

# GOODMAN COMMERCE CENTER 500,000 SF POWER CENTER

Another Quality  
Development By

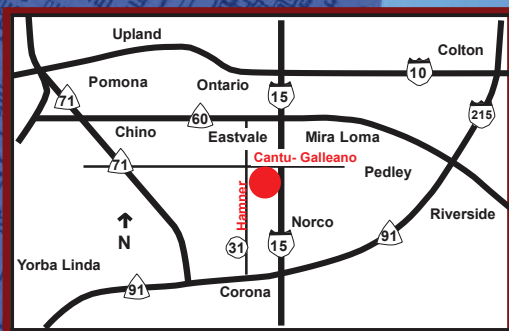


SEC Cantu-Galleano Ranch Road & Hamner Avenue, Eastvale, CA

## NOW LEASING SHOP SPACE & PADS

### Features

- 45-acre development adjacent to the new interchange of Cantu-Galleano & I-15 Freeway
- Part of a 3.1M square foot mixed-use business park development expected to employ upwards of 4,000 people
- Located in the City of Eastvale, a master planned community of 25,000 homes that is 90% built out
- At the entrance into Ontario Ranch (a master planned community of 40,000 homes), Phase I of which is now under construction
- Prominent freeway pole signage available
- Outstanding Eastvale demographics



### DEMOGRAPHICS<sup>1</sup>

	<u>3-Mile</u>	<u>5-Mile</u>	<u>10-Mile</u>
Population <sup>2</sup>	74,110	181,915	1,239,097
Employee Population	51,040	77,550	465,275
Average HH Income	\$99,337	\$92,330	\$77,844
Median HH Income	\$89,021	\$83,024	\$67,502

Source: Sites USA <sup>1</sup>2016; <sup>2</sup>2021 projections

### TRAFFIC COUNTS

I-15 & Cantu-Galleano Ranch Rd	155,000 cars per day
Cantu-Galleano Ranch Rd & Hamner Ave	12,532 cars per day

