



Marks The Spot

Goodman Commerce Center Eastvale | Business Park II / Flex Retail
Adjacent to I-15 between Cantu-Galleano Ranch Road and Bellgrave Avenue

Business Park II / + Flex Retail



The new heart of business.

Goodman's Eastvale Business Park II / Flex Retail delivers Brand new, modern, centrally located commercial space surrounded by amenities and key transport infrastructure.

Explore the flexible, freestanding and multi-tenant opportunities to suit your business' growth.

Property Details

Building	Total s.f.	Available s.f.
CR-13	58,422 s.f.	±29,211 s.f. - ±58,422 s.f.
CR-14	58,422 s.f.	±29,211 s.f. - ±58,422 s.f.
CR-15	58,764 s.f.	±23,000 s.f. - ±58,764 s.f.
CR-16	39,494 s.f.	±39,494 s.f. (demisable)
CR-17	38,150 s.f.	±38,150 s.f. (demisable)



Scale + Flexibility



Amenity Choice +



On-site

Goodman's Commerce Center Eastvale provides new first class amenities including a new Costco with gas, grocery store, contemporary Cravings Food Hall and a series of both sit down and quick serve food & beverage options. In addition, new retail amenities & services are being added.

Community

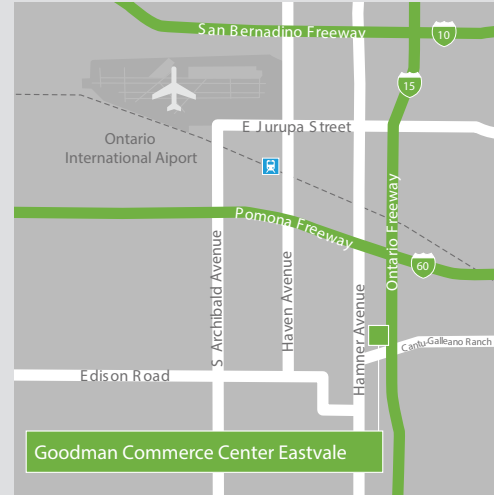
Eastvale and Ontario Ranch has benefited from tremendous growth in recent years. The community is known to be business friendly, affluent, diverse, young and highly skilled. The school system is considered one of the best in Southern California.



Location + Convenience



Positioned for success, your employees and customers will enjoy unrivaled convenience and access to on-site amenities and major transport routes.



#1

Ranked city in CA for education, health and safety



146,000

New homes developed within 2 miles



8mi

To Ontario International Airport



7mi

To 91 Freeway

59 mi

To Port of Los Anglese

Nearby + Developments

A RECENT BUILD OUT			
#	Project Name	Type	Total Units
A1	Brookfield Residential	Mix	794
A2	Lennar	SF	329

B IN DESIGN PLAN CHECK			
#	Project Name	Type	Total Units
B1	Nelson Chung	SF	192

C UNDER CONSTRUCTION			
#	Project Name	Type	Total Units
C1	KB Home	SF	52
C2	Pulte	SF	93
C3	Dr. Horton, Lennar, Richland Communities	MIX	670
C4	Brookfield Homes	MIX	493
C5	Landsea Homes	TH	432
C6	KB Home	SF	190
C7	Pulte	SF	286
C8	Richmond American Homes	SF	79
C9	KB Home, Christopher Homes, Taylor Morrison, Woodstone Homes, Tri Pointe Homes, The New Home Company and Camden	MIX	491
C10	Lennar	SF	475
C11	Frontier Communities	SF	176
C12	Frontier Homes, Taylor Morrison	SF	300
C13	Lennar and Century Communities	SF	323
C14	Pulte	SF	79
C15	Lennar	CONDO	243
C16	Lennar	SF	466

D FINAL MAP APPROVAL			
#	Project Name	Type	Total Units
D1	Foremost Communities	SF	235
D2	SC Ontario Development Corporation	SF	973
D3	Richland Communities	SF	117
D4	Vernola Trust	APT	397

E TENTATIVE MAP APPROVAL			
#	Project Name	Type	Total Units
E1	CVRC Ontario Investments, LLC	Mix	480
E2	Richland Communities	SF	36
E3	Stratham Communities	SF	90
E4	Richland Communities	SF	357
E5	STG Communities II, LLC	SF	102
E6	Ontario Subdivision	SF	151
E7	Brookfield Homes	SF	50
E8	Brookfield Homes	MIX	304
E9	Richland Communities	MIX	967
E10	Richland Communities, Christopher Development Group, Inc.	MIX	619
E11	Taylor Morrison	SF	67
E12	LS-Ontario, LLC	SF	432
E13	Brookfield Homes	SF	108
E14	Ben Chai Group	SF	130

