

# 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	46,692	80,085	179,688
Estimated Avg. HH Income	\$ 115,325	\$ 111,615	\$ 98,188

## TRAFFIC COUNT

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

Source: Caltrans



### LEWIS RETAIL CENTERS

Lic. 1252241

T. 909-946-7518

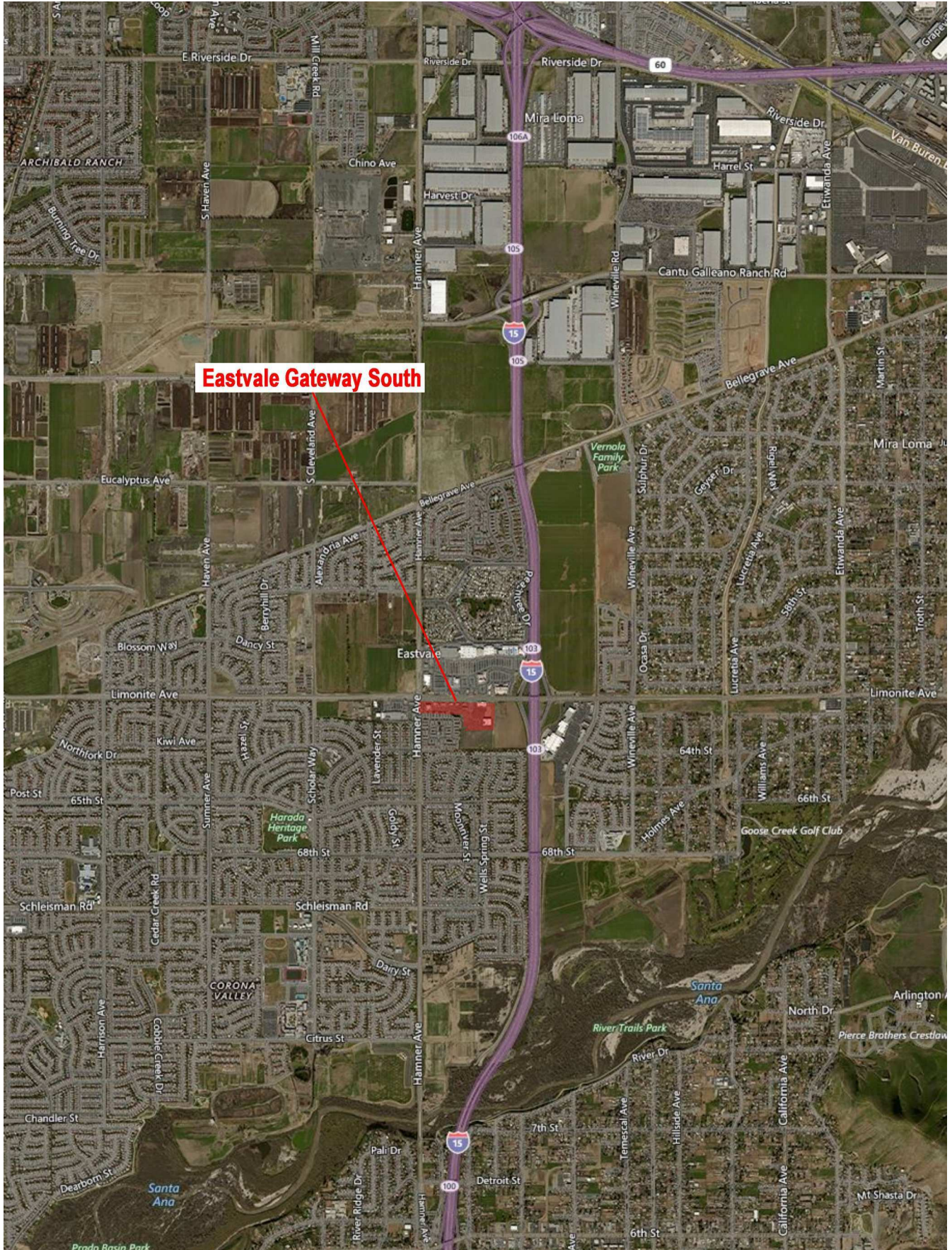
[retailinfo@lewismc.com](mailto:retailinfo@lewismc.com)