Sources: CalTrans, 2014; County of Riverside, 2007

### For More Information, Please Contact:

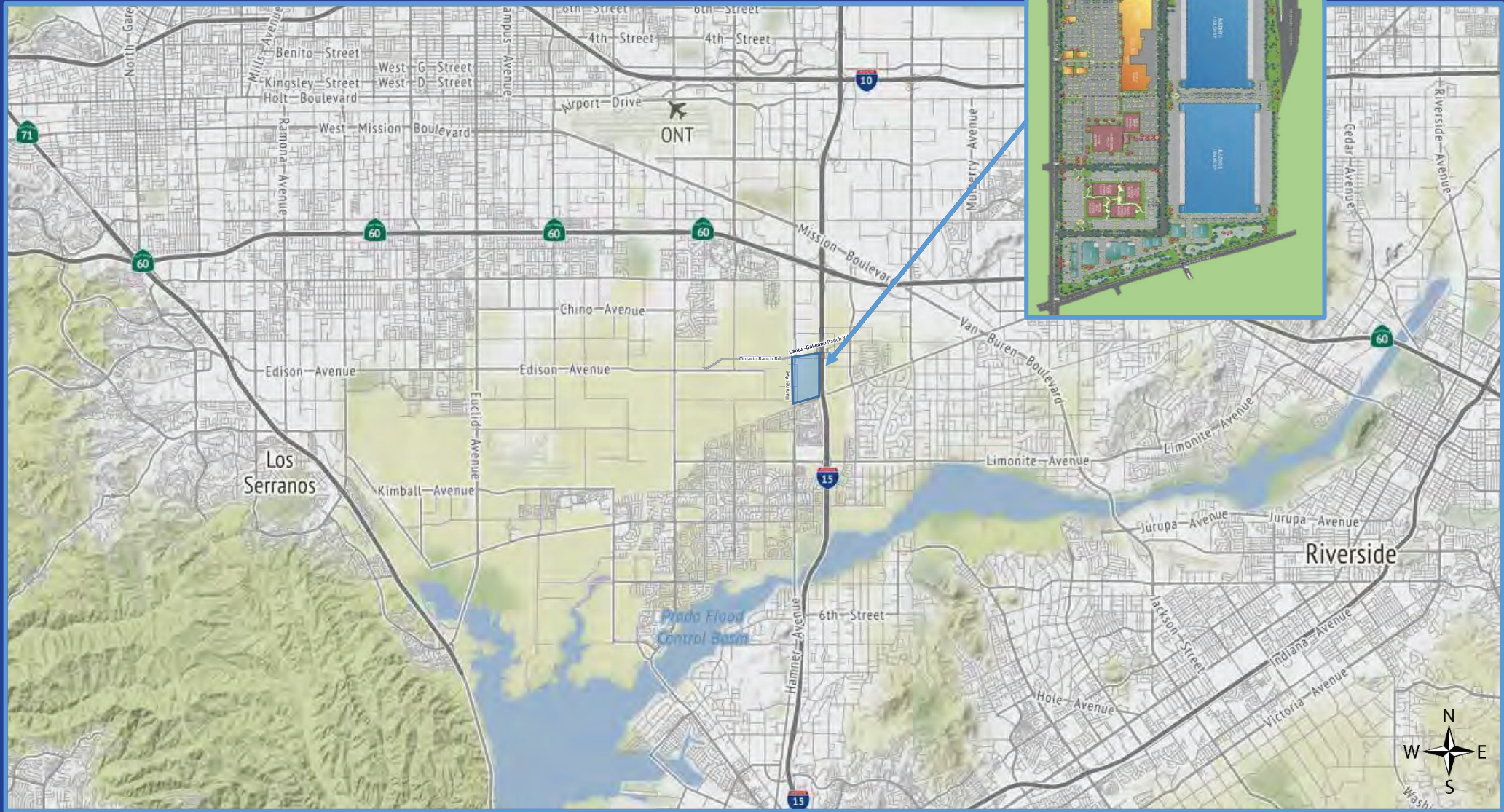
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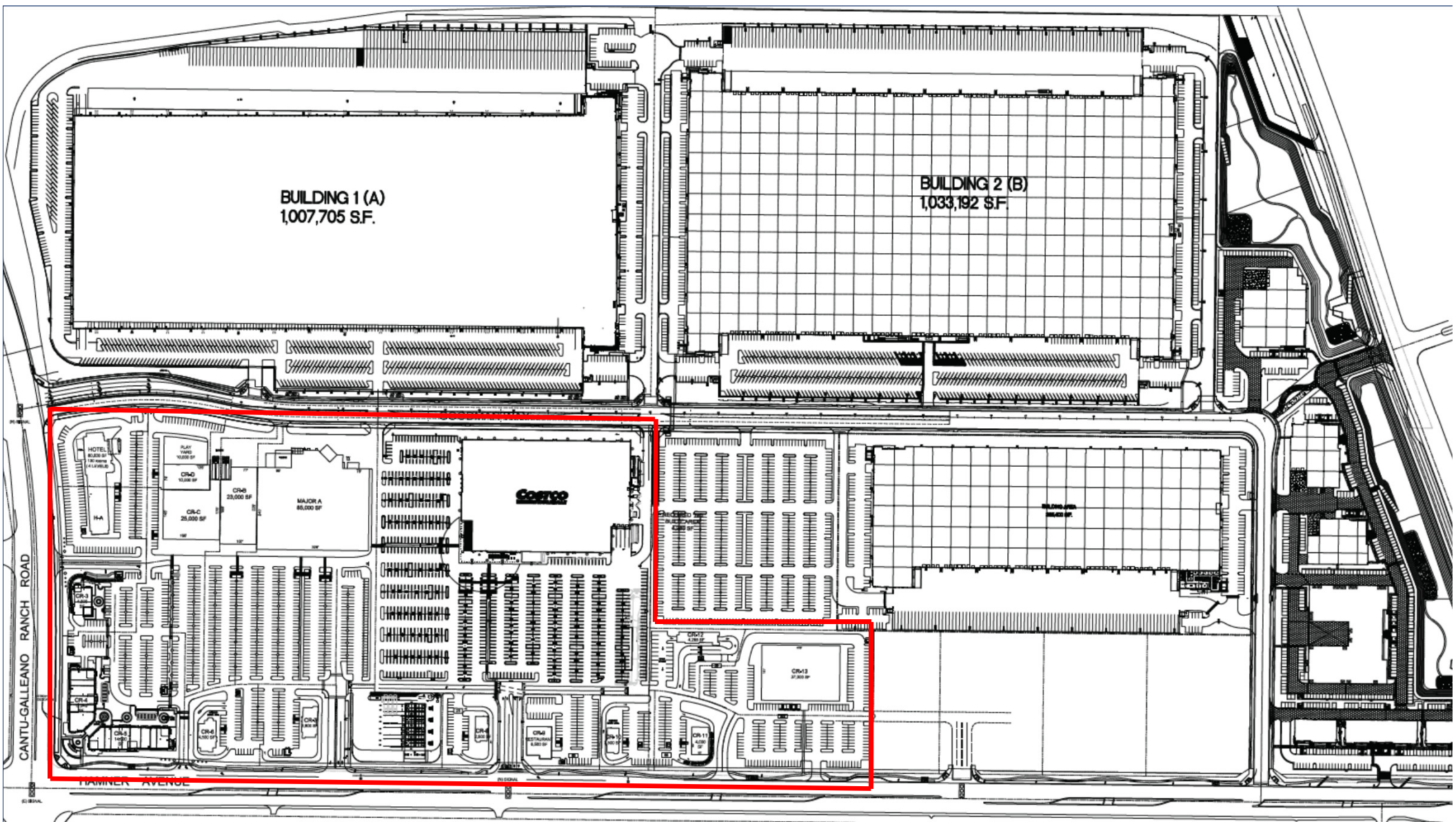


