

# THE MERGE

EASTVALE, CA

NEC Limonite Ave & Archibald Ave  
Eastvale, CA

## NOW LEASING SHOPS & PADS



COMING SUMMER 2020

JOIN:



### PROJECT HIGHLIGHTS

- ±70,000 SF retail center
- Centrally located in City of Eastvale and Ontario Ranch
- One of the highest household incomes in the 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>
- Approximately 15,500 planned units within 2 miles of center, which will increase the 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



#6

“Safest City in California” for communities with populations of 50,000+

#5

“Best Places to Raise a Family in California”

#17

“Best Places to Live in the U.S.”

### DEMOGRAPHICS

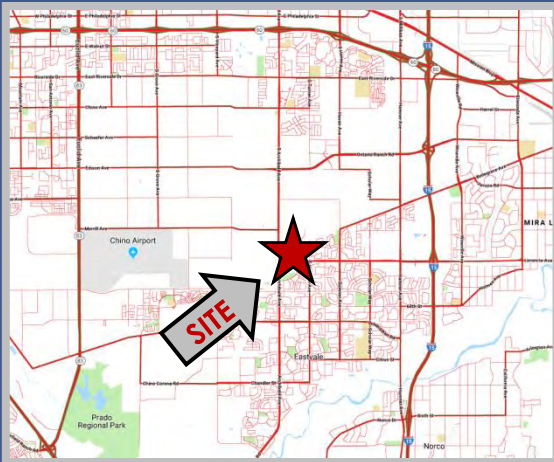
Median Household Income in 1-mile radius \$120,662<sup>1</sup>

### TRAFFIC COUNTS

Limonite Ave at Archibald Ave 46,403 cars per day<sup>2</sup>

15 Frwy at Limonite Ave 149,500 cars per day<sup>3</sup>

Sources: <sup>1</sup>Sites USA, 2018; <sup>2</sup>City of Eastvale, 2017; <sup>3</sup>Caltrans, 2016



Another Project By



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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.

