

THE VINE

NWC Milliken Ave & Riverside Drive
Ontario, CA

PAD OPPORTUNITIES AVAILABLE

PROJECT HIGHLIGHTS

- 40-acre, 640,000 SF development
- Adjacent to the I-60 Freeway interchange at Milliken Avenue
- Freeway pylon sign identity
- Adjacent to Ontario Ranch, a master-planned development of 40,000 homes
- Within the trade area of the city of Eastvale, with a population of approximately 75,000 and a median household income of \$120,662



DEMOGRAPHICS¹

	<u>3-Mile</u>	<u>5-Mile</u>
Population	46,918	187,011
Average Household Income	\$86,259	\$92,558
Total Employees	40,145	124,434
Daytime Population	52,787	175,098

TRAFFIC COUNTS²

I-60 Freeway at Milliken Avenue 208,000 cars per day

Sources: ¹Sites USA, 2019 estimates; ²Caltrans, 2016

Another Project By



For More Information, Please Contact:

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The info above has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

PROJECT SUMMARY

BUILDING AREA:

C-STORE: 3,062 SF
 STARBUCKS: 2,317 SF
 QSR: 3,500 SF
 QSR: 2,500 SF

TOTAL: 11,379 SF

OVERALL PARKING:

REQUIRED PARKING: 124 STALLS

TOTAL PROVIDED PARKING: 128 STALLS

PARKING RATIO: 11.2/1000

E. RIVERSIDE DRIVE

B STREET

MILLIKEN AVENUE



7-ELEVEN
3,062 SF

STARBUCKS
2,317 SF

QSR
3,500 SF

QSR
2,500 SF





VERSIDE DR

RIVERSIDE DRIVE

EDENGLLEN

584 UNITS PLANNED

MILLIKEN AVENUE



D

30

18

57

WEST HAVEN

UNITS PROPOSED

26

51

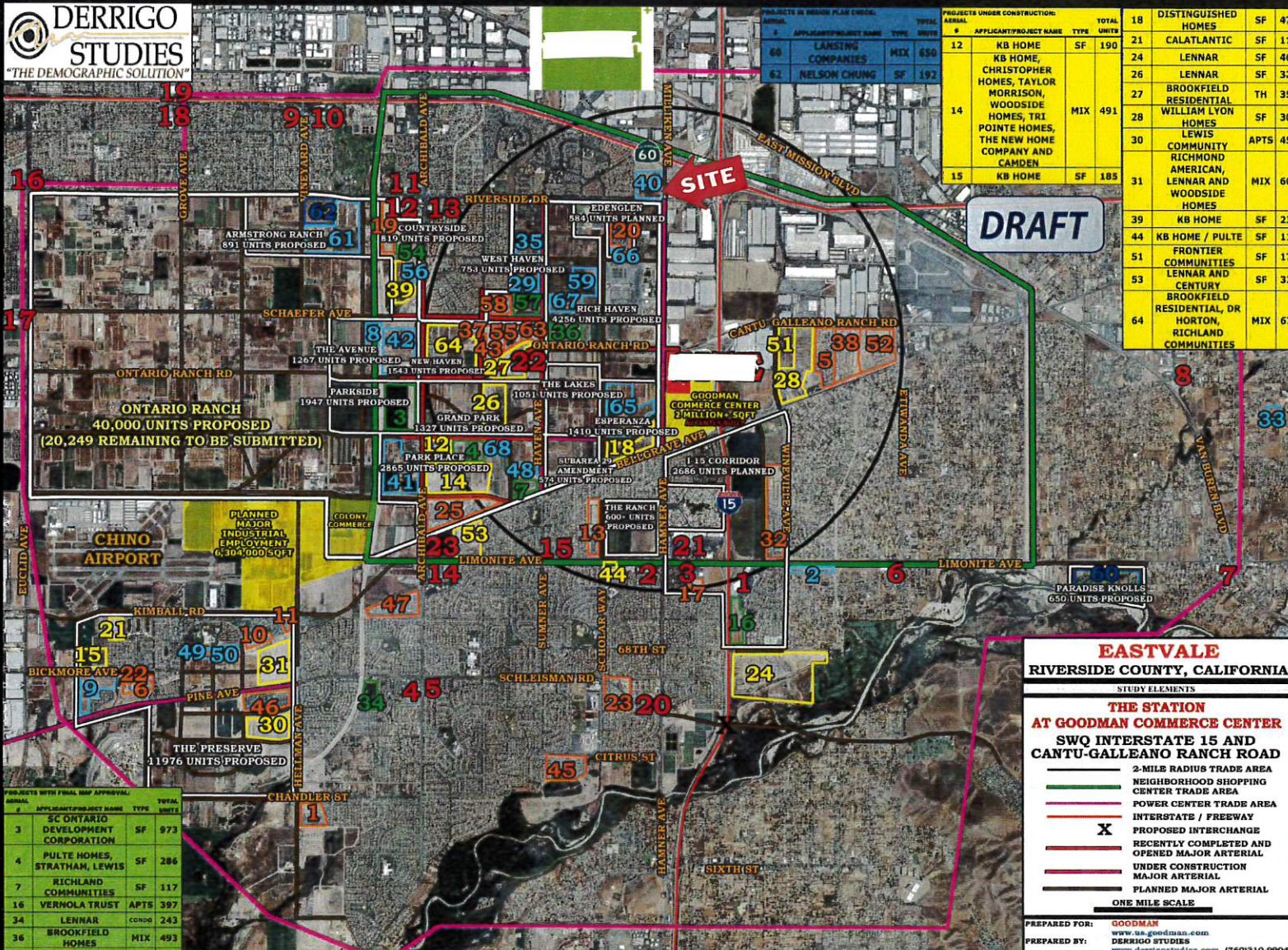
58

RICH-HAVEN

4256 UNITS, PROPOSED

50

49



PROJECT #	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
3	SC ONTARIO DEVELOPMENT CORPORATION	SF	973
4	PULTE HOMES, STRATHAM, LEWIS	SF	286
7	RICHLAND COMMUNITIES	SF	117