**EXTEAM** 3990 Westerly Place • Suite 230 • Newport Beach • California • 92660

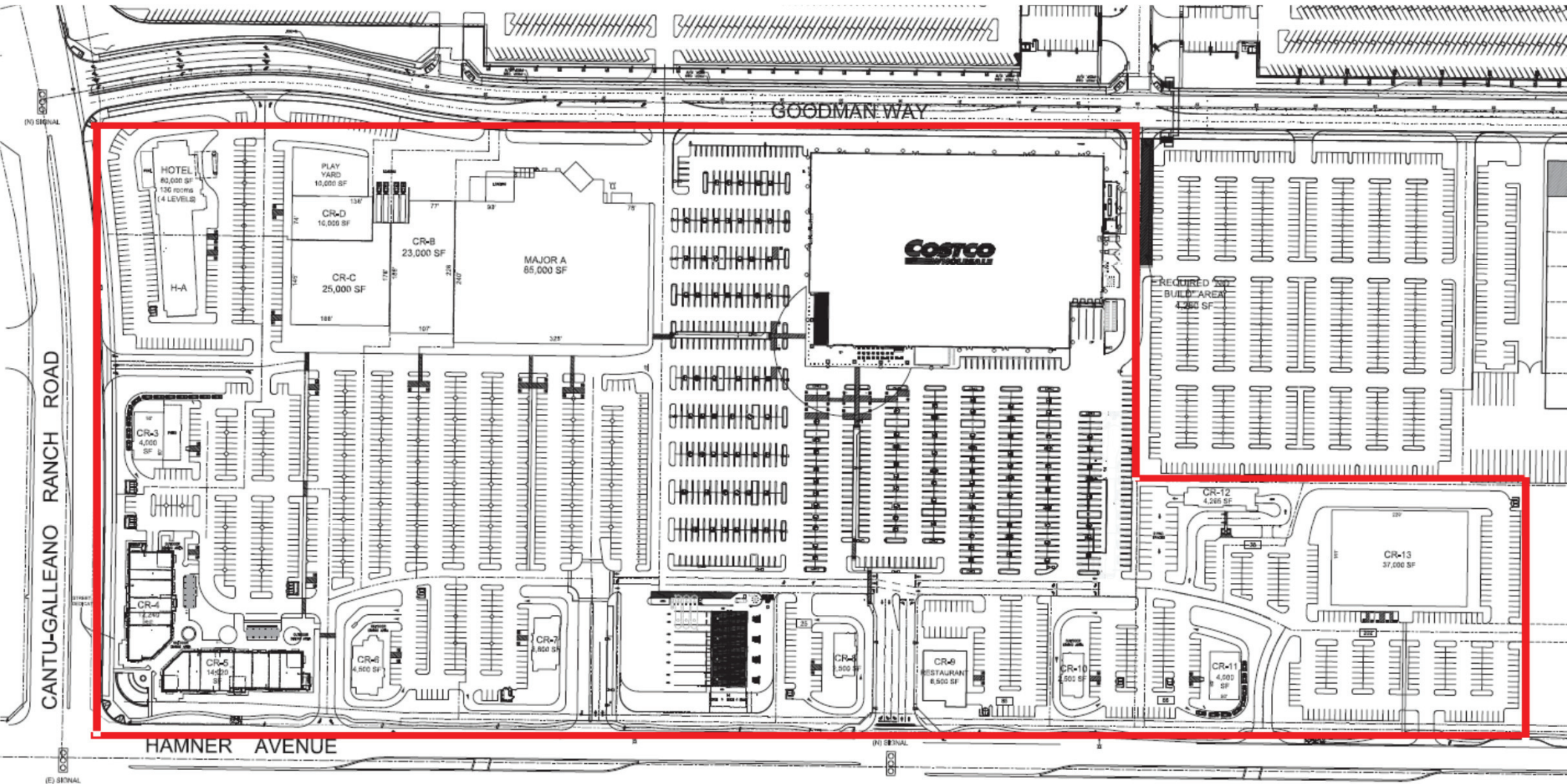
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Goodman Commerce Center  
SEC Cantu-Galleano Ranch Rd & Hamner Ave  
Eastvale, CA