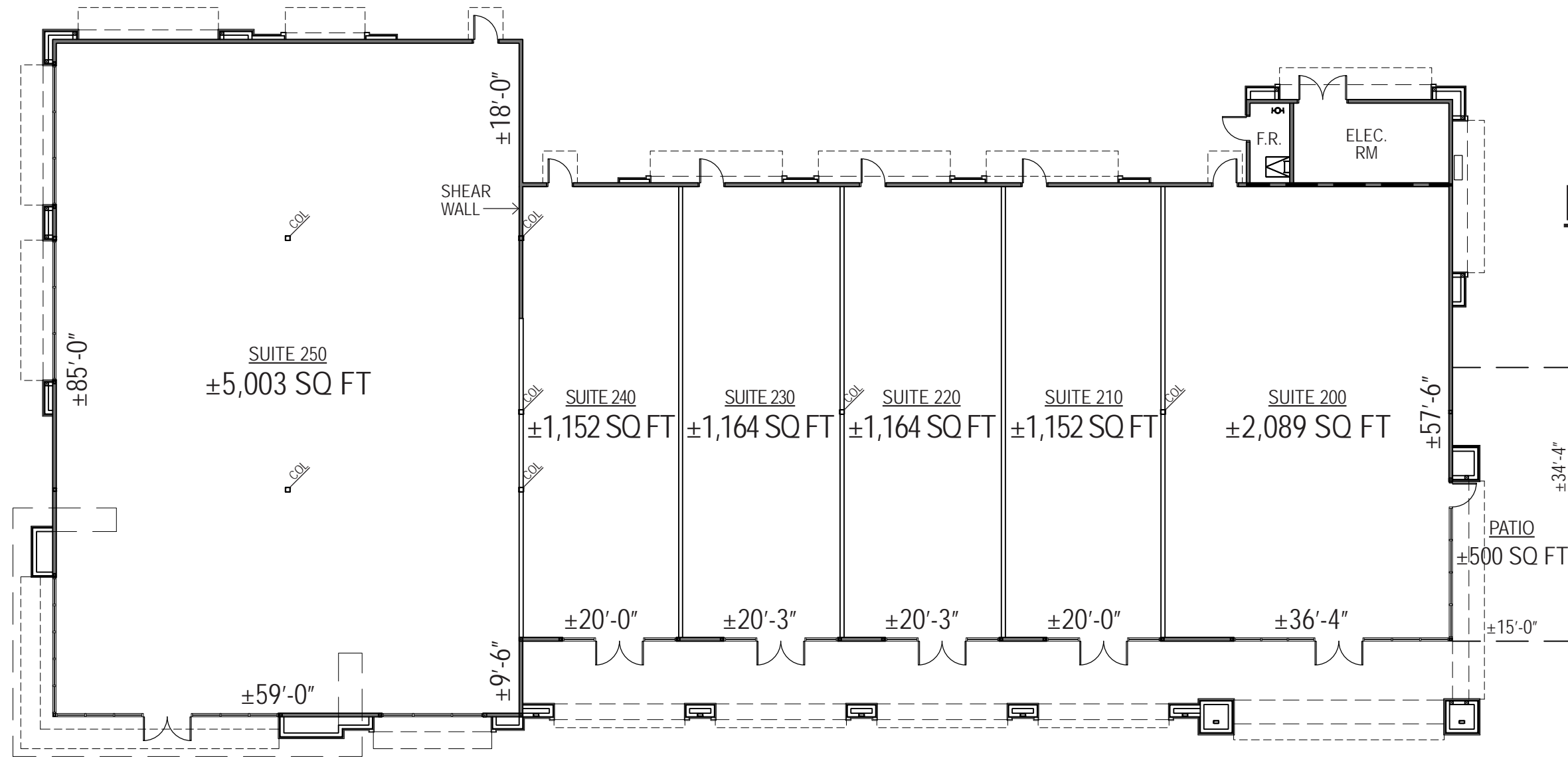




DESIGN: [Firm Name]  
 ARCHITECT: [Firm Name]  
 LANDSCAPE ARCHITECT: [Firm Name]  
 CIVIL ENGINEER: [Firm Name]  
 ELECTRICAL ENGINEER: [Firm Name]

