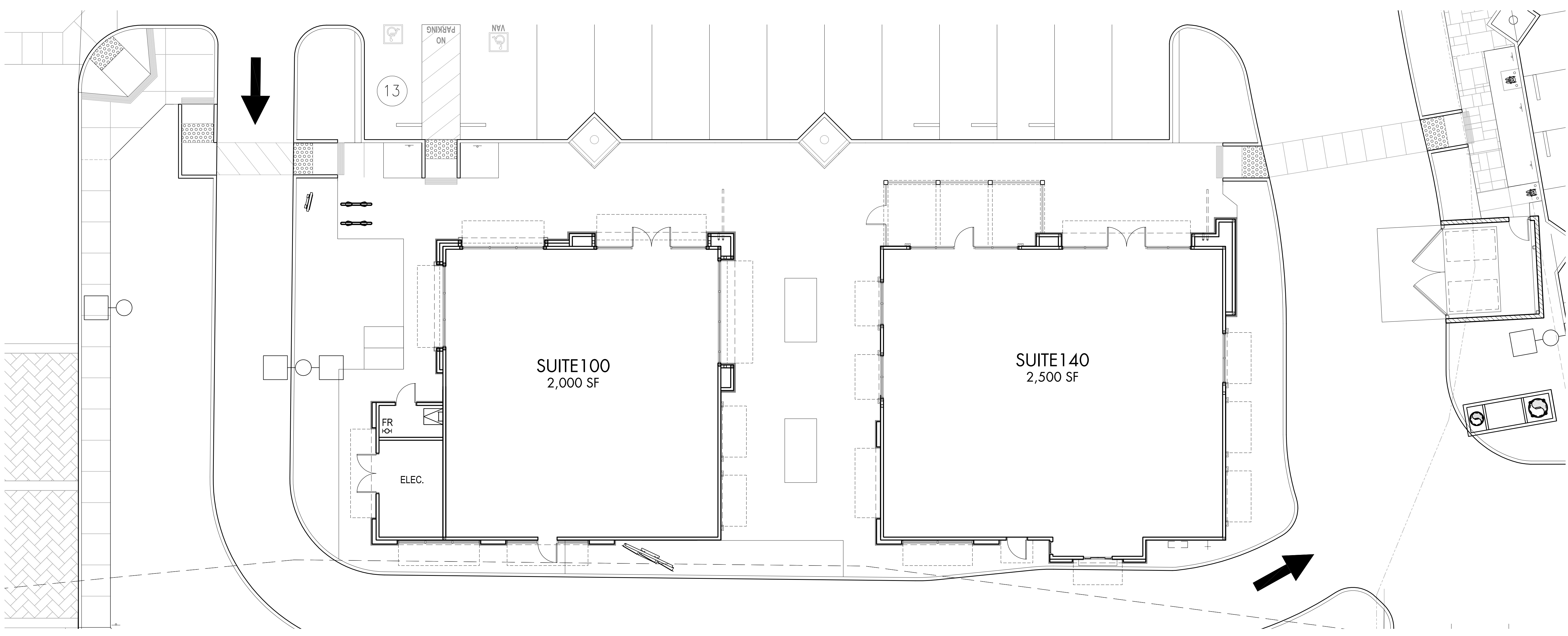
LEASE EXHIBIT

**SHOPS-2**  
**THE MERGE RETAIL**  
ESTVALE, CA 91752

REVISION DATE:	REVISION DATE:
1-3-2020_1	
4-28-2020_2	
8-24-2020_3	

SHEET

SH2



SUITE 100 & 140 - FLOOR PLAN  
SCALE: 1'-0" = 1/8"



SUITE 100 & 140 - SOUTH ELEVATION  
SCALE: 1'-0" = 1/8"



SUITE 100 - EAST ELEVATION  
SCALE: 1'-0" = 1/8"



SUITE 140 - EAST ELEVATION  
SCALE: 1'-0" = 1/8"



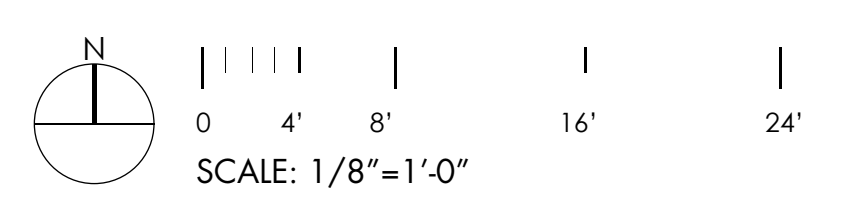
SUITE 100 & 140 - NORTH ELEVATION  
SCALE: 1'-0" = 1/8"



