

EASTVALE GATEWAY

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



PROJECT FEATURES

- +Over 9 Million Annual Visitors
- +Anchored by Target, Kohl's, Best Buy, Edwards Theatres, PetSmart, Staples, T.J.Maxx and HomeGoods
- +Eastvale Gateway has a 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	58,266	101,690	216,999
Estimated Avg. HH Income	\$162,838	\$158,922	\$145,877

TRAFFIC COUNT

I-15 Fwy at Limonite Ave.	162,384 CPD	Hamner Ave.	34,061 CPD
Limonite Ave.	51,882 CPD		

Source: Inrix 2023

JEFF REENDERS
Lic. 01349955
T. 949-640-6678 x15
jeff.reenders@sra-re.com

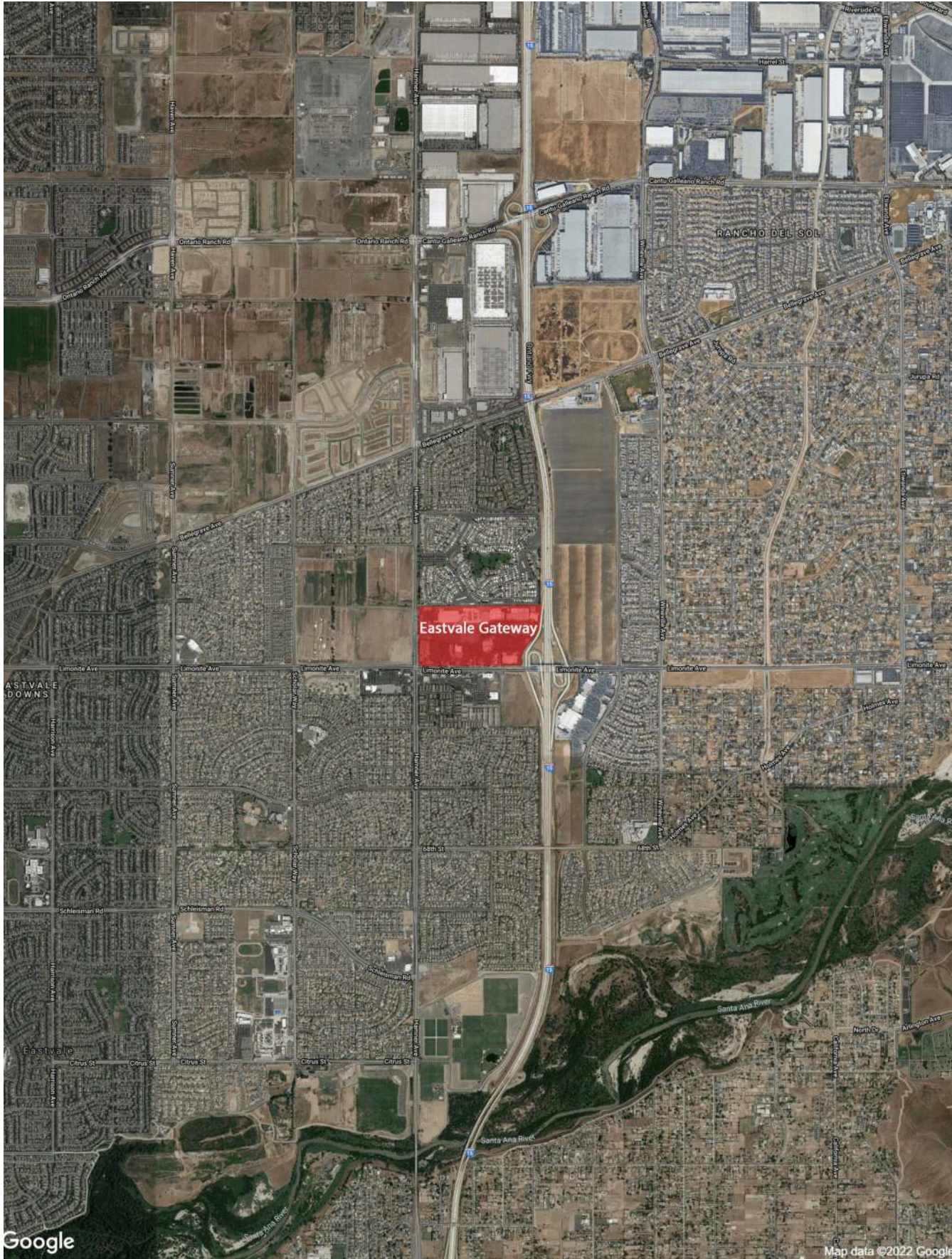


Lewis Retail Centers

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- | | | |
|------------------------------|-------------------------------|------------------------------|
| 1 Tutor Time | 27 Tio's Mexican Grill | 53 Fashion Q |
| 2 Home Depot | 28 Fire Wings | 54 Ulta |
| 3 Target | 29 The Habit Burger Grill | 55 Buffalo Wild Wings |
| 4 Dick's Sporting Goods | 30 Dickey's BBQ Pit | 56 Domino's |
| 5 TJ Maxx | 31 Jersey Mike's Subs | 57 Maxim Beauty Supply |
| 6 Home Goods | 32 Cold Stone Creamery | 58 The Joint |
| 7 Party City | 33 AT&T | 59 Chipotle Mexican Grill |
| 8 Available 2,200 SF | 34 Farmer Boys | 60 AAA |
| 9 Bath & Body Works | 35 Eastvale Medical Group | 61 Massage Envy Spa |
| 10 Famous Footwear | 36 Foot Reflexology | 62 T-Mobile |
| 11 Tilly's | 37 Krak Boba | 63 Sunrise Optometry |
| 12 Kohl's | 38 The UPS Store | 64 City of Eastvale |
| 13 Best Buy | 39 GNC | 65 Available 2,290 SF |
| 14 Chase Bank | 40 Eastvale Gateway Optometry | 66 Applebees |
| 15 Amazing Lash Studio | 41 European Wax | 67 Edwards Theater |
| 16 Gateway Medical Spa | 42 Versaci Nails Spa | 68 Georgia's |
| 17 Available 1,075 SF | 43 Luna Grill | 69 Nutrishop |
| 18 Mountain View Tires | 44 Blaze Pizza | 70 GameStop |
| 19 Vons Gas | 45 Staples | 71 East Brew Cafe |
| 20 Vons | 46 PetSmart | 72 Gemma's Jewelers |
| 21 C-2 Education | 47 Bank of America | 73 Pinkberry |
| 22 DryBar | 48 Orangetheory Fitness | 74 Pho Viet |
| 23 Tutti Frutti | 49 Verizon Wireless | 75 Lucky Kitchen |
