

# EASTVALE GATEWAY II

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



## PROJECT FEATURES

- + 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
- + Anchor space available – 39,309 SF adjacent to Target
- + 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	46,692	80,383	190,670
Estimated Avg. HH Income	\$ 115,325	\$ 104,680	\$ 98,548

## TRAFFIC COUNT

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

### JEFF REENDERS

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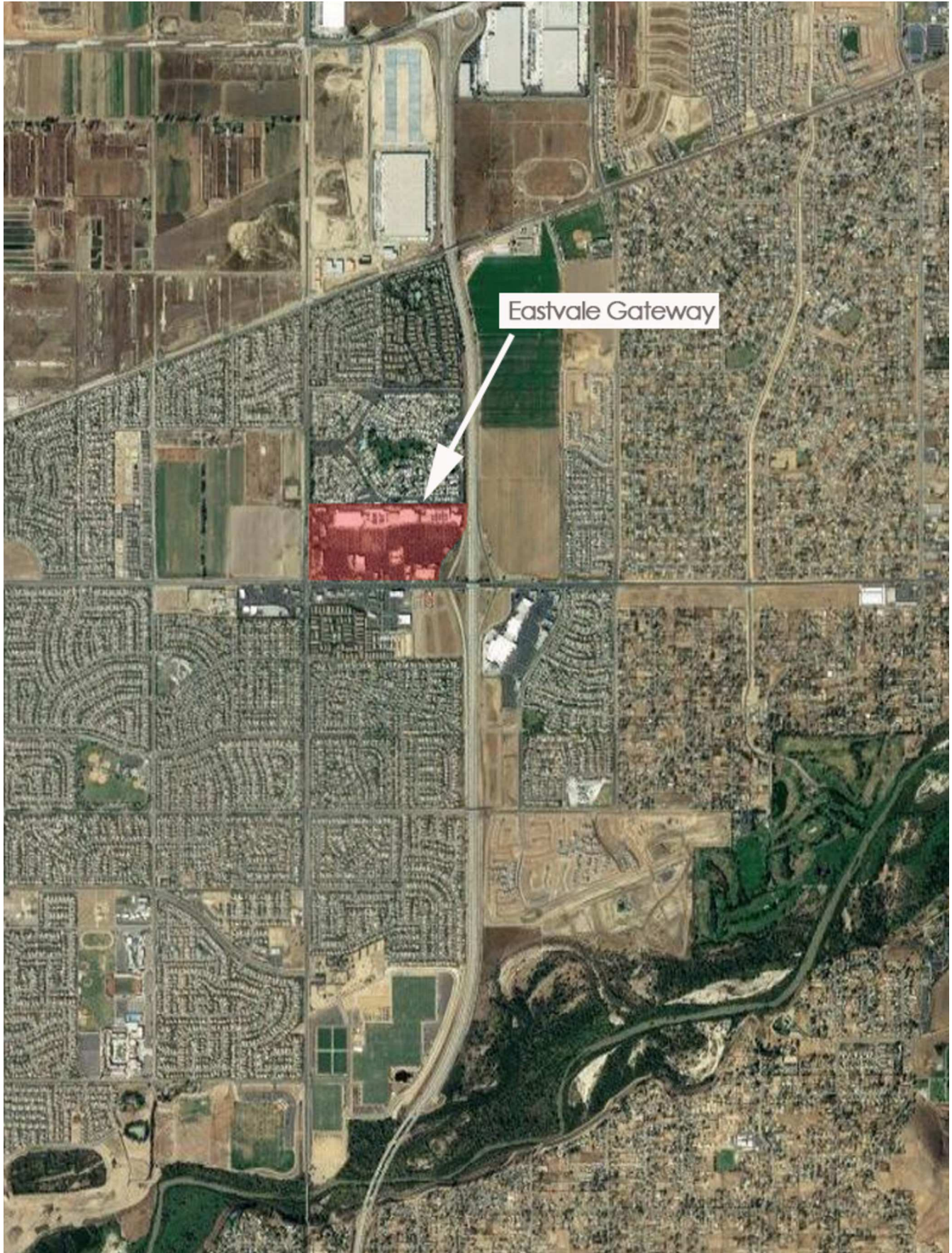