16	VERNOLA TRUST	APTS	397
34	LENNAR	CONDO	243
36	BROOKFIELD HOMES	MIX	493
54	KB HOME	SF	51
57	STRATHAM COMMUNITIES	SF	94

PROJECT #	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
48	LANSING COMPANIES	MIX	430
62	NELSON CHUNG	SF	192

PROJECT #	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
12	KB HOME	SF	190
14	KB HOME, CHRISTOPHER HOMES, TAYLOR MORRISON, WOODSIDE HOMES, TRI POINTE HOMES, THE NEW HOME COMPANY AND CAMDEN	MIX	491
15	KB HOME	SF	183

PROJECT #	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
18	DISTINGUISHED HOMES	SF	475
21	CATALANTIC	SF	110
24	LENNAR	SF	466
26	LENNAR	SF	329
27	BROOKFIELD RESIDENTIAL	TH	352
28	WILLIAM LYON HOMES	SF	300
30	LEWIS COMMUNITY RICHMOND AMERICAN, LENNAR AND WOODSIDE HOMES	APTS	454
31	KB HOME / PULTE FRONTIER COMMUNITIES	MIX	600
39	KB HOME	SF	235
44	KB HOME / PULTE FRONTIER COMMUNITIES	SF	116
51	LENNAR AND CENTURY BROOKFIELD RESIDENTIAL, DR HORTON, RICHLAND COMMUNITIES	SF	323
64	KB HOME	MIX	670

PROJECT #	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
2	BEN CHAI GROUP	SF	130
8	STRATHAM COMMUNITIES	SF	90
9	COMMUNITY DEVELOPERS ONTARIO SUBDIVISION GLOBAL INVESTMENTS AND DEV. LLC	MIX	464
29	LEWIS COMMUNITIES	SF	151
33	STRATHAM COMMUNITIES	SF	17
35	LEWIS COMMUNITIES	SF	102
40	BRIAN JOHNSON RICHLAND COMMUNITIES	SF	200
41	RICHLAND COMMUNITIES	SF	432
42	RICHLAND COMMUNITIES	SF	357
48	BROOKFIELD HOMES	SF	108
49	LEWIS COMMUNITY DEVELOPERS	TH	167
50	LEWIS COMMUNITY DEVELOPERS	CONDO	231
56	RICHLAND COMMUNITIES	SF	36
59	BROOKFIELD HOMES	MIX	304
61	CVRC ONTARIO INVESTMENTS, LLC	MIX	480
65	DISTINGUISHED HOMES / RICHLAND COMMUNITIES	MIX	619
66	BROOKFIELD	SF	50
67	RICHLAND COMMUNITIES RICHMOND	MIX	370
68	AMERICAN HOMES	SF	79