F INDUSTRIAL DEVELOPMENT			
#	Project Name	Type	Total Units
F1	The Merge	Light Industrial / Warehouse Buildings	7
F2	The Vine	Light Industrial Buildings	5





Contemporary landscaped gardens



On-site walking trails



32 ft clearance height for freestanding buildings



ESFR sprinkler system



Prominent signage and brand visibility



Extensive parking



Solar ready roof structure



Attractive Eastvale demographics



Direct access to I-15 freeway



Flexible layouts and custom design



Campus style Workplace design



On-site grocer



253,252 total s.f. Available



LEED certified

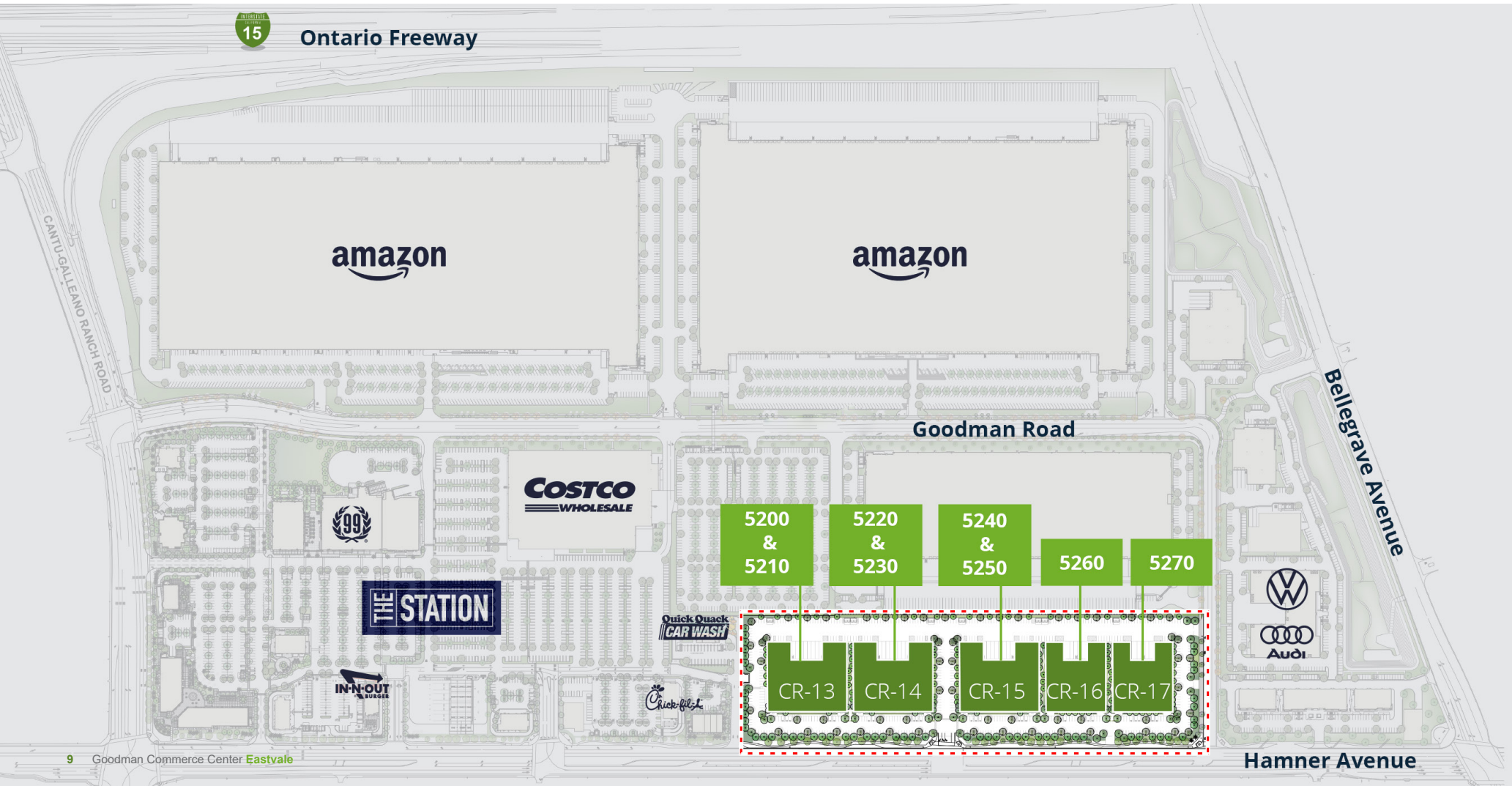


Minutes From OC and LA

Features

Overall Site Plan +

