

EASTVALE GATEWAY SOUTH

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



PROJECT FEATURES

- +164,000 sf mixed-use center including Walgreens, 24 Hour Fitness, McDonald's, Taco Bell, Chevron and Eastvale San Antonio Medical Plaza
- +Across from the 848,000-square-foot Eastvale Gateway community center anchored by Target, Best Buy, Kohl's, Home Depot, Vons and Edwards Theatres
- +Situated at the entry to one of the fastest growing areas of Riverside and San Bernardino counties
- +Serving the communities of Eastvale, Mira Loma, Ontario, Corona, Norco and Chino

DEMOGRAPHICS

Radius	2-Miles	3-Miles	5-Miles
Estimated Population	52,562	89,501	204,995
Estimated Avg. HH Income	\$114,244	\$116,533	\$106,694

TRAFFIC COUNT

I-15 Fwy at Limonite Ave. 158,000 ADT (2013)

Source: Caltrans

LEWIS RETAIL CENTERS

Lic. 1252241

T. 909-946-7518

retailinfo@lewismc.com

Lewis Retail Centers

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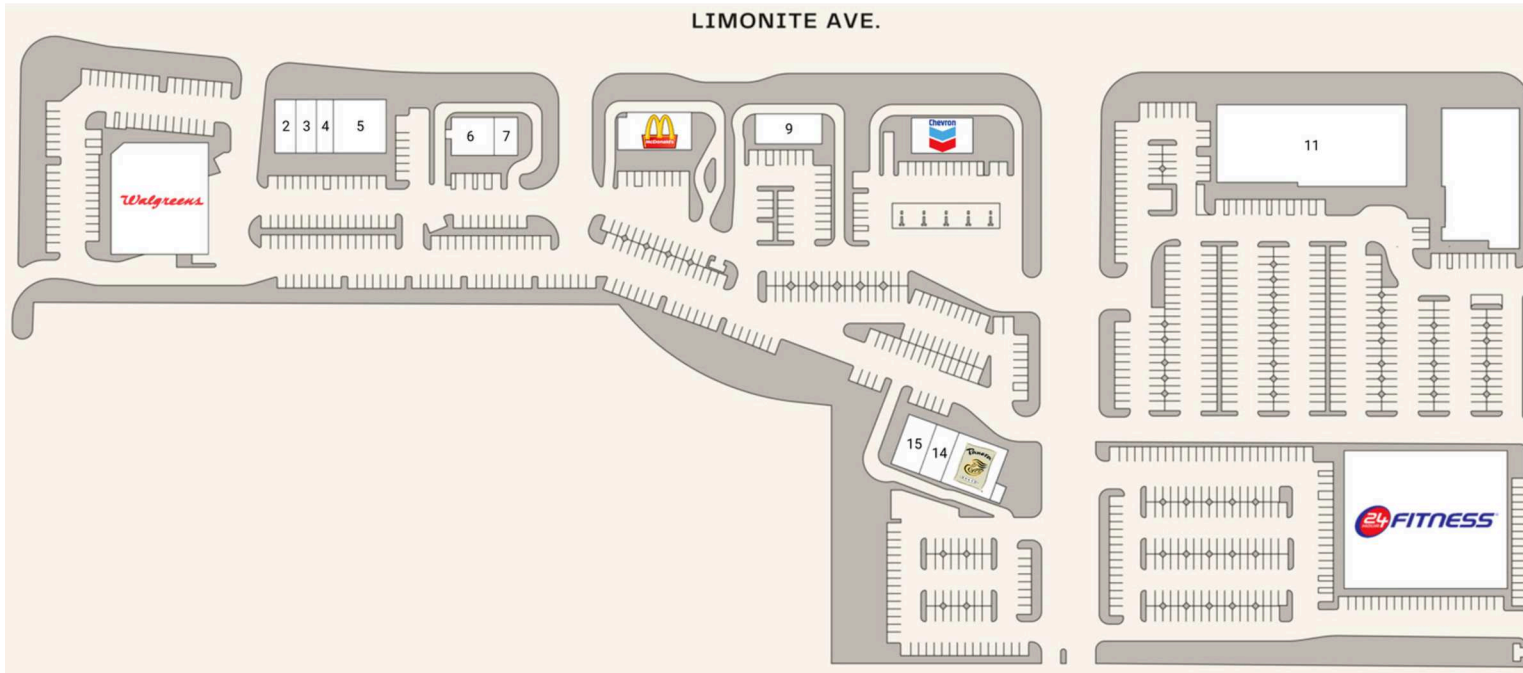
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TENANT	SQFT
1 Walgreens	14,700
2 Little Caesar's	1,197
3 Wingstop	1,134
4 One Touch Beauty	1,197
5 Corky's Kitchen	4,393
6 Panda Express	3,600
7 Yogurtland	2,500
8 McDonald's	3,838
9 Taco Bell	2,806
10 Chevron	3,875
11 Medical Office Buildings	50,000
12 24 Hour Fitness	40,000
13 Panera Bread	4,200
14 Juice It Up!	1,155
15 Dentist	2,520



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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	2 mi	3 mi	5 mi
Eastvale, CA 91752	radius	radius	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