11/11/2024  
 11/11/2024





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

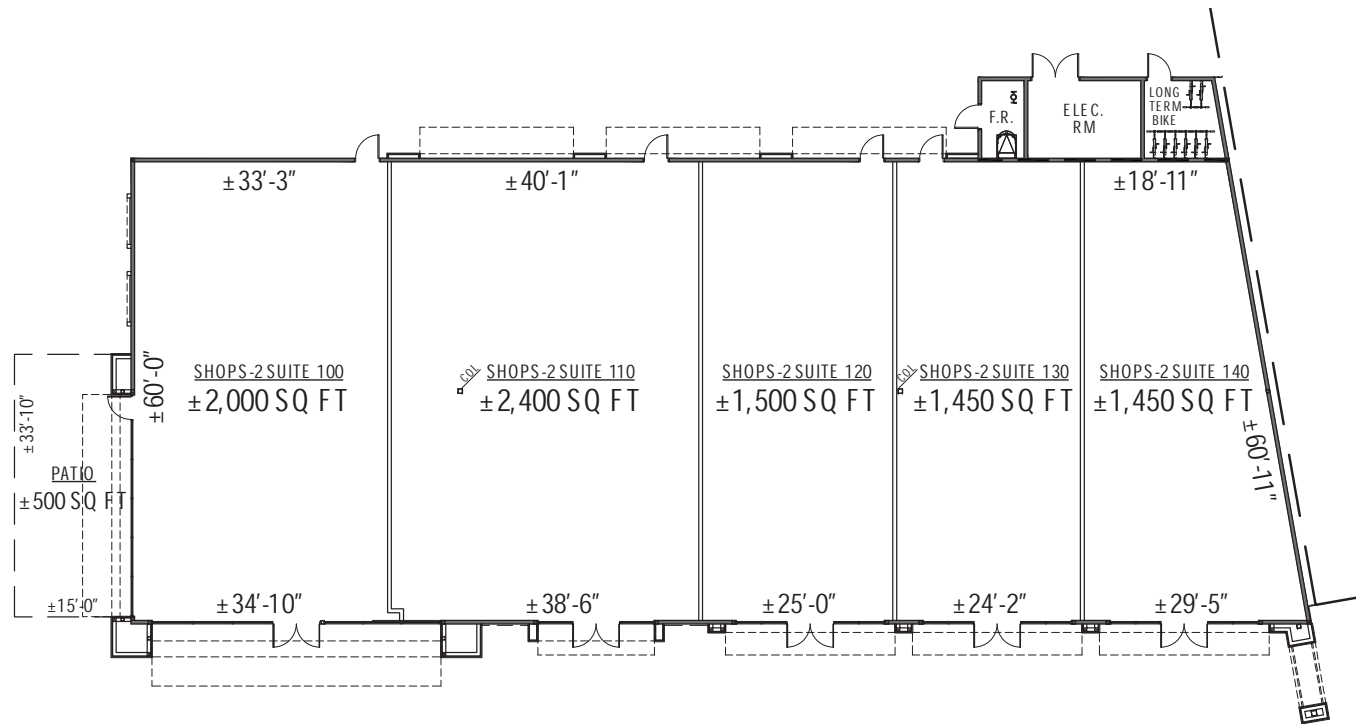


LEASE EXHIBIT

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

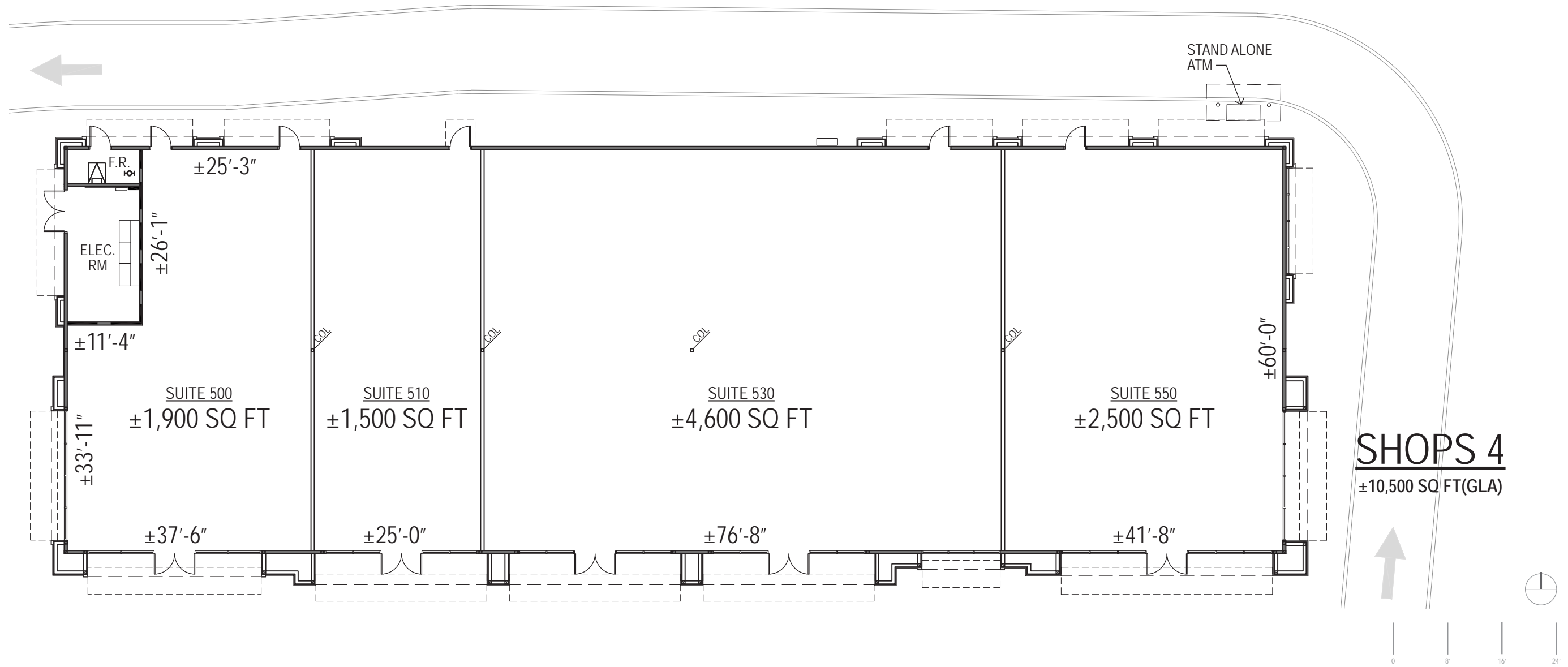
REVISION DATE:	REVISION DATE:
1-3-2020_1	
2-18-2020_2	

