

EASTVALE GATEWAY II

NEC LIMONITE AVE. & HAMNER AVE., EASTVALE, CA



PROJECT FEATURES

[Website](#) // [Facebook](#)

- + Adjacent to Eastvale Gateway I anchored by Vons and Home Depot
- + Eastvale Gateway I and II have a combined total of 848,000 SF on a 75+ acre site
- + Excellent freeway visibility and access
- + Serving the communities of Eastvale, Mira Loma, Ontario, Corona, Norco and Chino
- + Located just 2 miles from Silver Lakes Sports park with 1 million visitors per year.

DEMOGRAPHICS

| Radius | 2-Miles | 3-Miles | 5-Miles |
|--------------------------|------------|------------|------------|
| Estimated Population | 52,794 | 89,893 | 205,023 |
| Estimated Avg. HH Income | \$ 114,171 | \$ 116,275 | \$ 106,715 |

TRAFFIC COUNT

I-15 Fwy at Limonite Ave. 187,000 AADT(2014)



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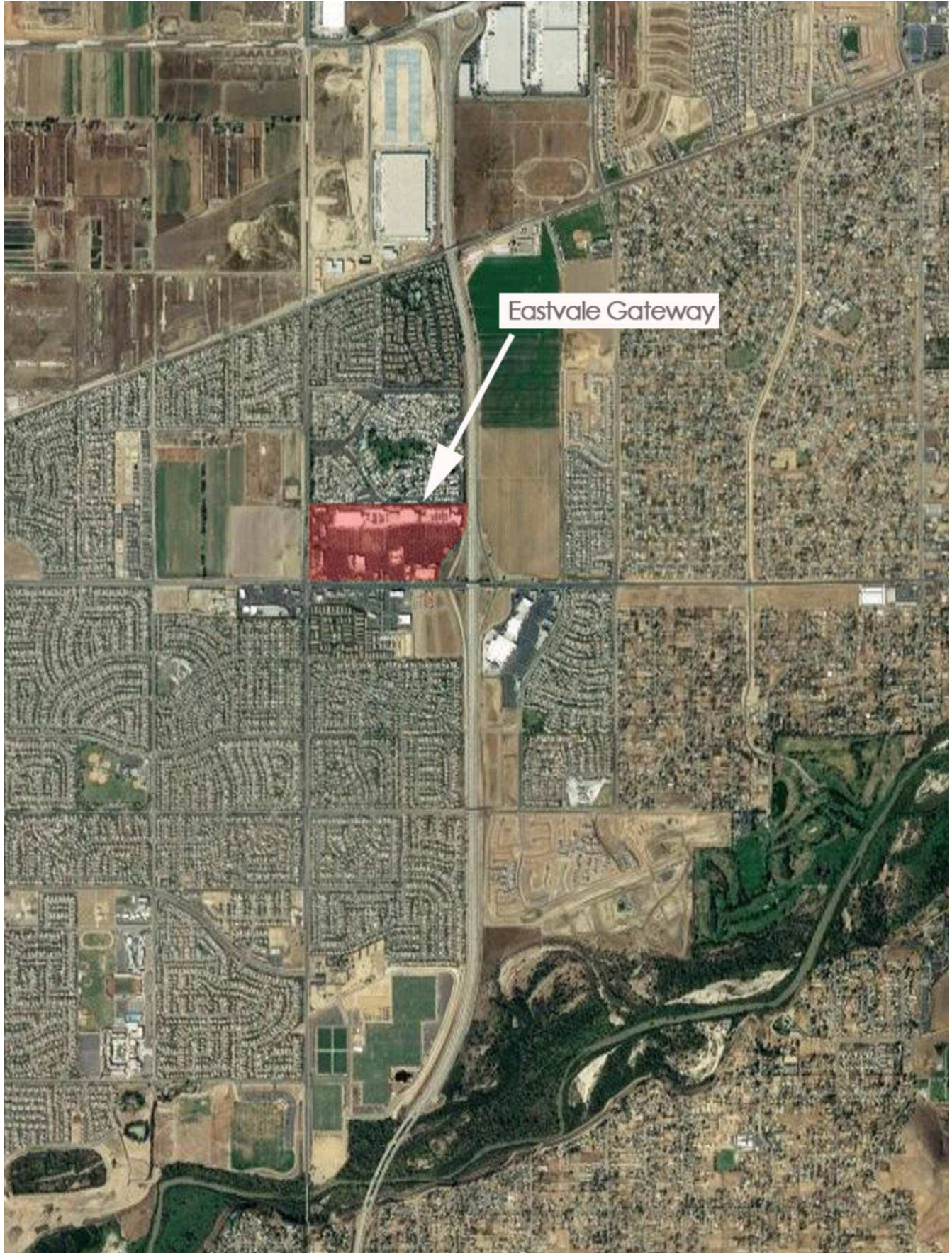


