

MARKETPLACE AT THE ENCLAVE

SWC SCHLEISMAN ROAD & ARCHIBALD AVENUE, EASTVALE, CA



PROJECT FEATURES

- +94,000 sf neighborhood center anchored by CVS, AutoZone, Jack in the Box and Starbucks
- +Prime site located on two major streets
- +Adjacent to the Lewis-developed 490-unit master planned community of The Enclave at Eastvale
- +Strong existing population and well-positioned to capture future residential growth
- +Anchor, pad and shop space available

DEMOGRAPHICS

Radius	2-Miles	3-Miles	5-Miles
Estimated Population	64,591	100,425	210,935
Estimated Avg. HH Income	\$131,054	\$122,578	\$113,878

TRAFFIC COUNT

Schleisman Rd. & Archibald Ave. 26,500 ADT

Source: Inrix 2020



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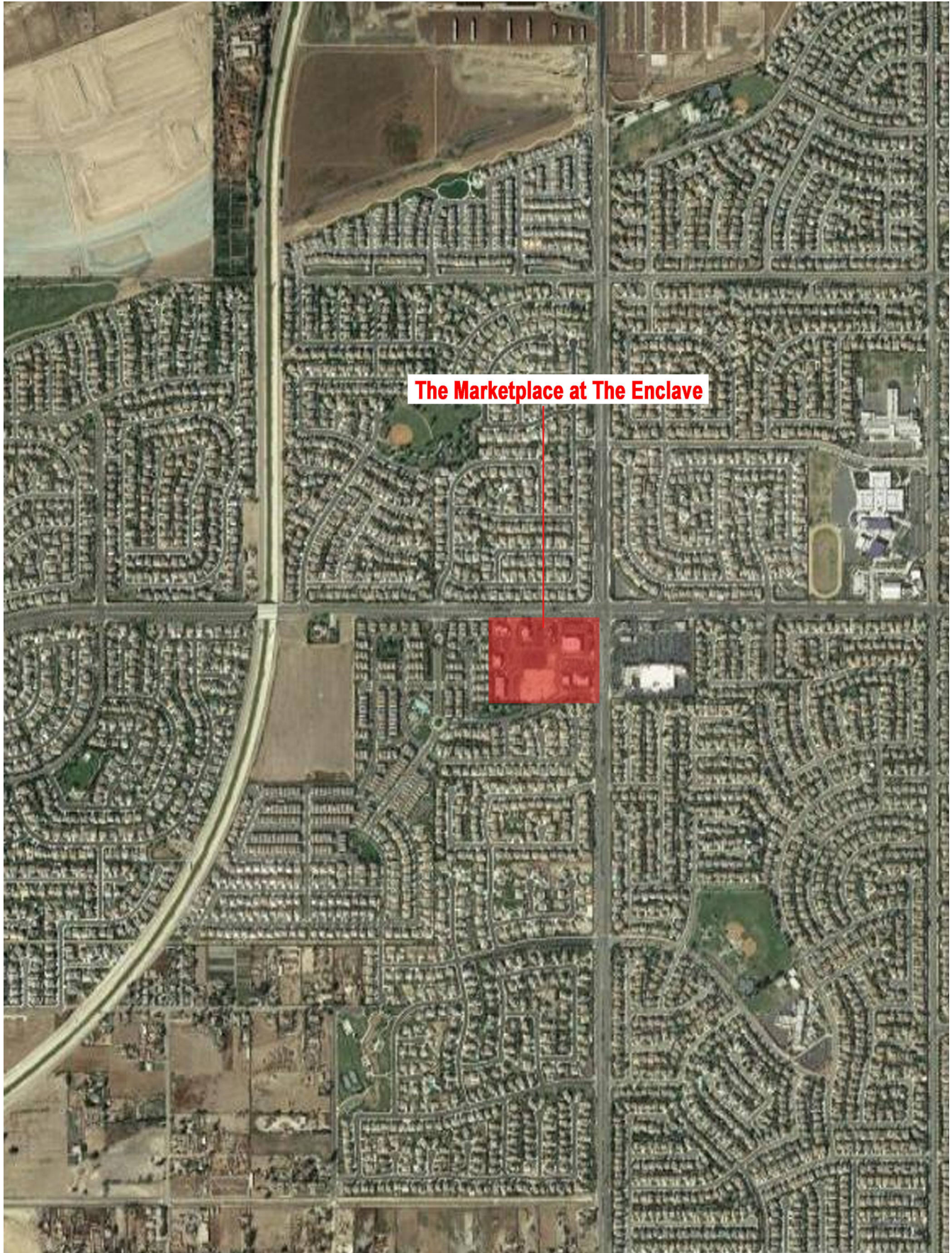