SUITE 100 - WEST ELEVATION  
SCALE: 1'-0" = 1/8"



SUITE 140 - WEST ELEVATION  
SCALE: 1'-0" = 1/8"





**SHOPS 4**  
±10,500 SQ FT (GLA)



LEASE EXHIBIT

**SHOPS-4**  
6102 LIMONITE AVE.  
**THE MERGE RETAIL**  
ESTVALE, CA 91752

REVISION DATE:  
1-3-2020\_1  
1-8-2020\_2  
2-18-2020\_3

REVISION DATE:

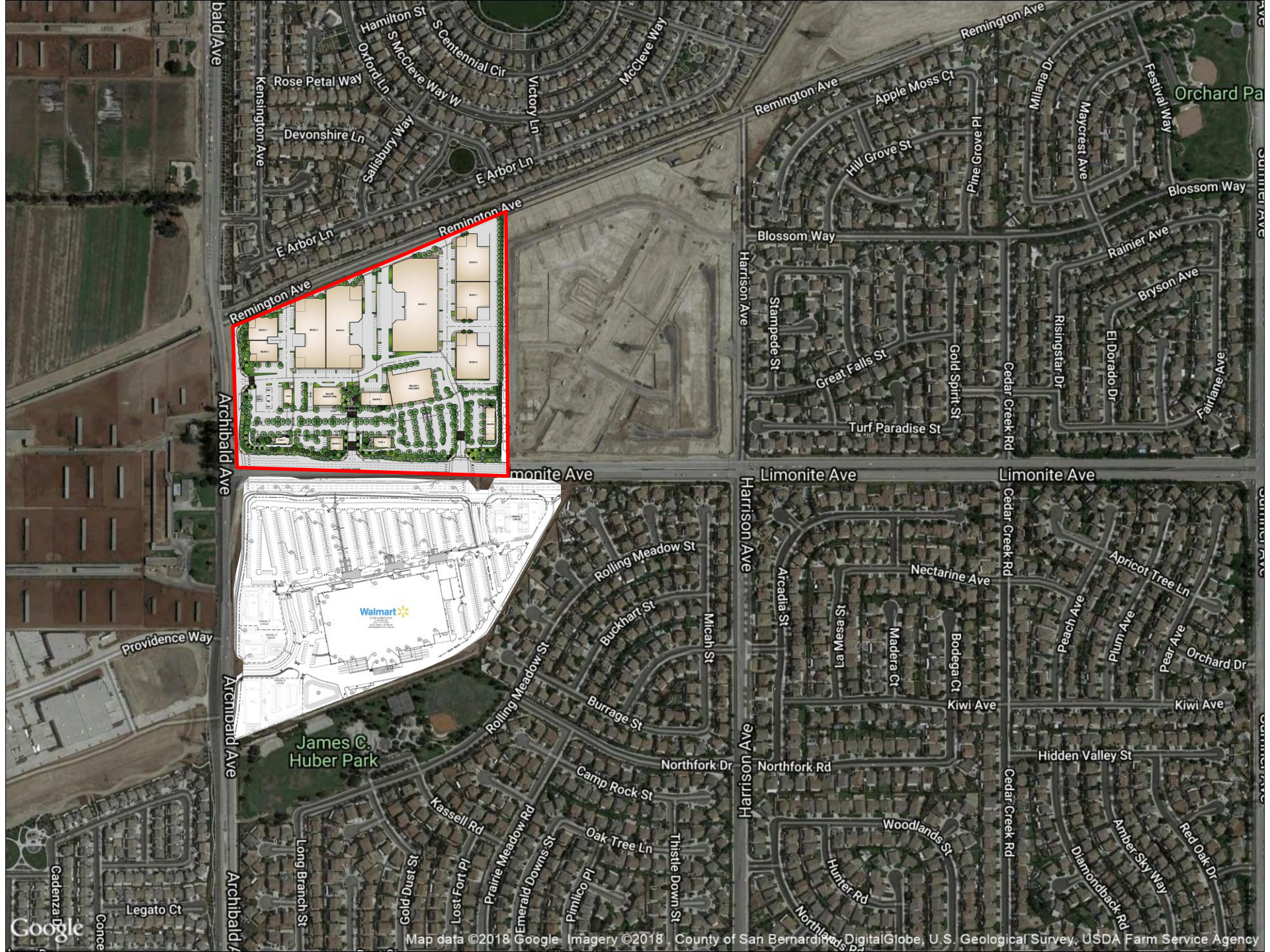
SHEET

SH4





CENTER COURT PERSPECTIVE



James C. Huber Park



SCHLEISMAN RD

ARCHIBALD AVE

FUTURE  
LIMONITE  
EXTENSION

Walmart

SPROUTS  
FARMERS MARKET

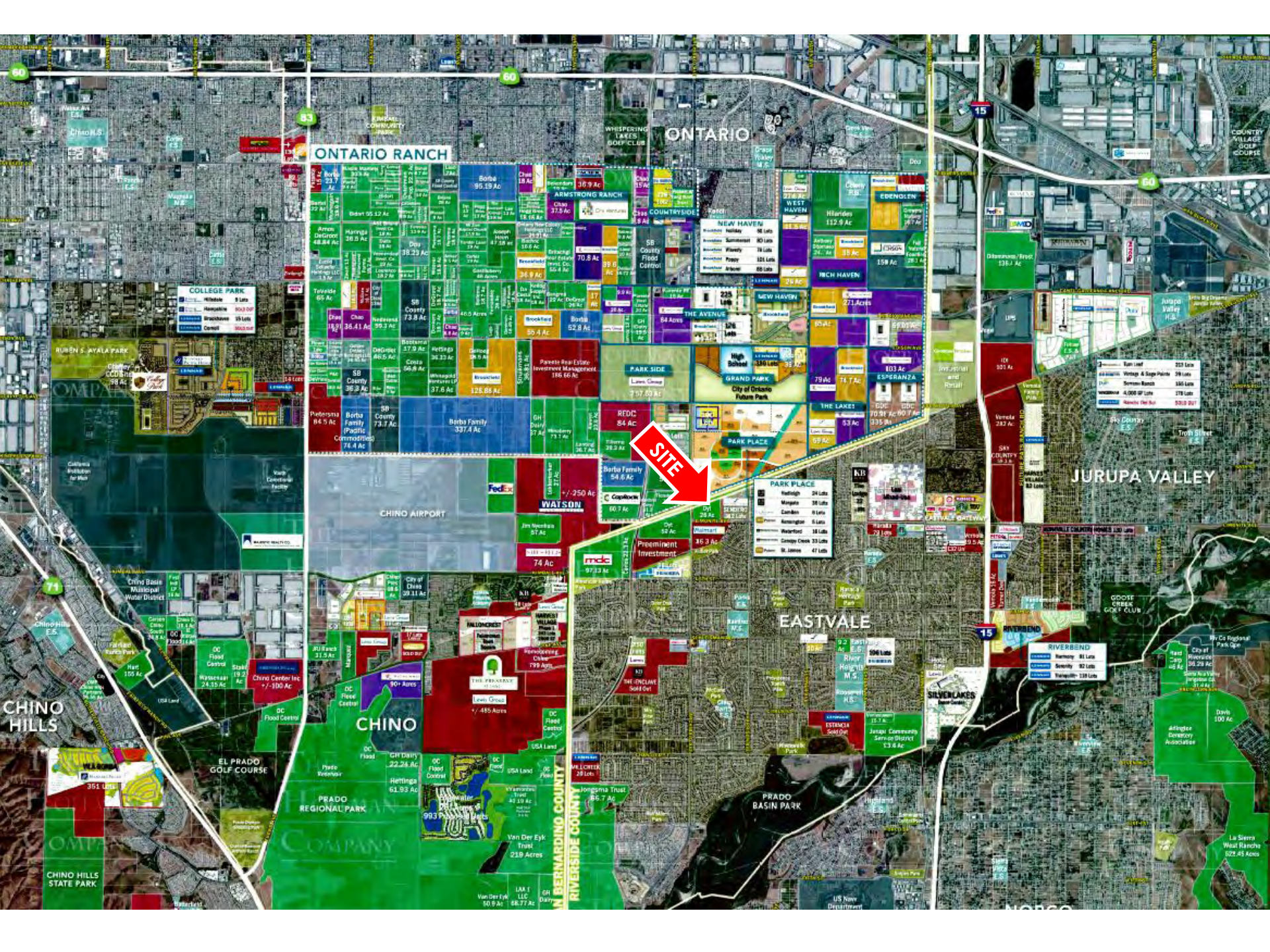
LIMONITE AVE

ARCHIBALD AVE

# AREA DEVELOPMENT

## EASTVALE, CALIFORNIA





ONTARIO RANCH

ONTARIO

JURUPA VALLEY

EASTVALE

CHINO

RIVERBEND

CHINO HILLS

PRADO REGIONAL PARK

PRADO BASIN PARK



College Park	500.00
Hillside	900.00
Hambridge	900.00
Southwest	900.00
Central	900.00

East Leaf	200 Lots
Wetley & Sage Pines	28 Lots
Sierra Ranch	140 Lots
4,000 SF Lots	270 Lots
North Hillside	500.00

Madrigal	24 Lots
Margate	38 Lots
Camden	8 Lots
Arroyo	8 Lots
Wheatfield	14 Lots
San Jose	47 Lots

Lawrence	81 Lots
Rowley	82 Lots
Wendell	128 Lots