Lewis Retail Centers

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| TENANT | SQFT |
|---------------------------|--------------|
| 1 Target | 123,735 |
| 2 Dick's Sporting Goods | 39,309 |
| 3 TJ Maxx | 33,892 |
| 4 HomeGoods | 29,967 |
| 5 Party City | 11,045 |
| 6 Available | 7,280 |
| 7 Famous Footwear | 6,500 |
| 8 Tilly's | 6,700 |
| 9 Kohl's | 88,895 |
| 10 Best Buy | 31,020 |
| 11 On the Border | 6,160 |
| 12 Zip Fusion | 3,991 |
| 13 Pho Viet | 1,516 |
| 14 Lucky Kitchen | 1,536 |
| 16 Gemma's Jewelers | 833 |
| 17 Available | 2,414 |
| 18 GameStop | 1,230 |
| 19 East Brew Cafe | 1,413 |
| 21 Nutrishop | 768 |
| 22 Applebee's | 5,300 |
| 23 Limonite Dental | 1,145 |
| 24 City of Eastvale | 2,540 |
| 25 City of Eastvale | 2,665 |
| 26 Edwards Theater | 56,563 |
| 27 Chipotle | 1,837 |
| 28 The Joint | 1,220 |
| 29 Maxim Beauty Supply | 1,149 |
| 30 Domino's | 1,169 |
| 31 Buffalo Wild Wings | 5,502 |
| 32 Ulta | 9,998 |
| 33 Fashion Q | 5,000 |
| 34 Carters | 3,932 |
| 35 Kay's Jewelers | 2,131 |
| 36 Massage Envy Spa | 3,577 |
| 37 T-Mobile | 2,253 |
| 38 Sunrise Optometry | 964 |
| 39 Carino's Italian Grill | 6,873 |
| 40 Verizon Wirelss | 3,500 |
| 41 Orangetheory Fitness | 2,500 |
| 42 Staples | 20,126 |
| 43 PetSmart | 20,108 |
| 44 Pinkberry | 851 |
| 45 AAA Auto Club | 6,392 |

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SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.9774/-117.5538

RS1

| 12411 Limonite Ave | | 2 mi radius | 3 mi radius | 5 mi radius |
|---------------------|---|-------------|-------------|-------------|
| Eastvale, CA 91752 | | | | |
| POPULATION | 2020 Estimated Population | 52,794 | 89,893 | 205,023 |
| | 2025 Projected Population | 56,088 | 95,485 | 216,224 |
| | 2010 Census Population | 41,996 | 70,953 | 167,678 |
| | 2000 Census Population | 10,934 | 24,835 | 103,132 |
| | Projected Annual Growth 2020 to 2025 | 1.2% | 1.2% | 1.1% |
| | Historical Annual Growth 2000 to 2020 | 19.1% | 13.1% | 4.9% |
| | 2020 Median Age | 33.3 | 33.8 | 34.2 |
| HOUSEHOLDS | 2020 Estimated Households | 13,526 | 23,420 | 54,608 |
| | 2025 Projected Households | 13,963 | 24,164 | 56,220 |
| | 2010 Census Households | 10,735 | 18,307 | 43,963 |
| | 2000 Census Households | 2,986 | 7,047 | 28,274 |
| | Projected Annual Growth 2020 to 2025 | 0.6% | 0.6% | 0.6% |
| | Historical Annual Growth 2000 to 2020 | 17.6% | 11.6% | 4.7% |
| RACE AND ETHNICITY | 2020 Estimated White | 47.4% | 48.5% | 51.0% |
| | 2020 Estimated Black or African American | 9.1% | 8.3% | 7.6% |
| | 2020 Estimated Asian or Pacific Islander | 17.4% | 17.0% | 12.5% |
| | 2020 Estimated American Indian or Native Alaskan | 0.7% | 0.7% | 0.9% |
| | 2020 Estimated Other Races | 25.4% | 25.5% | 28.0% |
| | 2020 Estimated Hispanic | 45.9% | 46.4% | 51.3% |
| INCOME | 2020 Estimated Average Household Income | \$114,171 | \$116,275 | \$106,715 |
| | 2020 Estimated Median Household Income | \$114,084 | \$109,147 | \$97,508 |
| | 2020 Estimated Per Capita Income | \$29,255 | \$30,302 | \$28,805 |
| EDUCATION (AGE 25+) | 2020 Estimated Elementary (Grade Level 0 to 8) | 6.7% | 7.4% | 8.7% |
| | 2020 Estimated Some High School (Grade Level 9 to 11) | 6.5% | 6.8% | 8.4% |
| | 2020 Estimated High School Graduate | 25.3% | 25.7% | 26.3% |
| | 2020 Estimated Some College | 23.1% | 22.4% | 23.3% |
| | 2020 Estimated Associates Degree Only | 9.7% | 9.4% | 8.4% |
| | 2020 Estimated Bachelors Degree Only | 19.2% | 19.1% | 16.9% |
| | 2020 Estimated Graduate Degree | 9.5% | 9.3% | 8.0% |
| BUSINESS | 2020 Estimated Total Businesses | 787 | 1,649 | 5,166 |
| | 2020 Estimated Total Employees | 6,601 | 13,271 | 52,524 |
| | 2020 Estimated Employee Population per Business | 8.4 | 8.0 | 10.2 |
| | 2020 Estimated Residential Population per Business | 67.1 | 54.5 | 39.7 |

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