PROJECT #	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
1	LOWE'S, MICHAELS, BED BATH & BEYOND, ROSS, PETCO, BEVMO, FITNESS 19, KIRKLAND'S		
2	RALPHS		
3	WALGREENS, 24 HOUR FITNESS		
4	CVS, AUTO ZONE		
5	ALBERTSONS		
6	STATER BROS		
7	WALMART NEIGHBORHOOD MARKET, 99¢ ONLY		
8	STATER BROS		
9	CARDENAS		
10	SEARS OUTLET, PEP BOYS		
11	WALGREENS, O'RIELLY AUTO PARTS		
12	RITE AID, AUTO ZONE		
13	RALPHS		
14	WALMART OWNED PROPERTY (POSSIBLE SUPERCENTER)		
15	SMART & FINAL EXTRA		
16	HOME DEPOT, (DOLLAR TREE, O'RIELLY AUTO PARTS ACROSS STREET)		
17	STATER BROS		
18	CVS, 99¢ ONLY		
19	LOWE'S (OFFICE DEPOT ACROSS STREET)		
20	99¢ ONLY		
21	TARGET, KOHL'S, VONS, TJ MAXX, HOMEGOODS, EDWARDS 14 STADIUM, STAPLES, HOME DEPOT, ULTA, TILLY'S, FAMOUS FOOTWEAR, DRESS BARN, PARTY CITY, PETSMART, BEST BUY, PROPOSED DICK'S SPORTING GOODS		
22	PROPOSED STATER BROS		
23	PROPOSED SPROUTS, DRUG STORE		

EASTVALE
RIVERSIDE COUNTY, CALIFORNIA

STUDY ELEMENTS

THE STATION AT GOODMAN COMMERCE CENTER SWQ INTERSTATE 15 AND CANTU-GALLEANO RANCH ROAD

- 2-MILE RADIUS TRADE AREA
- NEIGHBORHOOD SHOPPING CENTER TRADE AREA
- POWER CENTER TRADE AREA
- INTERSTATE / FREEWAY
- PROPOSED INTERCHANGE
- RECENTLY COMPLETED AND OPENED MAJOR ARTERIAL
- UNDER CONSTRUCTION MAJOR ARTERIAL
- PLANNED MAJOR ARTERIAL