Eastvale Commerce Center's new Business Park II / Flex Retail is located on a 200 acre, Class A logistics retail and business park. The new Flex/Retail Business Park II is the last significant developable portion of the overall campus.

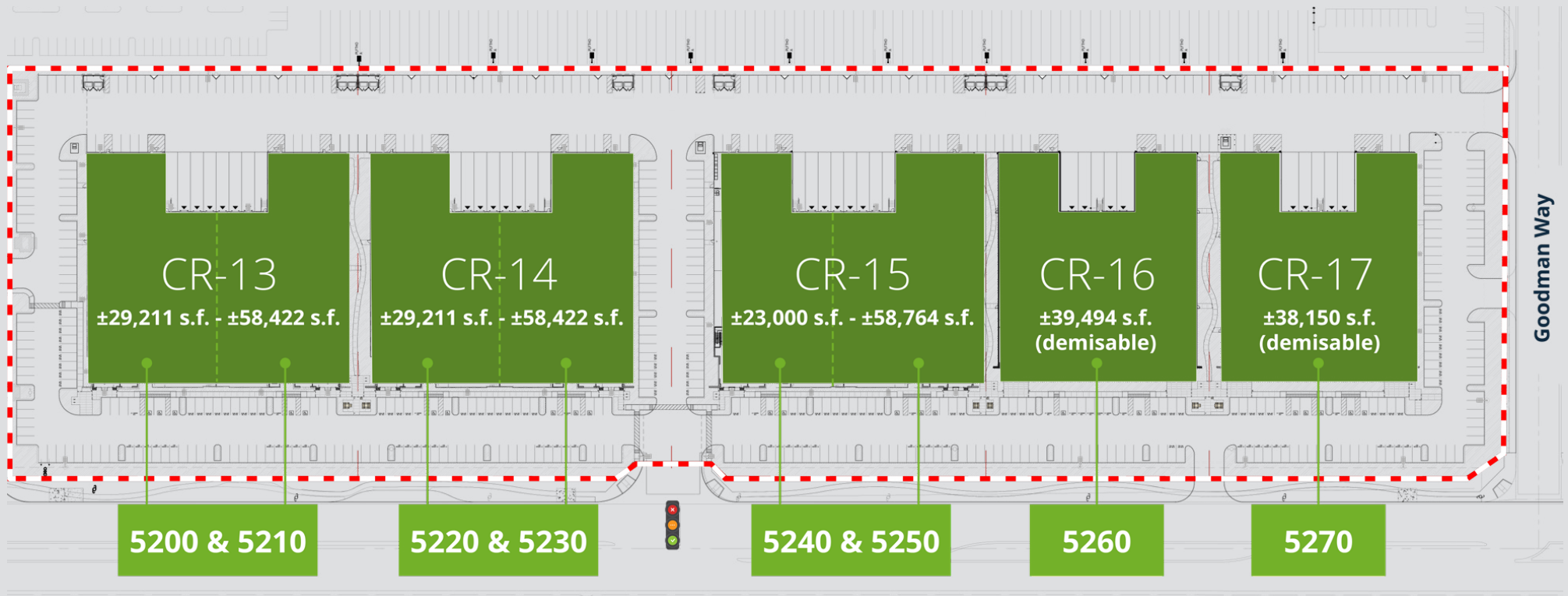


Building Plan +

- + Retail
- + Showroom
- + Flex
- + Light Manufacturing

Property Details

Building	Total s.f.	Available s.f.
CR-13 / 5200 & 5210	58,422 s.f.	±29,211 s.f. - ±58,422 s.f.
CR-14 / 5220 & 5230	58,422 s.f.	±29,211 s.f. - ±58,422 s.f.
CR-15 / 5240 & 5250	58,764 s.f.	±23,000 s.f. - ±58,764 s.f.
CR-16 / 5260	39,494 s.f.	±39,494 s.f. (demisable)
CR-17 / 5270	38,150 s.f.	±38,150 s.f. (demisable)

