

THE VINE

**PAD
OPPORTUNITIES
AVAILABLE**

Join Retailers







SWC Milliken Avenue & 60 Freeway Ontario, CA

PROJECT HIGHLIGHTS

- 40-acre, 640,000 SF development
- Adjacent to the 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 75,000 and a median household income of \$120,662



 POPULATION	 AVERAGE HH INCOME	 TOTAL EMPLOYEES	 DAYTIME POPULATION
2-mile 22,076	2-mile \$100,946	2-mile 13,095	2-mile 17,783
3-mile 48,007	3-mile \$92,567	3-mile 39,733	3-mile 52,296
5-mile 192,983	5-mile \$96,794	5-mile 122,676	5-mile 173,025

TRAFFIC COUNTS
60 Frwy at Milliken Ave
– 208,000 cpd



For More Information, Please Contact:

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

Another Project by



PROJECT SUMMARY

BUILDING AREA:

C-STORE:	3,082 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:	11.21/1000

E. RIVERSIDE DRIVE

B STREET

MILLIKEN AVENUE



ORBIS
REAL
ESTATE
PARTNERS

280 NEWPORT CENTER DRIVE, SUITE 240
NEWPORT BEACH, CA 92660
949.330.7564

MILLIKEN AND RIVERSIDE
Ontario, California

SITE PLAN



01

144 North Orange Street, Orange, California 92666
714 | 639-9860
architectorange.com

Scale
Job No.
Date

1" = 30'
2019-121
2019.09.11

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STARBUCKS



ELEVEN

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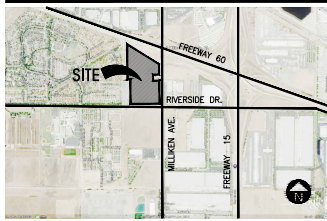
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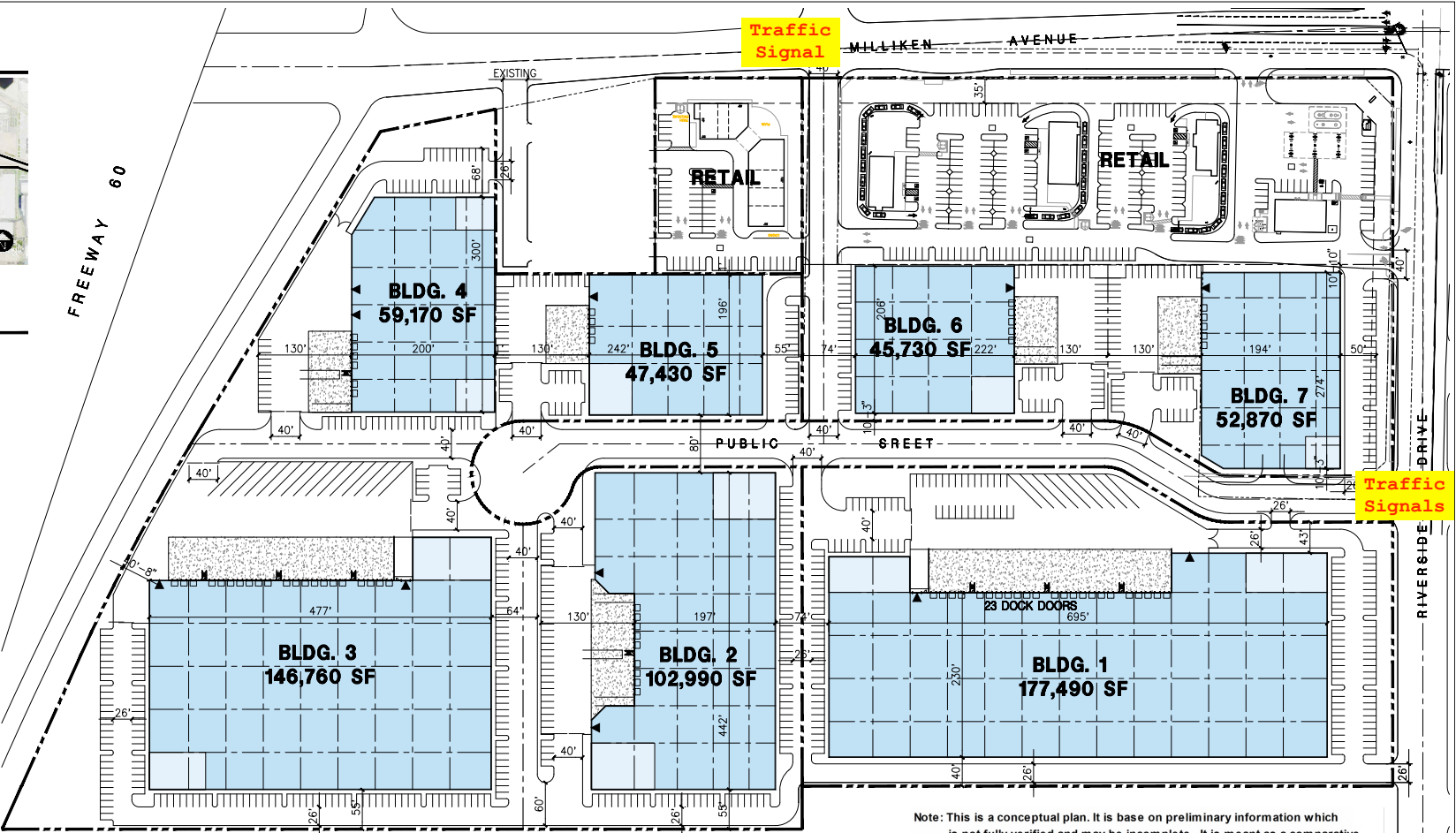
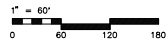
ORBIS
REAL
ESTATE
PARTNERS