Lewis Retail Centers

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TENANT	SQFT
1 CVS	14,576
2 Auto Zone	7,843
3 Mes Amies Hair Salon	1,780
4 Dr. Tanna, DDS	2,000
5 Available	10,500
6 Vista Medical Group	24,205
7 Everbrook Academy of Ea...	10,700
8 W Cafe	1,230
9 Foot Massage	1,260
10 Juice It Up!	1,260
11 Si, Como No!	1,575
12 Bank of America	3,740
13 Starbucks	1,777
14 Hotworx Yoga	2,520
16 Wabi Sabi	1,400
17 Jack In The Box	3,500

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Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.9598/-117.5946

Archibald Ave Eastvale, CA 92880	2 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	64,591	100,425	210,935
2027 Projected Population	78,984	122,813	244,297
2020 Census Population	63,815	98,256	207,771
2010 Census Population	44,185	68,896	163,172
Projected Annual Growth 2022 to 2027	4.5%	4.5%	3.2%
Historical Annual Growth 2010 to 2022	3.8%	3.8%	2.4%
2022 Median Age	32.5	33.2	34.2
Households			
2022 Estimated Households	16,581	25,649	57,890
2027 Projected Households	21,248	33,062	69,603
2020 Census Households	16,354	24,985	56,899
2010 Census Households	10,818	16,523	42,525
Projected Annual Growth 2022 to 2027	5.6%	5.8%	4.0%
Historical Annual Growth 2010 to 2022	4.4%	4.6%	3.0%
Race and Ethnicity			
2022 Estimated White	27.3%	28.0%	31.6%
2022 Estimated Black or African American	10.5%	13.2%	10.6%
2022 Estimated Asian or Pacific Islander	31.6%	28.0%	21.5%
2022 Estimated American Indian or Native Alaskan	0.9%	0.8%	1.0%
2022 Estimated Other Races	29.7%	29.9%	35.2%
2022 Estimated Hispanic	34.8%	34.8%	41.7%
Income			
2022 Estimated Average Household Income	\$131,054	\$122,578	\$113,878
2022 Estimated Median Household Income	\$120,834	\$119,048	\$106,491
2022 Estimated Per Capita Income	\$33,895	\$32,083	\$31,862
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	3.8%	4.4%	5.6%
2022 Estimated Some High School (Grade Level 9 to 11)	5.0%	6.6%	7.3%
2022 Estimated High School Graduate	16.7%	18.7%	21.8%
2022 Estimated Some College	22.8%	23.8%	24.5%
2022 Estimated Associates Degree Only	9.0%	9.6%	9.1%
2022 Estimated Bachelors Degree Only	28.9%	25.2%	21.5%
2022 Estimated Graduate Degree	13.8%	11.7%	10.1%
Business			
2022 Estimated Total Businesses	1,330	2,342	5,850
2022 Estimated Total Employees	6,771	14,321	47,911
2022 Estimated Employee Population per Business	5.1	6.1	8.2
2022 Estimated Residential Population per Business	48.6	42.9	36.1

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