S H E E T  
**SH3**



**SHOPS 1**  
±8800 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

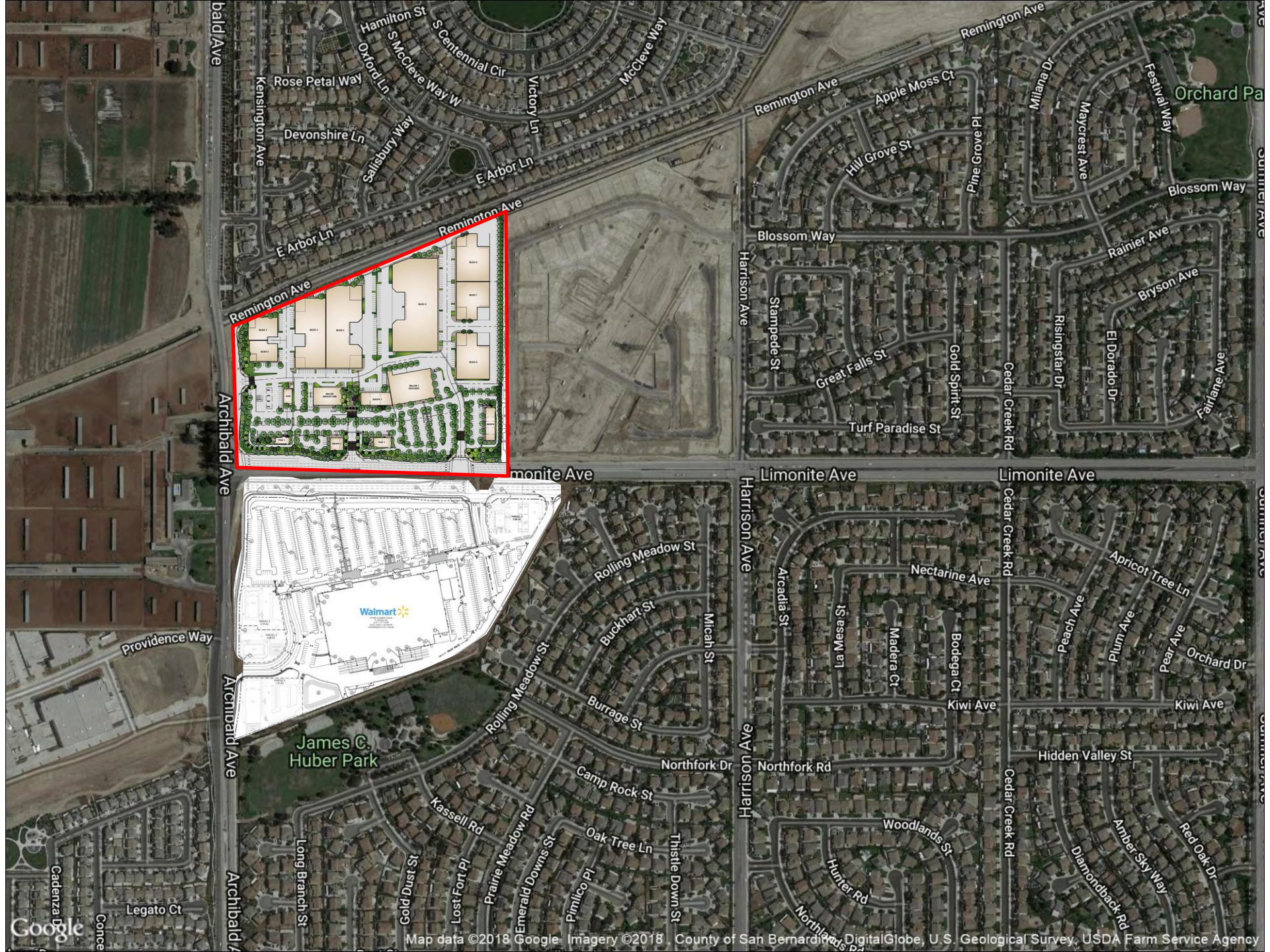
REVISION DATE:

SHEET

SH4



CENTER COURT PERSPECTIVE



James C. Huber Park





SCHLEISMAN RD

ARCHIBALD AVE

FUTURE  
LIMONITE  
EXTENSION

Walmart

SPROUTS  
FARMERS MARKET

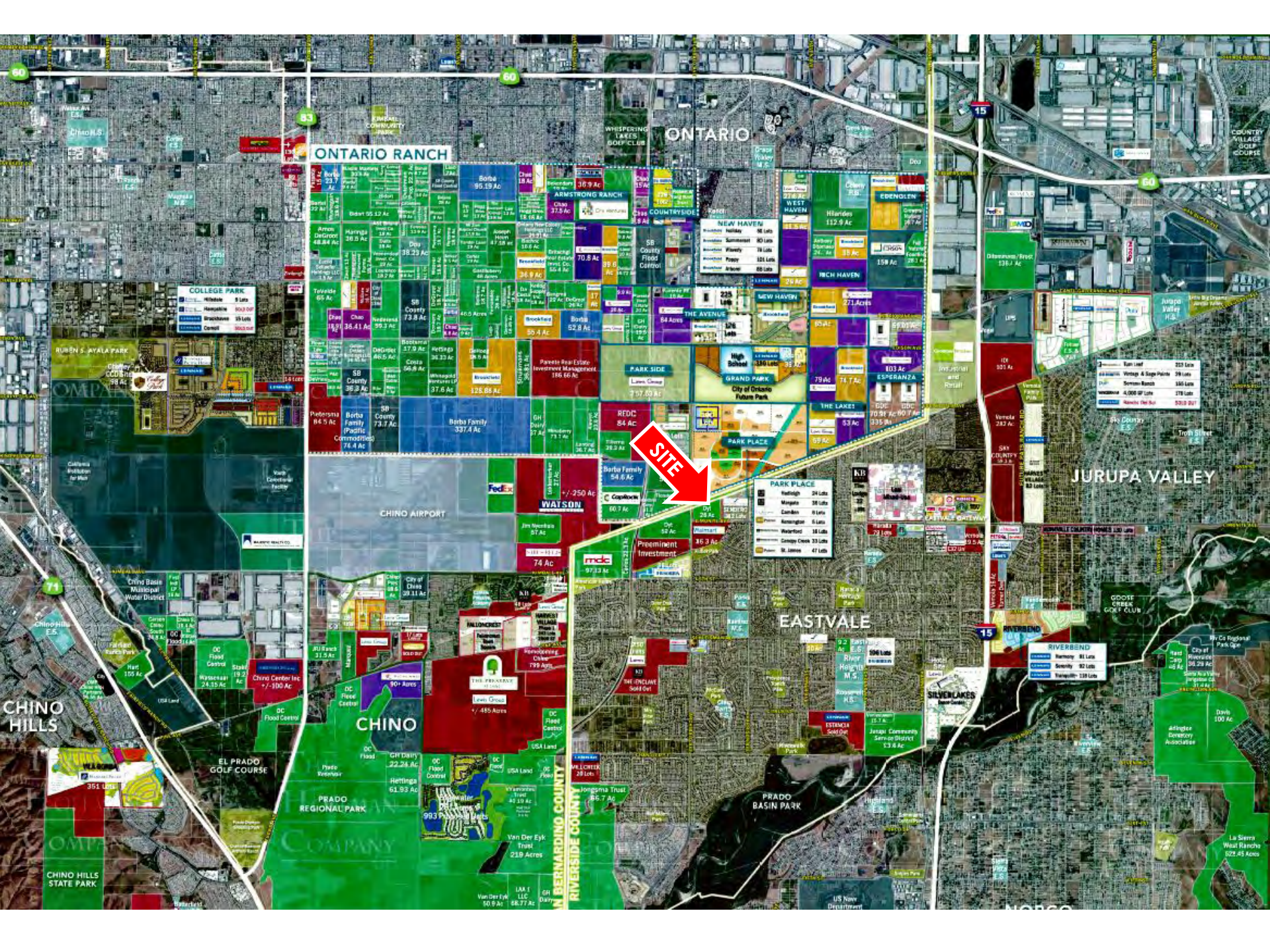
LIMONITE AVE

ARCHIBALD AVE

# AREA DEVELOPMENT

## EASTVALE, CALIFORNIA





# ONTARIO RANCH

# ONTARIO

# JURUPA VALLEY

# EASTVALE

# CHINO

# RIVERBEND

# CHINO HILLS

# PRADO REGIONAL PARK

# PRADO BASIN PARK

RIVERSIDE COUNTY



**COLLEGE PARK**

- 1000+ Lots
- 1000+ Units
- 1000+ Units
- 1000+ Units

**ESPERANZA**

- 1000+ Lots
- 1000+ Units
- 1000+ Units
- 1000+ Units

**PARK PLACE**

- 1000+ Lots
- 1000+ Units
- 1000+ Units
- 1000+ Units

**RIVERBEND**

- 1000+ Lots
- 1000+ Units
- 1000+ Units
- 1000+ Units

**WATSON**

- 1000+ Lots
- 1000+ Units
- 1000+ Units
- 1000+ Units

**CHINO CENTER INC**

- 1000+ Lots
- 1000+ Units
- 1000+ Units
- 1000+ Units

**CHINO HILLS STATE PARK**

- 1000+ Acres
- 1000+ Acres
- 1000+ Acres
- 1000+ Acres

**ADLERIDGE CONDOXY ASSOCIATION**

- 1000+ Units
- 1000+ Units
- 1000+ Units
- 1000+ Units

**EL PRADO GOLF COURSE**

- 1000+ Acres
- 1000+ Acres
- 1000+ Acres
- 1000+ Acres

**PRADO REGIONAL PARK**

- 1000+ Acres
- 1000+ Acres
- 1000+ Acres
- 1000+ Acres

**PRADO BASIN PARK**

- 1000+ Acres
- 1000+ Acres
- 1000+ Acres
- 1000+ Acres

**SILVERLAKES**

- 1000+ Units
- 1000+ Units
- 1000+ Units
- 1000+ Units

**LA SIERRA WEST HILLSIDE**

- 1000+ Units
- 1000+ Units
- 1000+ Units
- 1000+ Units

# SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Jim Clarkson

Lat/Lon: 33.9753/-117.5932

RS1

## Archibald Ave & Limonite Ave

### Eastvale, CA

1 mi radius    2 mi radius    3 mi radius

	1 mi radius	2 mi radius	3 mi radius	
<b>POPULATION</b>	2018 Estimated Population	11,196	47,787	86,168
	2023 Projected Population	11,969	50,903	91,515