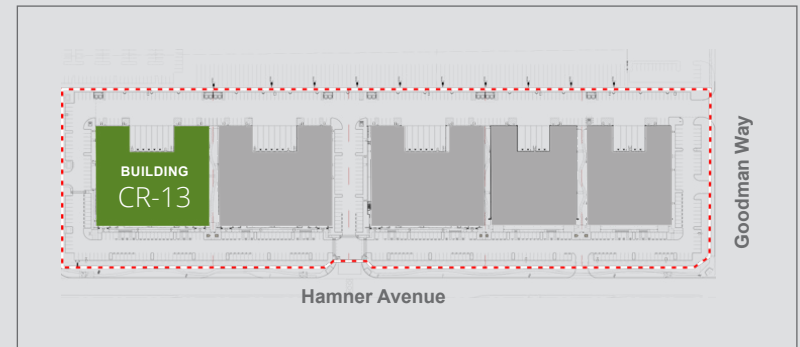


Hamner Avenue

CR-13 Plan +

Total Available: 58,422 s.f.

Divisible: ±29,211 s.f. up to ±58,422 s.f.



Building CR-13 Details

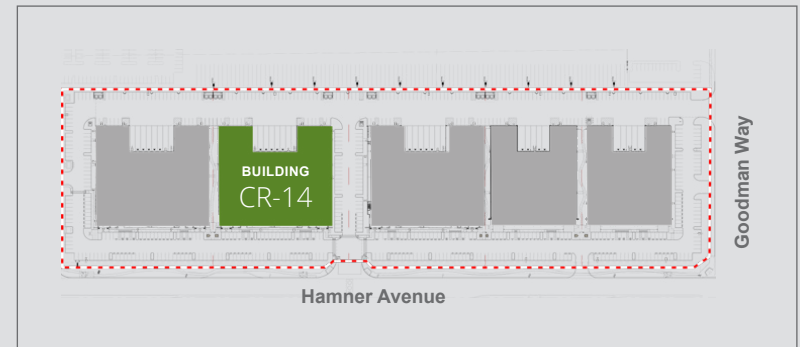
5200 & 5210 Hamner Avenue

Available s.f.	±29,211 s.f. up to ±58,422 s.f.
Type	Business Park / Flex / Retail
Office	3,014 s.f.
Clear Height	32 ft
Total Dock High Door	±6
Total Grade Level Doors	2
Power	1600A, 480/277V Service
Fire Sprinkler Calc	ESFR

CR-14 Plan +

Total Available: 58,422 s.f.

Divisible: ±29,211 s.f. up to ±58,422 s.f.