Watson 74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

RIVERSIDE COUNTY

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

74 Ac

799 Acres

799 Acres

219 Acres

50.9 Ac

50.9 Ac

# SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Jim Clarkson

Lat/Lon: 33.9753/-117.5927

RS1

## Archibald Ave & Limonite Ave

### Eastvale, CA

		1 mi radius	2 mi radius	3 mi radius
<b>POPULATION</b>	2021 Estimated Population	11,457	54,720	99,199
	2026 Projected Population	12,601	61,564	113,775
	2010 Census Population	9,399	36,216	68,823
	2000 Census Population	366	2,873	13,691
	Projected Annual Growth 2021 to 2026	2.0%	2.5%	2.9%
	Historical Annual Growth 2000 to 2021	144.2%	85.9%	29.7%
	2021 Median Age	34.4	34.2	34.1
<b>HOUSEHOLDS</b>	2021 Estimated Households	2,913	14,057	26,652
	2026 Projected Households	3,222	16,046	30,882
	2010 Census Households	2,334	9,124	18,121
	2000 Census Households	94	769	3,949
	Projected Annual Growth 2021 to 2026	2.1%	2.8%	3.2%
	Historical Annual Growth 2000 to 2021	142.8%	82.2%	27.4%
<b>RACE AND ETHNICITY</b>	2021 Estimated White	41.6%	44.1%	45.3%
	2021 Estimated Black or African American	10.1%	10.5%	10.3%