Lewis Retail Centers

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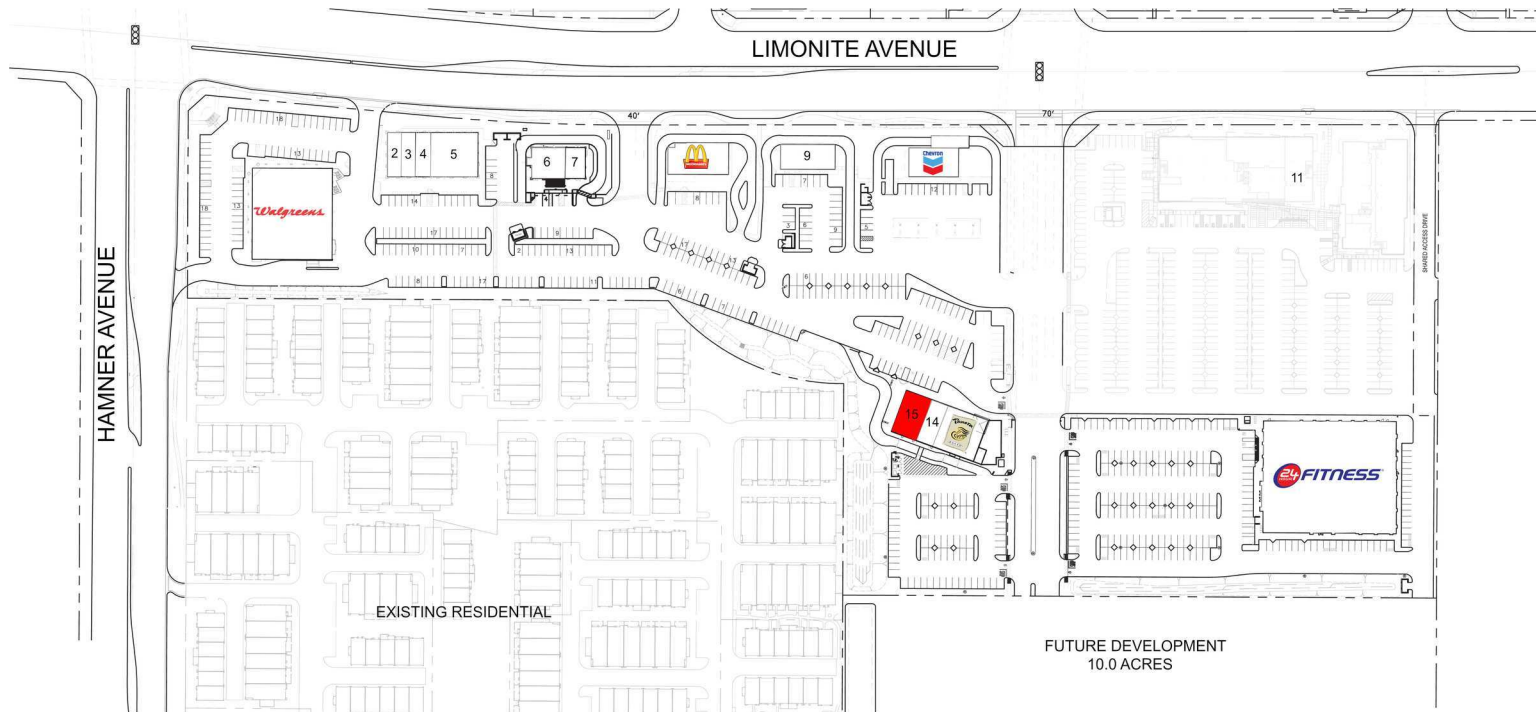
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TENANT	SQFT
1 Walgreens	14,700
2 Little Caesars	1,197
3 Wing Stop	1,134
4 One Touch Beauty	1,197
5 Corky's Kitchen	4,393
6 Panda Express	3,600
7 Yogurtland	2,500
8 McDonalds	3,838
9 Taco Bell	2,806
10 Chevron	3,875
11 Medical Office Buildings	50,000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

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**Lewis Retail Centers**



# 1,006,800 SF COMMUNITY CENTER

**EASTVALE GATEWAY &  
EASTVALE GATEWAY SOUTH**

LIMONITE AVE. & HAMNER AVE.  
EASTVALE, CA  
LEWIS RETAIL CENTERS  
[www.lewisretailcenters.com](http://www.lewisretailcenters.com)

NADEL ARCHITECTS

# SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.9752/-117.5583

RS1

Eastvale Gateway I, II & South		2 mi radius	3 mi radius	5 mi radius
Eastvale, CA 91752				
POPULATION	2016 Estimated Population	46,692	80,085	179,688
	2021 Projected Population	49,661	85,402	190,357
	2010 Census Population	44,007	72,822	166,352
	2000 Census Population	9,176	25,027	102,031
	Projected Annual Growth 2016 to 2021	1.3%	1.3%	1.2%
	Historical Annual Growth 2000 to 2016	25.6%	13.7%	4.8%
	2016 Median Age	32.1	33	33.4
HOUSEHOLDS	2016 Estimated Households	11,982	20,921	47,512
	2021 Projected Households	12,617	22,099	50,067
	2010 Census Households	11,211	18,864	43,283
	2000 Census Households	2,514	7,137	27,450
	Projected Annual Growth 2016 to 2021	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2016	23.5%	12.1%	4.6%
RACE AND ETHNICITY	2016 Estimated White	45.2%	48.7%	52.0%
	2016 Estimated Black or African American	9.2%	8.0%	7.4%
	2016 Estimated Asian or Pacific Islander	20.8%	18.3%	12.9%
	2016 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.8%
	2016 Estimated Other Races	24.2%	24.4%	26.9%
	2016 Estimated Hispanic	44.1%	44.5%	49.7%
INCOME	2016 Estimated Average Household Income	\$115,325	\$111,615	\$98,188
	2016 Estimated Median Household Income	\$102,686	\$99,741	\$86,713
	2016 Estimated Per Capita Income	\$29,599	\$29,168	\$26,513
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	9.4%	8.8%	9.6%
	2016 Estimated Some High School (Grade Level 9 to 11)	7.0%	7.7%	10.1%
	2016 Estimated High School Graduate	22.7%	23.6%	25.0%
	2016 Estimated Some College	22.6%	23.3%	24.6%
	2016 Estimated Associates Degree Only	9.3%	9.5%	8.3%
	2016 Estimated Bachelors Degree Only	18.3%	17.5%	15.2%
	2016 Estimated Graduate Degree	10.8%	9.6%	7.1%
BUSINESS	2016 Estimated Total Businesses	723	1,311	4,801
	2016 Estimated Total Employees	9,525	13,205	69,595
	2016 Estimated Employee Population per Business	13.2	10.1	14.5
	2016 Estimated Residential Population per Business	64.6	61.1	37.4

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