Building CR-14 Details

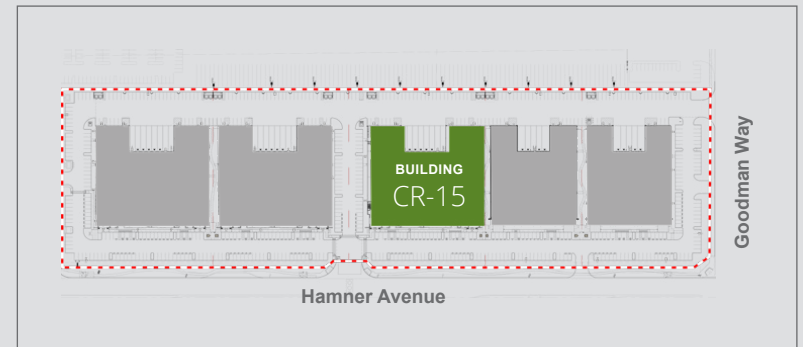
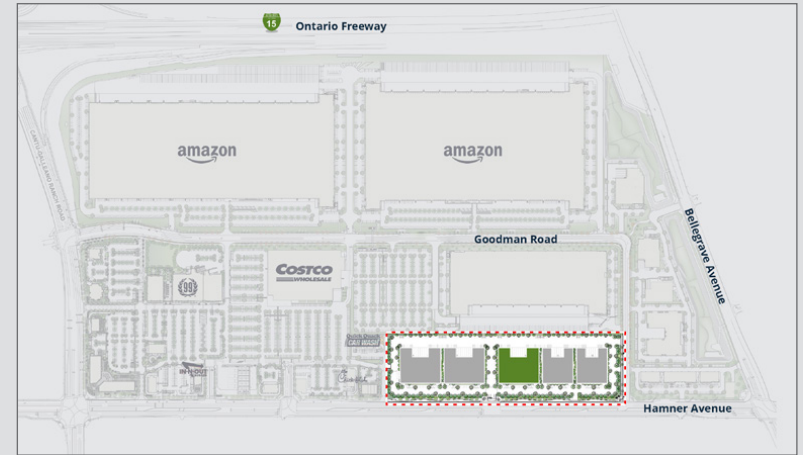
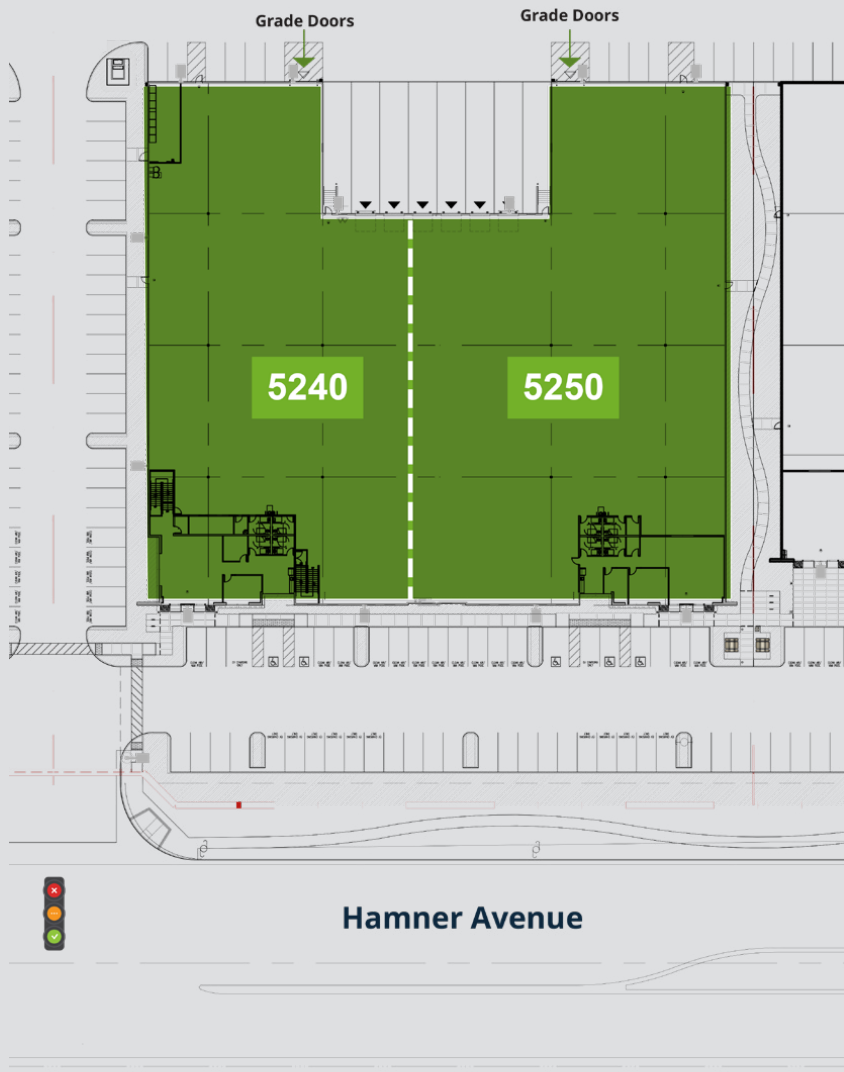
5220 & 5230 Hamner Avenue

Available s.f.	±29,211 s.f. up to ±58,422 s.f.
Type	Business Park / Flex / Retail
Office	3,014 s.f.
Clear Height	32 ft
Total Dock High Door	±6
Total Grade Level Doors	2
Power	1600A, 480/277V Service
Fire Sprinkler Calc	ESFR

CR-15 Plan +

Total Available: 58,764 s.f.

Divisible: ±23,000 s.f. up to ±58,764 s.f.