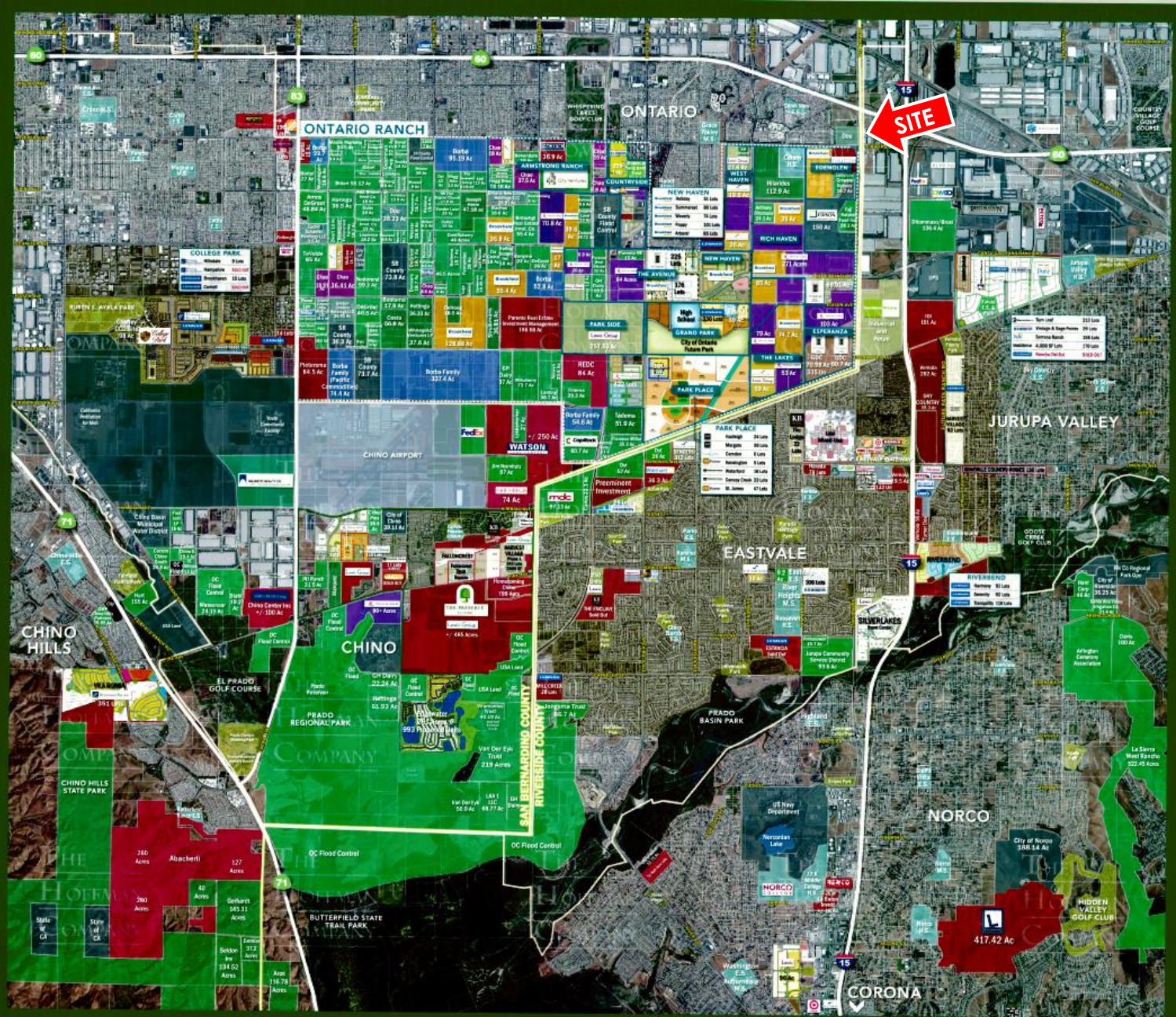
ONE MILE SCALE

PREPARED FOR: GOODMAN
www.g-goodman.com

PREPARED BY: DERRIGO STUDIES
www.derrigostudies.com (760)310-9904

STUDY DATE: JANUARY 2019
AERIAL FLOWN: JUNE 2016

SUBDIVISION AERIAL ILLUSTRATION



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AG PRESERVE

KEY

BLVD LAND	DCI NATIONAL
ACTIVE PROPOSAL	NORCO FAMILY
GOVERNMENT/CITY	INDUSTRIAL ZONING
BLVD	RICHLAND COMMUNITIES
INDUSTRIAL ZONING	

RESERVE

EASTVALE | CHINO | ONTARIO | JURUPA VALLEY | NORCO

SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Jim Clarkson

Lat/Lon: 34.0189/-117.5583

RS1

Milliken Ave & E Riverside Dr		1 mi radius	3 mi radius	5 mi radius
Ontario				
POPULATION	2019 Estimated Population	5,198	46,918	187,011
	2024 Projected Population	5,364	49,511	197,263
	2010 Census Population	4,188	38,062	160,906
	2000 Census Population	4,147	31,315	106,209
	Projected Annual Growth 2019 to 2024	0.6%	1.1%	1.1%
	Historical Annual Growth 2000 to 2019	1.3%	2.6%	4.0%
	2019 Median Age	33.3	32.9	32.2
HOUSEHOLDS	2019 Estimated Households	1,648	14,060	51,552
	2024 Projected Households	1,669	14,518	53,178
	2010 Census Households	1,323	11,357	43,369
	2000 Census Households	1,346	9,643	29,478
	Projected Annual Growth 2019 to 2024	0.3%	0.7%	0.6%
	Historical Annual Growth 2000 to 2019	1.2%	2.4%	3.9%
RACE AND ETHNICITY	2019 Estimated White	47.7%	50.2%	48.0%
	2019 Estimated Black or African American	10.4%	10.4%	9.1%
	2019 Estimated Asian or Pacific Islander	11.5%	8.3%	11.4%
	2019 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%
	2019 Estimated Other Races	29.5%	30.3%	30.7%
	2019 Estimated Hispanic	52.2%	54.9%	57.0%
INCOME	2019 Estimated Average Household Income	\$94,804	\$86,259	\$92,558
	2019 Estimated Median Household Income	\$87,201	\$82,264	\$85,029
	2019 Estimated Per Capita Income	\$30,073	\$25,857	\$25,753
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	4.5%	8.2%	9.3%
	2019 Estimated Some High School (Grade Level 9 to 11)	7.7%	7.9%	9.0%
	2019 Estimated High School Graduate	27.4%	26.1%	26.5%
	2019 Estimated Some College	23.4%	26.5%	23.7%
	2019 Estimated Associates Degree Only	10.1%	9.5%	8.8%
	2019 Estimated Bachelors Degree Only	20.9%	15.0%	16.0%
	2019 Estimated Graduate Degree	6.0%	6.9%	6.6%
BUSINESS	2019 Estimated Total Businesses	196	2,457	9,582
	2019 Estimated Total Employees	3,358	40,145	124,434
	2019 Estimated Employee Population per Business	17.1	16.3	13.0
	2019 Estimated Residential Population per Business	26.5	19.1	19.5

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