	2021 Estimated Asian or Pacific Islander	25.1%	22.5%	21.2%
	2021 Estimated American Indian or Native Alaskan	0.5%	0.8%	0.7%
	2021 Estimated Other Races	22.6%	22.0%	22.5%
	2021 Estimated Hispanic	40.6%	39.8%	40.4%
<b>INCOME</b>	2021 Estimated Average Household Income	\$138,562	\$126,065	\$122,179
	2021 Estimated Median Household Income	\$133,984	\$120,639	\$118,113
	2021 Estimated Per Capita Income	\$35,235	\$32,736	\$33,023
<b>EDUCATION (AGE 25+)</b>	2021 Estimated Elementary (Grade Level 0 to 8)	3.6%	4.1%	4.4%
	2021 Estimated Some High School (Grade Level 9 to 11)	5.1%	6.4%	5.9%
	2021 Estimated High School Graduate	20.9%	19.3%	19.0%
	2021 Estimated Some College	22.8%	22.2%	23.1%
	2021 Estimated Associates Degree Only	10.0%	9.3%	10.0%
	2021 Estimated Bachelors Degree Only	24.2%	25.8%	25.6%
	2021 Estimated Graduate Degree	13.4%	12.9%	12.0%
<b>BUSINESS</b>	2021 Estimated Total Businesses	194	1,151	1,972
	2021 Estimated Total Employees	989	6,501	12,809
	2021 Estimated Employee Population per Business	5.1	5.6	6.5
	2021 Estimated Residential Population per Business	59.0	47.6	50.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.