Aerial Map



Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR



Tabulation

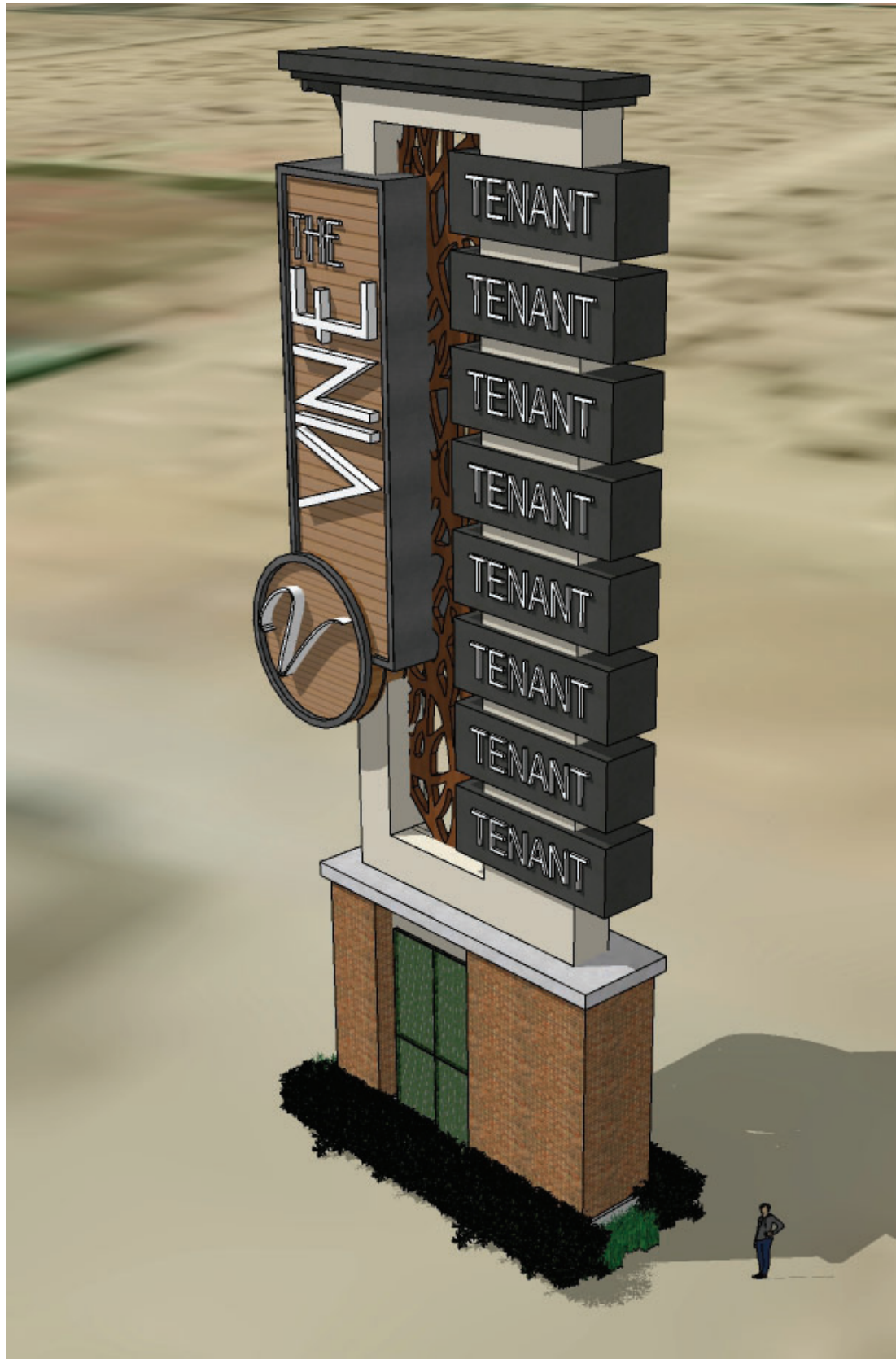
	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	TOTAL
SITE AREA								
In s.f.	341,621	191,573	315,889	129,706	87,668	92,884	109,951	1,269,292 s.f.
In acres	7.84	4.40	7.25	2.98	2.01	2.13	2.52	29.14 ac
BUILDING AREA								
Office	10,000	10,000	10,000	5,000	3,000	5,000	5,000	48,000 s.f.
Warehouse	167,490	92,990	136,780	54,170	44,430	40,730	47,780	584,350 s.f.
TOTAL	177,490	102,990	146,780	59,170	47,430	45,730	52,780	632,350 s.f.
COVERAGE								
	52.0%	53.8%	46.5%	45.6%	54.1%	49.2%	48.0%	49.8%
AUTO PARKING REQUIRED								
Office: 1/250 s.f.	40	40	40	20	12	20	20	192 stalls
Whse: 1st 20K @ 1/1,000	20	20	20	20	20	20	20	140 stalls
above 20K @ 1/2,000 s.f.	74	37	59	18	13	11	14	226 stalls
TOTAL	134	97	119	58	45	51	54	558 stalls
AUTO PARKING PROVIDED								
Standard (9' x 18')	136	99	147	59	53	61	66	621 stalls
TRAILER PARKING REQUIRED								
1 per 4 dock doors	6	3	5	2	1	2	2	21 doors
TRAILER PARKING PROVIDED								
Trailer (12' x 55')	8	3	14	2	1	2	2	32 stalls

Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

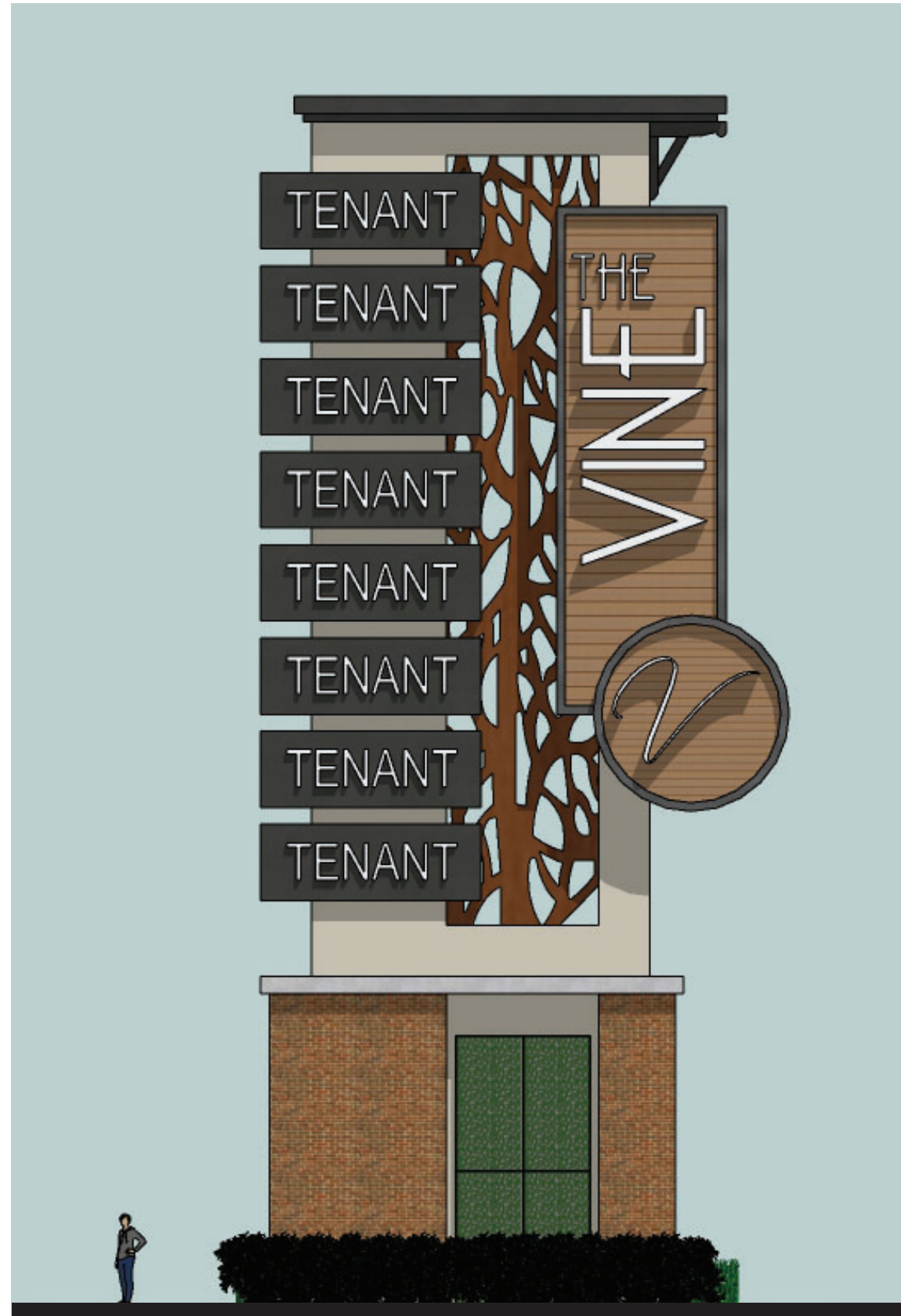


Conceptual Site Plan
Riverside Drive & Milliken Avenue

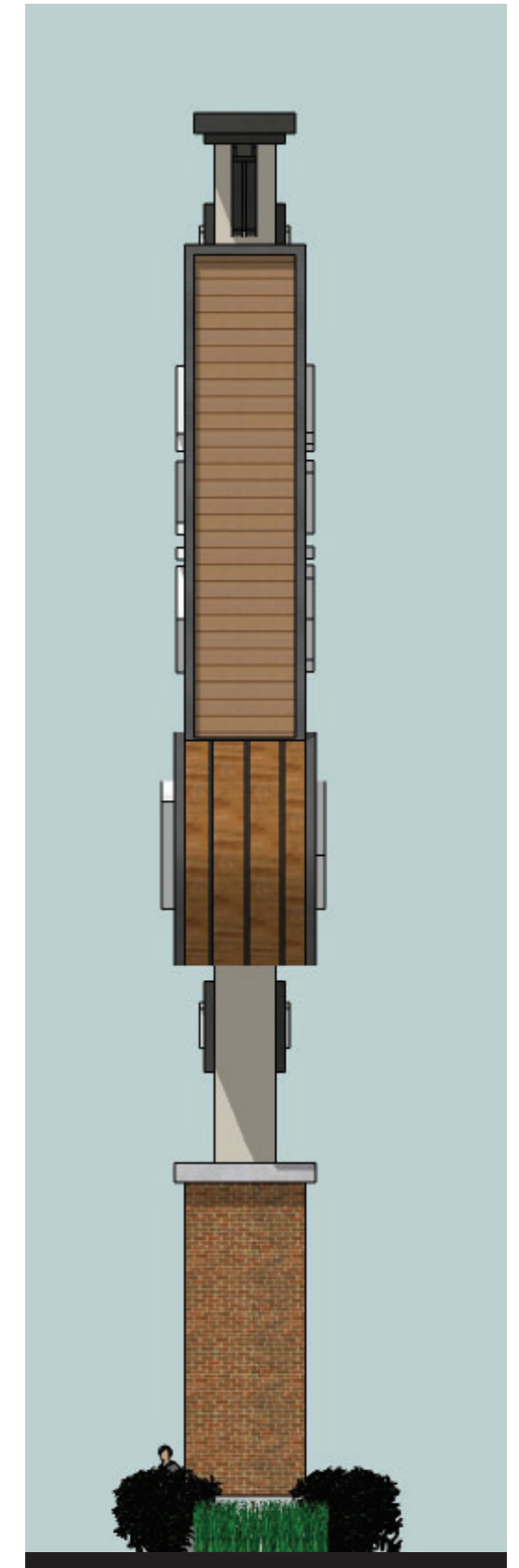




PERSPECTIVE VIEW



FRONT ELEVATION



SIDE ELEVATION



VERSIDE DR

RIVERSIDE DRIVE

EDENGLLEN

584 UNITS PLANNED

MILLIKEN AVENUE



D

30

18

57

WEST HAVEN

UNITS PROPOSED

26

51