Building CR-15 Details

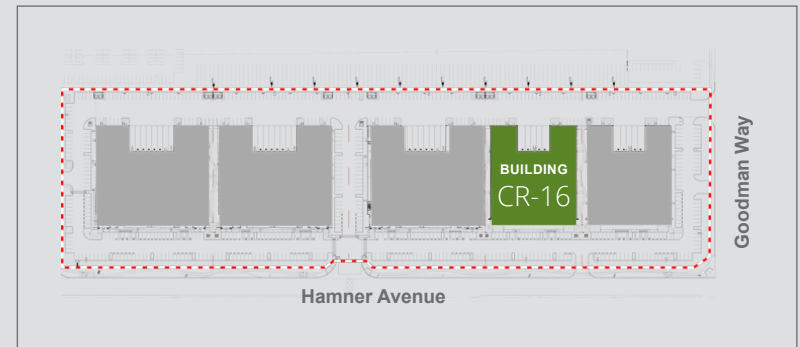
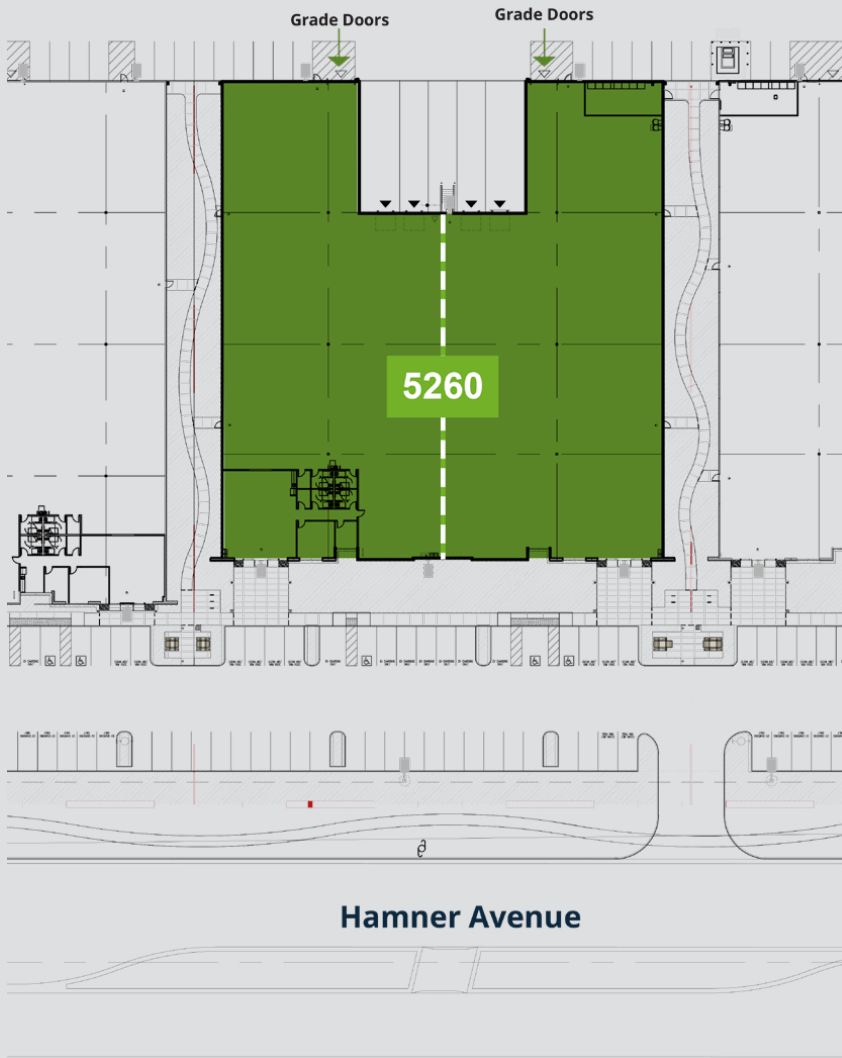
5240 & 5250 Hamner Avenue

Available s.f.	±23,000 s.f. up to ±58,764 s.f.
Type	Business Park / Flex / Retail
Office	3,014 s.f.
Clear Height	32 ft
Total Dock High Door	±6
Total Grade Level Doors	2
Power	1600A, 480/277V Service
Fire Sprinkler Calc	ESFR

CR-16 Plan +

Total Available: 39,494 s.f.