Overall Site Plan 09.07.17



CANTU-GALLEANO RANCH ROAD

GOODMAN WAY

HAMNER AVENUE

HOTEL  
80,000 SF  
130 rooms  
(4 LEVELS)

H-A

PLAY YARD  
10,000 SF

CR-D  
16,000 SF

CR-C  
25,000 SF

CR-B  
23,000 SF

MAJOR A  
85,000 SF

**COSTCO**  
WHOLESALE

REQUIRED  
BUILD AREA  
4,284 SF

CR-3  
4,000 SF

CR-4  
14,000 SF

CR-5  
14,000 SF

CR-6  
4,800 SF

CR-7  
8,600 SF

CR-8  
8,500 SF

CR-9  
RESTAURANT  
8,500 SF

CR-10  
4,500 SF

CR-11  
4,500 SF

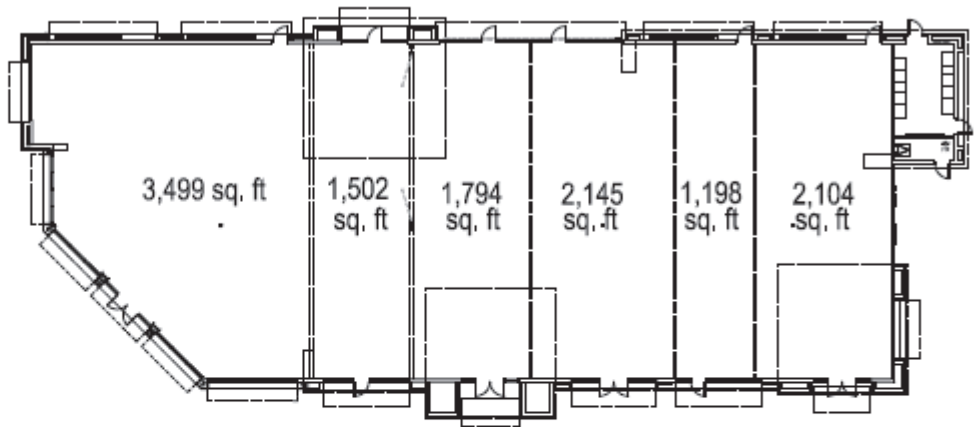
CR-12  
4,285 SF

CR-13  
37,000 SF

(D) SIGNAL

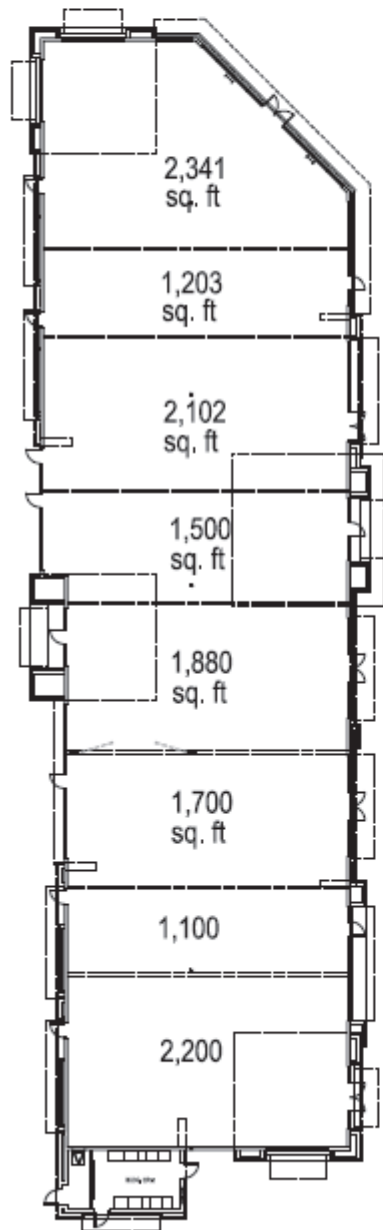
(E) SIGNAL

(D) SIGNAL



### BLDG. CR-4

±12,242 SF (GLA)