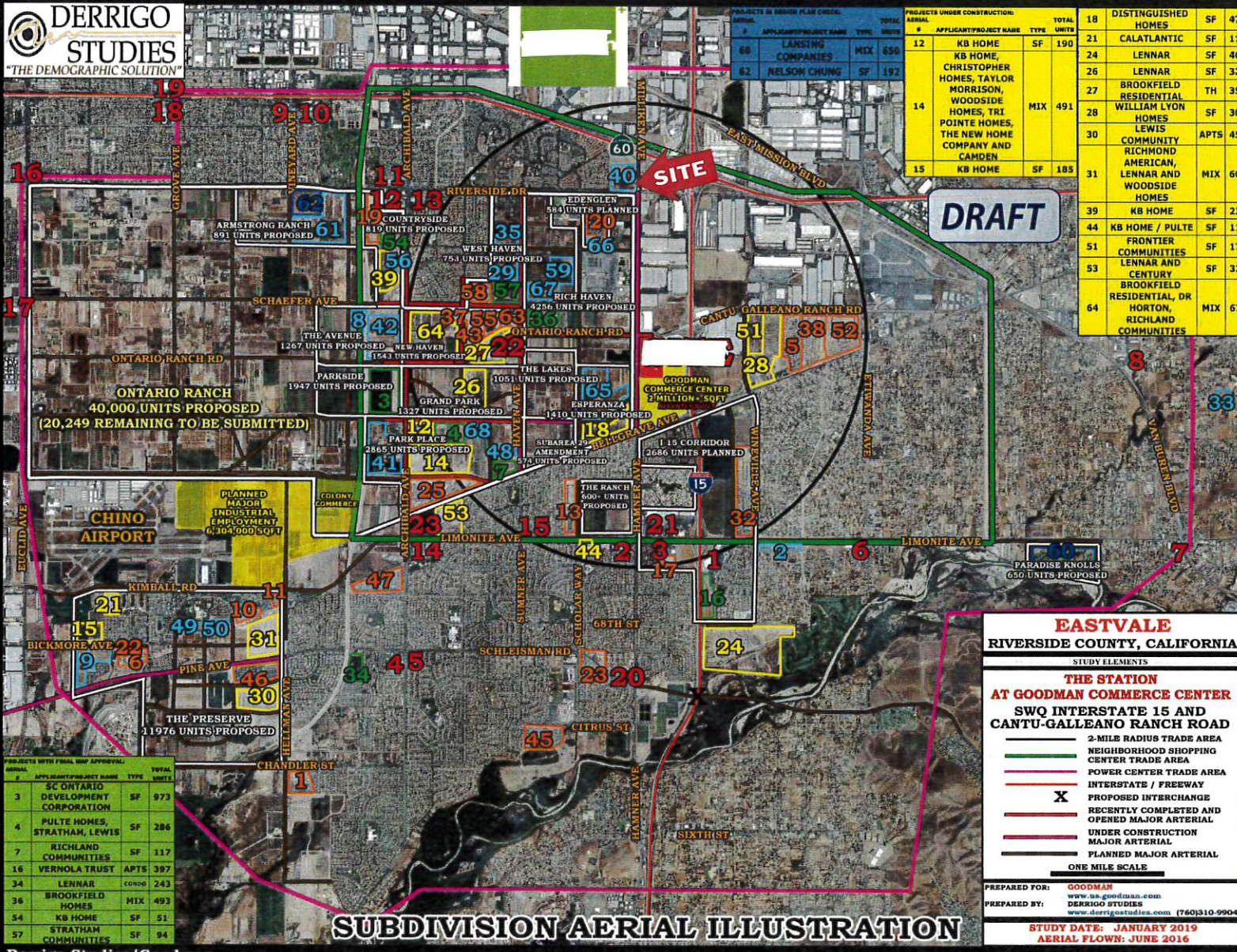
58

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

PROJECTS IN DESIGN PHASE: AERIAL	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
48	LANSING COMPANIES	MIX	430
62	NELSON CHUNG	SF	192

PROJECTS UNDER CONSTRUCTION: AERIAL	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

PROJECTS WITH TENTATIVE MAP APPROVAL: AERIAL	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