Lewis Retail Centers

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TENANT	SQFT
1 Target	123,735
2 Available	39,000
3 TJ Maxx	33,892
4 Home Goods	29,967
5 Party City	11,045
6 Dress Barn	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 Pacific Fish Grill	2,414
18 GameStop	1,230
19 Nestle Toll House Cafe	1,413
20 Snow Station Hawaiian Ice	851
21 Nutrishop	768
22 Applebee's	5,300
23 Limonite Dental	1,145
24 City of Eastvale	2,540
25 Styles 4 Less	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 GS-Love	10,575
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 Wireless	3,500
41 Orangetheory Fitness	2,500
42 Staples	20,126
43 PetSmart	20,108
44 Pinkberry	851

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# 1,006,800 SF COMMUNITY CENTER

**EASTVALE GATEWAY &  
EASTVALE GATEWAY SOUTH**

LIMONITE AVE. & HAMNER AVE.  
EASTVALE, CA  
LEWIS RETAIL CENTERS  
[www.lewisretailcenters.com](http://www.lewisretailcenters.com)

NADEL ARCHITECTS

# SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.9773/-117.5535

RS1

12411 Limonite Ave		2 mi radius	3 mi radius	5 mi radius
Eastvale, CA 91752				
POPULATION	2017 Estimated Population	45,943	80,383	190,670
	2022 Projected Population	49,048	85,742	201,843
	2010 Census Population	41,980	70,973	168,044
	2000 Census Population	10,926	24,838	103,525
	Projected Annual Growth 2017 to 2022	1.4%	1.3%	1.2%
	Historical Annual Growth 2000 to 2017	18.9%	13.2%	5.0%
	2017 Median Age	32.4	33	33.3
HOUSEHOLDS	2017 Estimated Households	11,736	20,775	49,579
	2022 Projected Households	12,286	21,735	51,720
	2010 Census Households	10,730	18,313	44,034
	2000 Census Households	2,984	7,048	28,383
	Projected Annual Growth 2017 to 2022	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2017	17.3%	11.5%	4.4%
RACE AND ETHNICITY	2017 Estimated White	46.0%	48.5%	52.1%
	2017 Estimated Black or African American	8.8%	7.8%	7.0%
	2017 Estimated Asian or Pacific Islander	19.2%	17.5%	12.3%
	2017 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.9%
	2017 Estimated Other Races	25.3%	25.4%	27.7%
	2017 Estimated Hispanic	46.0%	46.3%	51.2%
INCOME	2017 Estimated Average Household Income	\$107,326	\$104,680	\$98,548
	2017 Estimated Median Household Income	\$103,319	\$101,625	\$89,330
	2017 Estimated Per Capita Income	\$27,424	\$27,070	\$26,175
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	9.2%	8.9%	9.8%
	2017 Estimated Some High School (Grade Level 9 to 11)	7.1%	7.6%	9.9%
	2017 Estimated High School Graduate	23.5%	23.8%	25.1%
	2017 Estimated Some College	22.0%	22.3%	23.5%
	2017 Estimated Associates Degree Only	9.3%	9.2%	8.3%
	2017 Estimated Bachelors Degree Only	18.7%	18.5%	16.0%
	2017 Estimated Graduate Degree	10.3%	9.7%	7.3%
BUSINESS	2017 Estimated Total Businesses	536	1,199	3,991
	2017 Estimated Total Employees	5,042	10,450	48,870
	2017 Estimated Employee Population per Business	9.4	8.7	12.2
	2017 Estimated Residential Population per Business	85.6	67.0	47.8

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