### BLDG. CR-5

±14,026 SF (GLA)



INTERIOR VIEW

REVISIONS	DATE	BY





EXTERIOR CORNER VIEW

REVISIONS	DATE	BY



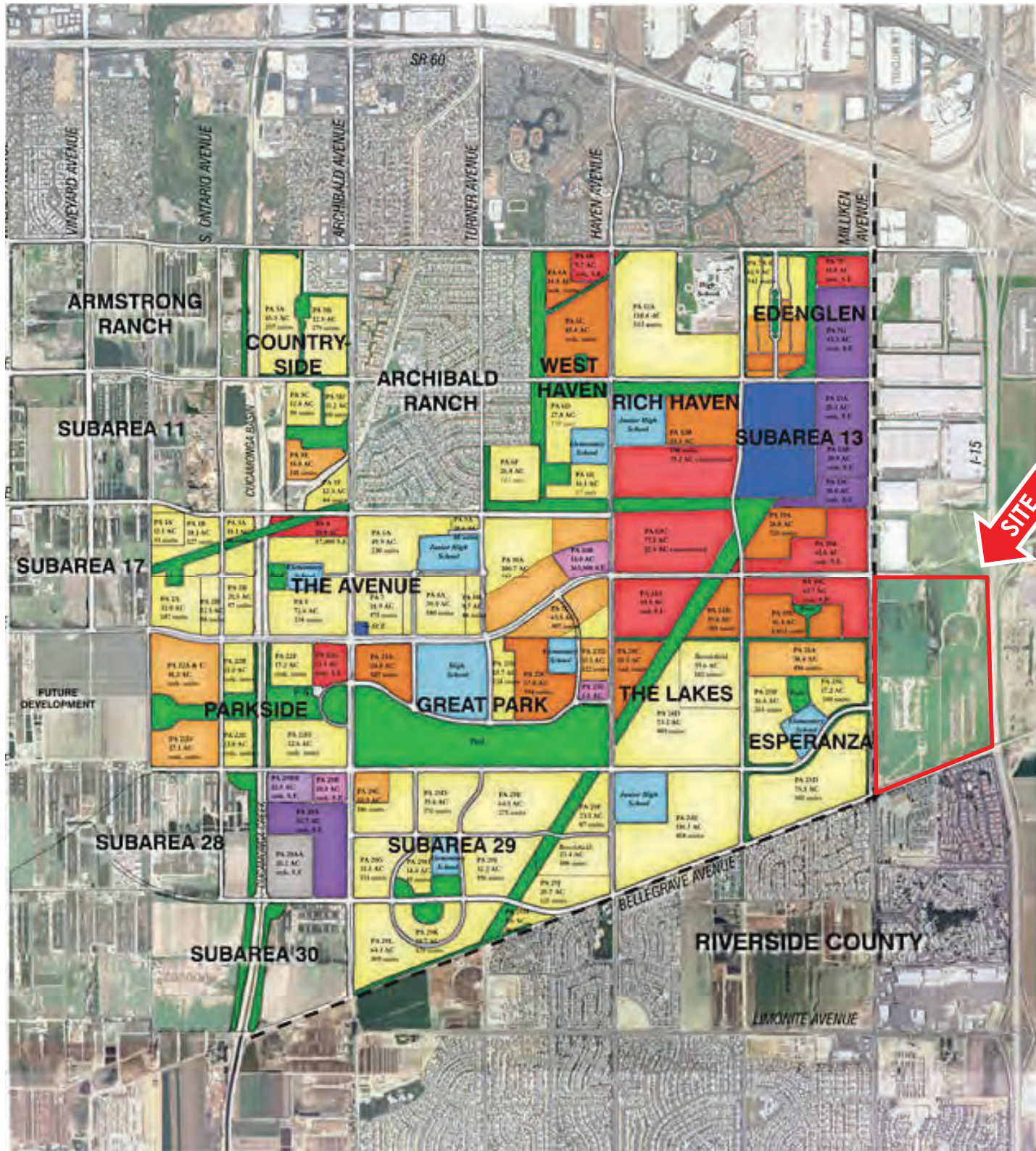


- 1 MAIN PLAZA WATER FEATURE
- 2 CORNER MONUMENT WATER FEATURE
- 3 LAWN AREA W/ CHILDREN'S SCULPTURAL PLAY EQUIPMENT
- 4 LIGHT WEIGHT OVERHEAD SHADE STRUCTURE
- 5 RESTAURANT DINING PATIO
- 6 ENHANCED PEDESTRIAN CROSSING
- 7 BANQUETTE SEATING @ COVERED COMMUNITY DINING AREA.
- 8 FESTOON LIGHTING @ DINING PATIOS
- 9 OUTDOOR SEATING W/ FIRE PIT AND ENHANCED PAVING
- 10 OUTDOOR SEATING W/ FIRE PLACE AND ENHANCED PAVING
- 11 VALET OR RMU LOCATION
- 12 SPECIMEN TREE IN RAISED PLANTER W/ BUILT-IN BANQUETTE SEATING
- 13 CASUAL SEATING
- 14 PEDESTRIAN PORTAL W/ GATES
- 15 PUBLIC SIDEWALK
- 16 DECORATIVE POTTERY (TYP.)
- 17 BIKE RACKS
- 18 BENCH (TYP.)
- 19 ELECTRICAL TRANSFORMER LOCATION
- 20 TRASH ENCLOSURE
- 21 LOADING AND DROP OFF ZONE W/ 6" CURB
- 22 4' HIGH TENANT SIGNAGE WALL

NOTE:  
LANDSCAPE PLANTING OMITTED FOR CLARITY. SEE SHEET L3.1 FOR  
SPECIFIC PLANTING AND TREE TYPES

NO.	REVISIONS	DATE	BY





**LEGEND**

- Low Density
- Medium Density
- High Density
- Neighborhood Commercial
- Office Commercial
- Business Park
- Industrial Park
- Regional Commercial
- Schools
- SCI
- F.S. Fire Station

160 AC

# SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 34.0009/-117.5583

RS1

## Cantu Galleano Ranch Rd & Hamner Ave

### Eastvale, CA

		3 Miles	5 Miles	10 Miles
<b>POPULATION</b>	2016 Estimated Population	69,879	171,379	1,175,409
	2021 Projected Population	74,110	181,915	1,239,097
	2010 Census Population	64,852	156,932	1,123,502
	2000 Census Population	34,741	96,109	939,725
	Projected Annual Growth 2016 to 2021	1.2%	1.2%	1.1%
