

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	58,950	101,781	212,089
Estimated Avg. HH Income	\$113,293	\$113,321	\$107,184

TRAFFIC COUNT

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

Source: Inrix 2023

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Lewis Retail Centers

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TENANT	SQFT
1 Tutor Time	
2 Home Depot	
3 Target	
4 Dick's Sporting Goods	
5 TJ Maxx	
6 Home Goods	
7 Party City	
8 Available	2,200
9 Bath & Body Works	
10 Famous Footwear	
11 Tilly's	
12 Kohl's	
13 Best Buy	
14 Chase Bank	
15 Amazing Lash Studio	
16 Gateway Medical Spa	
17 Available	1,075
18 Mountain View Tires	
19 Vons Gas	
20 Vons	
21 C-2 Education	
22 DryBar	
23 Tutti Frutti	
24 Management Office	
25 CPR Cell Phone Repair	
26 Eastvale Dental Group	
27 Tio's Mexican Grill	
28 Fire Wings	
29 The Habit Burger Grill	
30 Dickey's BBQ Pit	
31 Jersey Mike's Subs	
32 Cold Stone Creamery	
33 AT&T	
34 Farmer Boys	
35 Eastvale Medical Group	
36 Foot Reflexology	
37 Krak Boba	
38 The UPS Store	
39 GNC	
40 Eastvale Gateway Optometry	
41 European Wax	
42 Versaci Nails Spa	
43 Luna Grill	
44 Blaze Pizza	
45 Staples	
46 PetSmart	
47 Bank of America	
48 Orangetheory Fitness	
49 Verizon Wireless	
50 Carino's Italian Grill	
51 Kay Jeweler's	
52 Carter's	
53 Fashion Q	
54 Ulta	
55 Buffalo Wild Wings	

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Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.977/-117.5563

12523 Limonite Ave Eastvale, CA 91752	2 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	58,950	101,781	212,089
2026 Projected Population	66,608	115,034	232,433
2020 Census Population	56,700	94,895	211,579
2010 Census Population	42,583	71,261	168,434
Projected Annual Growth 2021 to 2026	2.6%	2.6%	1.9%
Historical Annual Growth 2010 to 2021	3.5%	3.9%	2.4%
2021 Median Age	32.9	33.3	33.8
Households			
2021 Estimated Households	15,342	26,950	56,807
2026 Projected Households	17,584	30,911	63,246
2020 Census Households	14,681	24,940	56,748
2010 Census Households	10,878	18,398	43,765
Projected Annual Growth 2021 to 2026	2.9%	2.9%	2.3%
Historical Annual Growth 2010 to 2021	3.7%	4.2%	2.7%
Race and Ethnicity			
2021 Estimated White	30.9%	31.5%	32.7%
2021 Estimated Black or African American	8.4%	7.7%	8.7%
2021 Estimated Asian or Pacific Islander	22.1%	20.0%	15.6%
2021 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.3%
2021 Estimated Other Races	37.6%	39.7%	41.7%
2021 Estimated Hispanic	44.0%	46.8%	49.7%
Income			
2021 Estimated Average Household Income	\$113,293	\$113,321	\$107,184
2021 Estimated Median Household Income	\$123,698	\$116,349	\$104,790
2021 Estimated Per Capita Income	\$29,493	\$30,026	\$29,124
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	5.6%	6.4%	7.6%
2021 Estimated Some High School (Grade Level 9 to 11)	6.5%	6.9%	8.3%
2021 Estimated High School Graduate	21.7%	22.2%	23.9%
2021 Estimated Some College	22.7%	23.3%	24.2%
2021 Estimated Associates Degree Only	9.6%	9.3%	8.5%
2021 Estimated Bachelors Degree Only	22.3%	21.4%	18.6%
2021 Estimated Graduate Degree	11.7%	10.5%	9.0%
Business			
2021 Estimated Total Businesses	1,064	2,217	5,778
2021 Estimated Total Employees	7,812	17,359	57,679
2021 Estimated Employee Population per Business	7.3	7.8	10.0
2021 Estimated Residential Population per Business	55.4	45.9	36.7