PROJECTS WITH TENTATIVE MAP APPROVAL: AERIAL	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
2	BEN CHAI GROUP	SF	130
8	STRATHAM COMMUNITIES	SF	90
9	COMMUNITY DEVELOPERS ONTARIO SUBDIVISION GLOBAL	MIX	464
29	INVESTMENTS AND DEV. LLC	SF	151
33	STRATHAM COMMUNITIES	SF	17
35	STRATHAM 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

MAJOR ANCHOR RETAILER LOCATIONS	
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

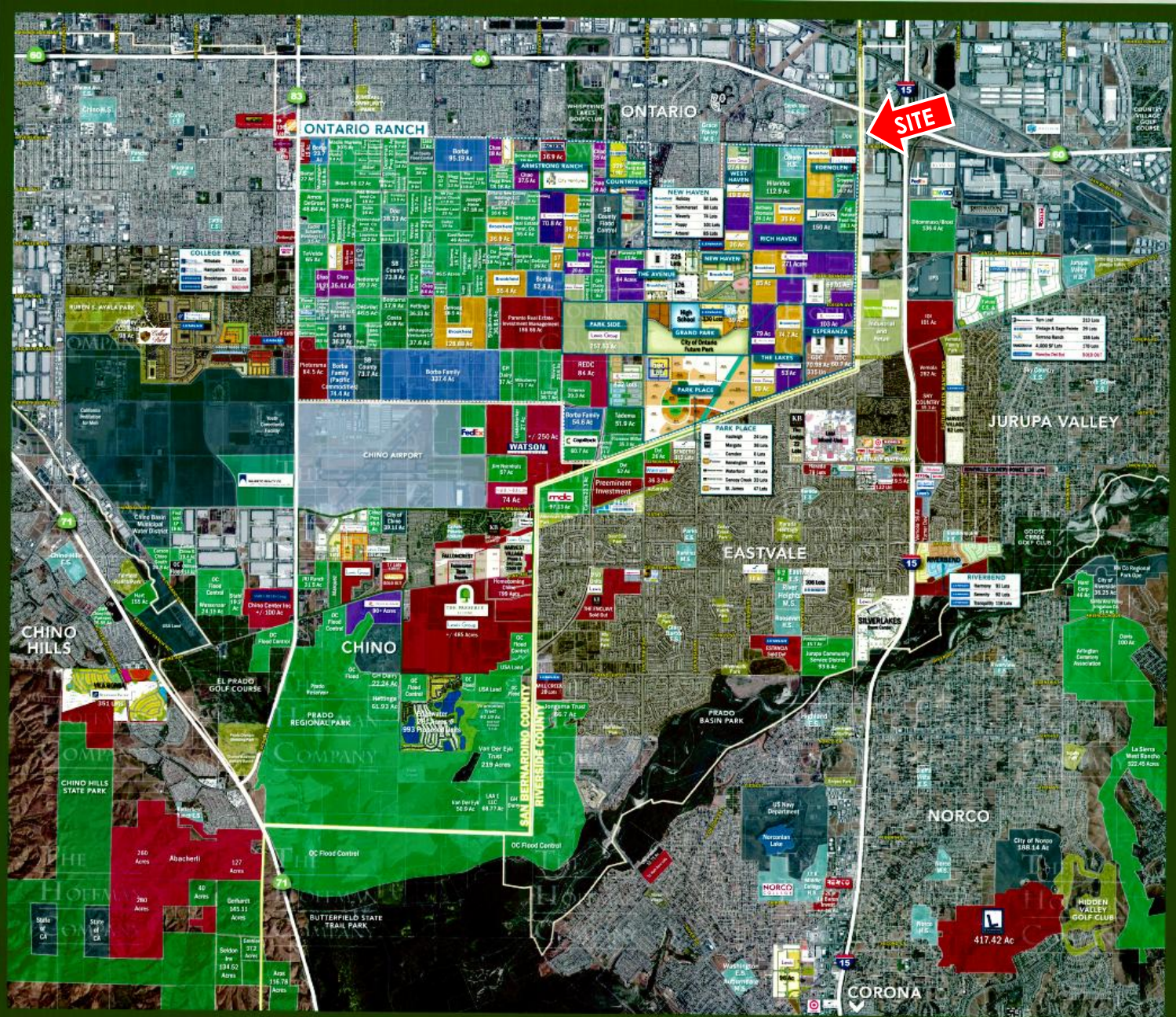
- 2-MILE RADIUS TRADE AREA
- NEIGHBORHOOD SHOPPING CENTER TRADE AREA
- POWER CENTER TRADE AREA
- INTERSTATE / FREEWAY
- PROPOSED INTERCHANGE
- RECENTLY COMPLETED AND OPENED MAJOR ARTERIAL
- UNDER CONSTRUCTION MAJOR ARTERIAL
- PLANNED MAJOR ARTERIAL