	Historical Annual Growth 2000 to 2016	6.3%	4.9%	1.6%
	2016 Median Age	31.6	32.4	32.2
<b>HOUSEHOLDS</b>	2016 Estimated Households	18,659	46,559	335,500
	2021 Projected Households	19,587	48,958	351,038
	2010 Census Households	17,361	42,155	316,807
	2000 Census Households	9,973	27,225	271,535
	Projected Annual Growth 2016 to 2021	1.0%	1.0%	0.9%
	Historical Annual Growth 2000 to 2016	5.4%	4.4%	1.5%
<b>RACE AND ETHNICITY</b>	2016 Estimated White	46.8%	49.5%	52.5%
	2016 Estimated Black or African American	8.7%	7.4%	7.1%
	2016 Estimated Asian or Pacific Islander	15.3%	13.6%	9.3%
	2016 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.9%
	2016 Estimated Other Races	28.4%	28.7%	30.3%
	2016 Estimated Hispanic	51.8%	53.5%	58.0%
<b>INCOME</b>	2016 Estimated Average Household Income	\$99,337	\$92,330	\$77,844
	2016 Estimated Median Household Income	\$89,021	\$83,024	\$67,502
	2016 Estimated Per Capita Income	\$26,532	\$25,101	\$22,465
<b>EDUCATION (AGE 25+)</b>	2016 Estimated Elementary (Grade Level 0 to 8)	10.0%	10.4%	11.5%
	2016 Estimated Some High School (Grade Level 9 to 11)	8.5%	10.0%	11.4%
	2016 Estimated High School Graduate	24.9%	25.5%	25.9%
	2016 Estimated Some College	24.7%	24.0%	24.2%
	2016 Estimated Associates Degree Only	7.9%	8.2%	7.5%
	2016 Estimated Bachelors Degree Only	16.2%	15.0%	13.2%
	2016 Estimated Graduate Degree	7.8%	6.8%	6.3%
<b>BUSINESS</b>	2016 Estimated Total Businesses	2,556	5,188	42,199
	2016 Estimated Total Employees	51,040	77,550	465,275
	2016 Estimated Employee Population per Business	20.0	14.9	11.0
	2016 Estimated Residential Population per Business	27.3	33.0	27.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.