

# 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

drybar

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**Lewis Retail Centers**

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Google

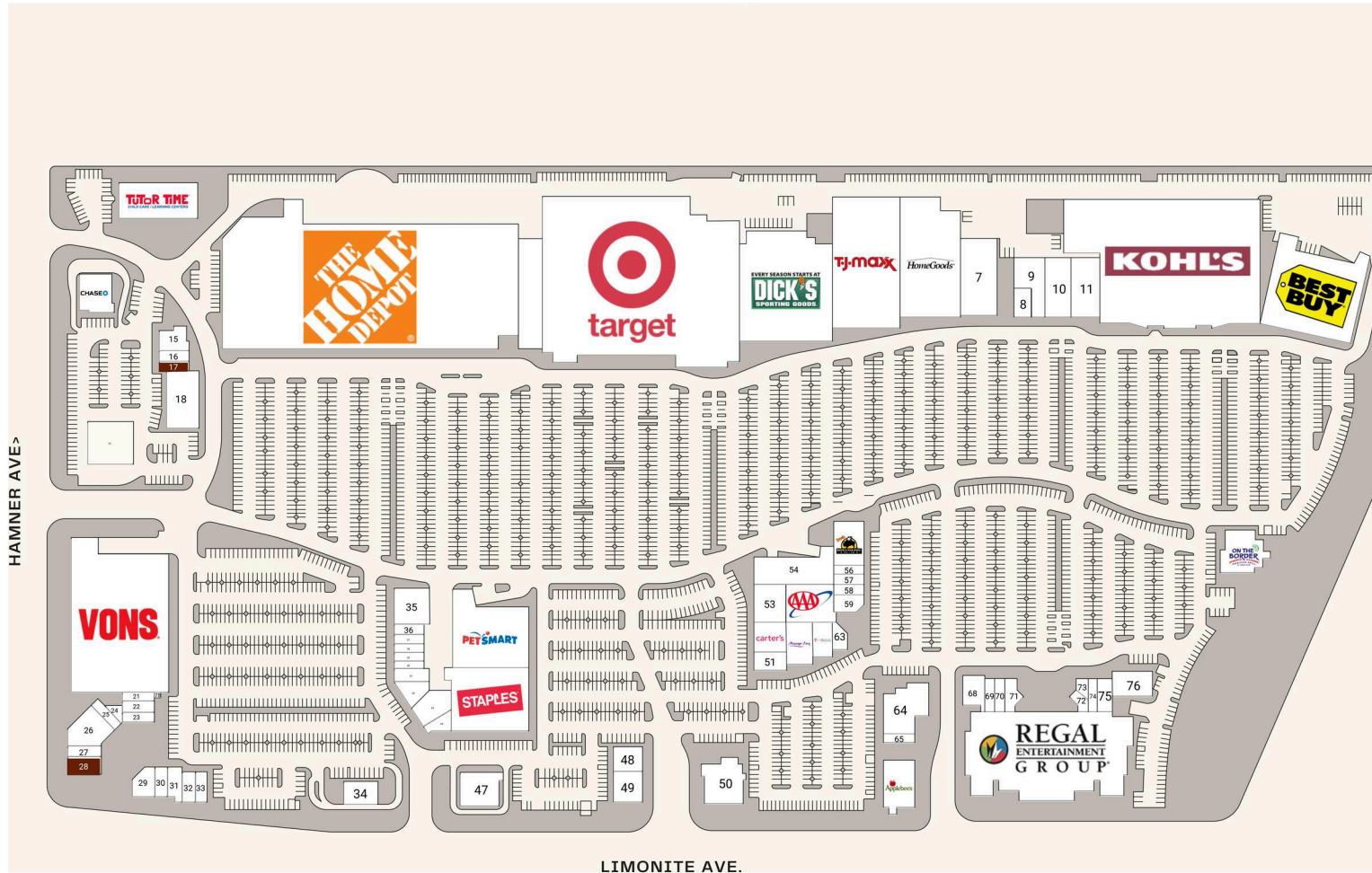
Map data ©2022 Google



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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 LaserAway	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	
<b>17 Available</b>	<b>1,075</b>
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	
<b>28 Available</b>	<b>1,900</b>
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, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.9772/-117.5537

<b>12571 Limonite Ave</b> <b>Eastvale, CA 91752</b>	<b>2 mi</b> <b>radius</b>	<b>3 mi</b> <b>radius</b>	<b>5 mi</b> <b>radius</b>
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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