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



THE HOFFMANN COMPANY
 01, 2017
 Prepared by
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 Irvine, CA 92617
 1-949-513-2020 | F. 949-553-8548
 www.hoffmann.com

AG PRESERVE

KEY

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

PRESERVE

EASTVALE | CHINO | ONTARIO | JURUPA VALLEY | NORCO

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Jim Clarkson

Lat/Lon: 34.0189/-117.5583

RS1

Milliken Ave & E Riverside Dr		2 mi radius	3 mi radius	5 mi radius
Ontario, CA				
POPULATION	2020 Estimated Population	22,076	48,007	192,983
	2025 Projected Population	22,839	50,300	202,156
	2010 Census Population	17,297	38,062	160,846
	2000 Census Population	16,361	31,315	106,169
	Projected Annual Growth 2020 to 2025	0.7%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	1.7%	2.7%	4.1%
	2020 Median Age	33.3	34.4	32.7
HOUSEHOLDS	2020 Estimated Households	6,850	14,455	53,518
	2025 Projected Households	6,985	14,846	54,927
	2010 Census Households	5,225	11,357	43,369
	2000 Census Households	4,942	9,643	29,482
	Projected Annual Growth 2020 to 2025	0.4%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	1.9%	2.5%	4.1%
RACE AND ETHNICITY	2020 Estimated White	48.8%	50.8%	48.2%
	2020 Estimated Black or African American	10.4%	9.0%	8.8%
	2020 Estimated Asian or Pacific Islander	11.3%	9.6%	11.5%
	2020 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%
	2020 Estimated Other Races	28.7%	29.7%	30.8%
	2020 Estimated Hispanic	52.3%	54.0%	57.1%
INCOME	2020 Estimated Average Household Income	\$100,946	\$92,567	\$96,794
	2020 Estimated Median Household Income	\$86,821	\$83,956	\$87,649
	2020 Estimated Per Capita Income	\$31,336	\$27,880	\$27,053
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	5.5%	8.2%	9.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	7.0%	8.3%	8.8%
	2020 Estimated High School Graduate	23.8%	26.8%	27.5%
	2020 Estimated Some College	26.3%	25.7%	23.4%
	2020 Estimated Associates Degree Only	12.0%	9.4%	8.4%
	2020 Estimated Bachelors Degree Only	17.9%	14.8%	15.7%
	2020 Estimated Graduate Degree	7.6%	6.8%	6.9%
BUSINESS	2020 Estimated Total Businesses	846	2,578	9,983
	2020 Estimated Total Employees	13,095	39,733	122,676
	2020 Estimated Employee Population per Business	15.5	15.4	12.3
	2020 Estimated Residential Population per Business	26.1	18.6	19.3

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