	2010 Census Population	8,852	35,242	67,784
	2000 Census Population	359	2,192	13,298
	Projected Annual Growth 2018 to 2023	1.4%	1.3%	1.2%
	Historical Annual Growth 2000 to 2018	167.6%	115.5%	30.4%
	2018 Median Age	33.6	33.1	32.7
<b>HOUSEHOLDS</b>	2018 Estimated Households	2,866	12,094	22,770
	2023 Projected Households	2,971	12,521	23,525
	2010 Census Households	2,196	8,873	17,813
	2000 Census Households	92	563	3,832
	Projected Annual Growth 2018 to 2023	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2018	167.0%	113.8%	27.5%
<b>RACE AND ETHNICITY</b>	2018 Estimated White	45.2%	44.5%	44.3%
	2018 Estimated Black or African American	8.7%	9.8%	10.1%
	2018 Estimated Asian or Pacific Islander	22.9%	22.7%	22.2%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.8%	0.7%
	2018 Estimated Other Races	22.6%	22.2%	22.8%
	2018 Estimated Hispanic	41.0%	39.9%	41.1%
<b>INCOME</b>	2018 Estimated Average Household Income	\$122,478	\$114,294	\$114,578
	2018 Estimated Median Household Income	\$120,662	\$114,803	\$109,347
	2018 Estimated Per Capita Income	\$31,351	\$29,336	\$30,510
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Elementary (Grade Level 0 to 8)	6.3%	5.0%	5.4%
	2018 Estimated Some High School (Grade Level 9 to 11)	5.5%	6.3%	6.1%
	2018 Estimated High School Graduate	18.7%	19.5%	19.8%
	2018 Estimated Some College	22.8%	21.5%	22.3%
	2018 Estimated Associates Degree Only	11.5%	11.1%	11.6%
	2018 Estimated Bachelors Degree Only	24.8%	25.9%	24.7%
<b>BUSINESS</b>	2018 Estimated Graduate Degree	10.4%	10.8%	10.2%
	2018 Estimated Total Businesses	48	396	840
	2018 Estimated Total Employees	334	2,425	7,335
	2018 Estimated Employee Population per Business	6.9	6.1	8.7
	2018 Estimated Residential Population per Business	231.9	120.6	102.6

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