| 24 Management Office | 50 Carino's Italian Grill | 76 Zip Fusion |
| 25 CPR Cell Phone Repair | 51 Kay Jeweler's | 77 On the Border |
| 26 Eastvale Dental Group | 52 Carter's | 78 Wells Fargo ATM |

Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.9772/-117.5537

12571 Limonite Ave Eastvale, CA 91752	2 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	58,266	101,690	216,999
2028 Projected Population	63,975	113,394	240,559
2020 Census Population	55,974	98,746	207,839
2010 Census Population	41,122	71,155	170,305
Projected Annual Growth 2023 to 2028	2.0%	2.3%	2.2%
Historical Annual Growth 2010 to 2023	3.2%	3.3%	2.1%
2023 Median Age	33.1	33.5	33.9
Households			
2023 Estimated Households	15,176	27,174	58,496
2028 Projected Households	16,858	30,743	65,984
2020 Census Households	14,333	25,937	55,989
2010 Census Households	10,501	18,340	44,313
Projected Annual Growth 2023 to 2028	2.2%	2.6%	2.6%
Historical Annual Growth 2010 to 2023	3.4%	3.7%	2.5%
Race and Ethnicity			
2023 Estimated White	29.9%	30.9%	32.1%
2023 Estimated Black or African American	9.1%	8.4%	9.5%
2023 Estimated Asian or Pacific Islander	21.7%	21.4%	16.7%
2023 Estimated American Indian or Native Alaskan	1.3%	1.3%	1.4%
2023 Estimated Other Races	38.0%	37.9%	40.2%
2023 Estimated Hispanic	48.0%	47.9%	51.0%
Income			
2023 Estimated Average Household Income	\$162,838	\$158,922	\$145,877
2023 Estimated Median Household Income	\$147,282	\$138,463	\$121,991
2023 Estimated Per Capita Income	\$42,424	\$42,489	\$39,735
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	7.8%	7.4%	8.1%
2023 Estimated Some High School (Grade Level 9 to 11)	5.4%	5.9%	7.5%
2023 Estimated High School Graduate	20.9%	22.3%	24.7%
2023 Estimated Some College	19.3%	19.6%	20.9%
2023 Estimated Associates Degree Only	9.4%	8.9%	8.7%
2023 Estimated Bachelors Degree Only	25.7%	25.2%	21.0%
2023 Estimated Graduate Degree	11.4%	10.7%	9.2%
Business			
2023 Estimated Total Businesses	1,323	2,702	6,358
2023 Estimated Total Employees	6,569	16,856	54,380
2023 Estimated Employee Population per Business	5.0	6.2	8.6
2023 Estimated Residential Population per Business	44.0	37.6	34.1