Demisable



Building CR-16 Details

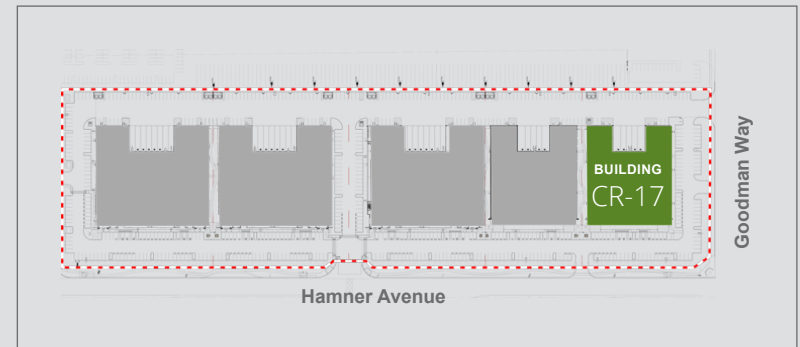
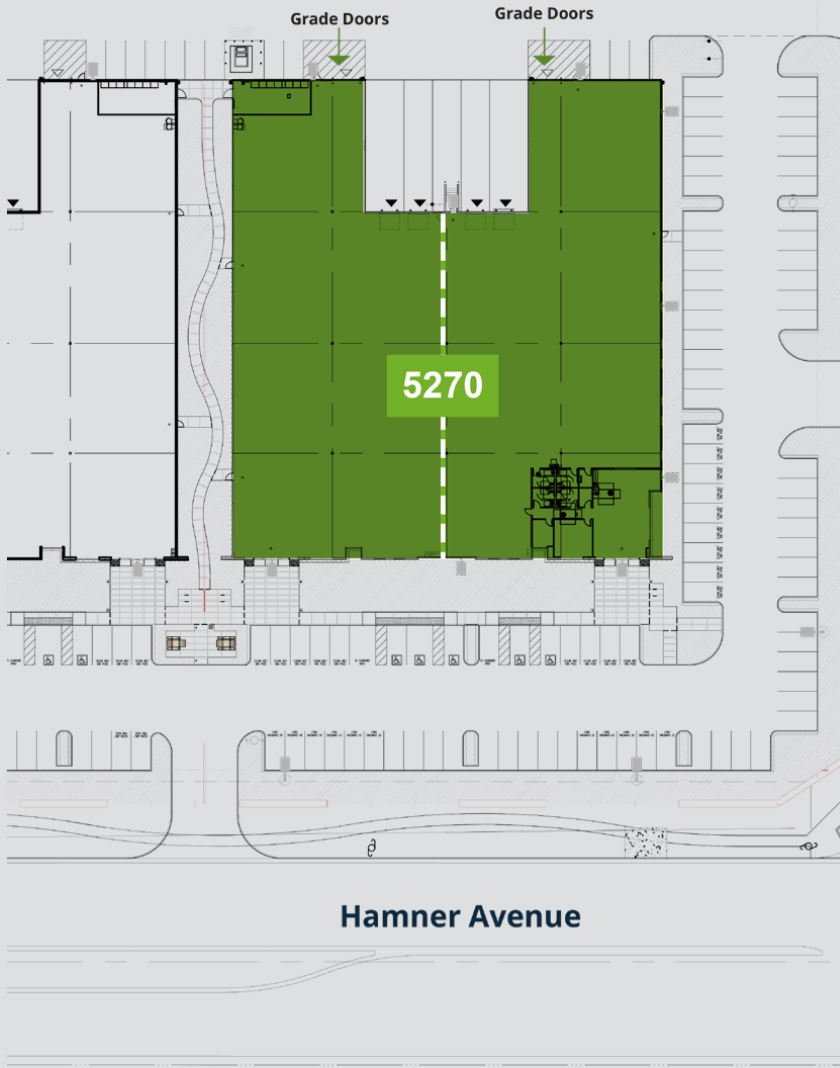
5260 Hamner Avenue

Available s.f.	±39,494 s.f.
Type	Business Park / Flex / Retail
Office	3,014 s.f.
Clear Height	32 ft
Total Dock High Door	±6
Total Grade Level Doors	2
Power	800A, 480/277V (1600A UGPS - for easy expansion)
Fire Sprinkler Calc	ESFR

CR-17 Plan +

Total Available: 38,150 s.f.

Demisable



Building CR-17 Details

5270 Hamner Avenue

Available s.f.	±38,150 s.f.
Type	Business Park / Flex / Retail
Office	3,014 s.f.
Clear Height	32 ft
Total Dock High Door	±6
Total Grade Level Doors	2
Power	800A, 480/277V (1600A UGPS - for easy expansion)
Fire Sprinkler Calc	ESFR

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