



The Station in Eastvale | **RETAIL**

Adjacent to I-15 between Cantu-Galleano Ranch Road and Bellgrave Avenue

Ground Lease & Retail/Restaurant Opportunities

- 1 CR-1 - Up to 6,500 SF of Building
- 2 CR-D - Up to 16K SF of Building
- 3 CR-A - Up to 20K SF of Building
- 4 CR-3 - 1,567 SF Improved Restaurant Space
- 5 CR-4 - 2,810 SF Highly Upgraded Restaurant Space
- 6 CR-8 - ±1,500 SF Retail Space

PARKING PROVIDED 1,131 stalls

RETAIL 154,451 SF

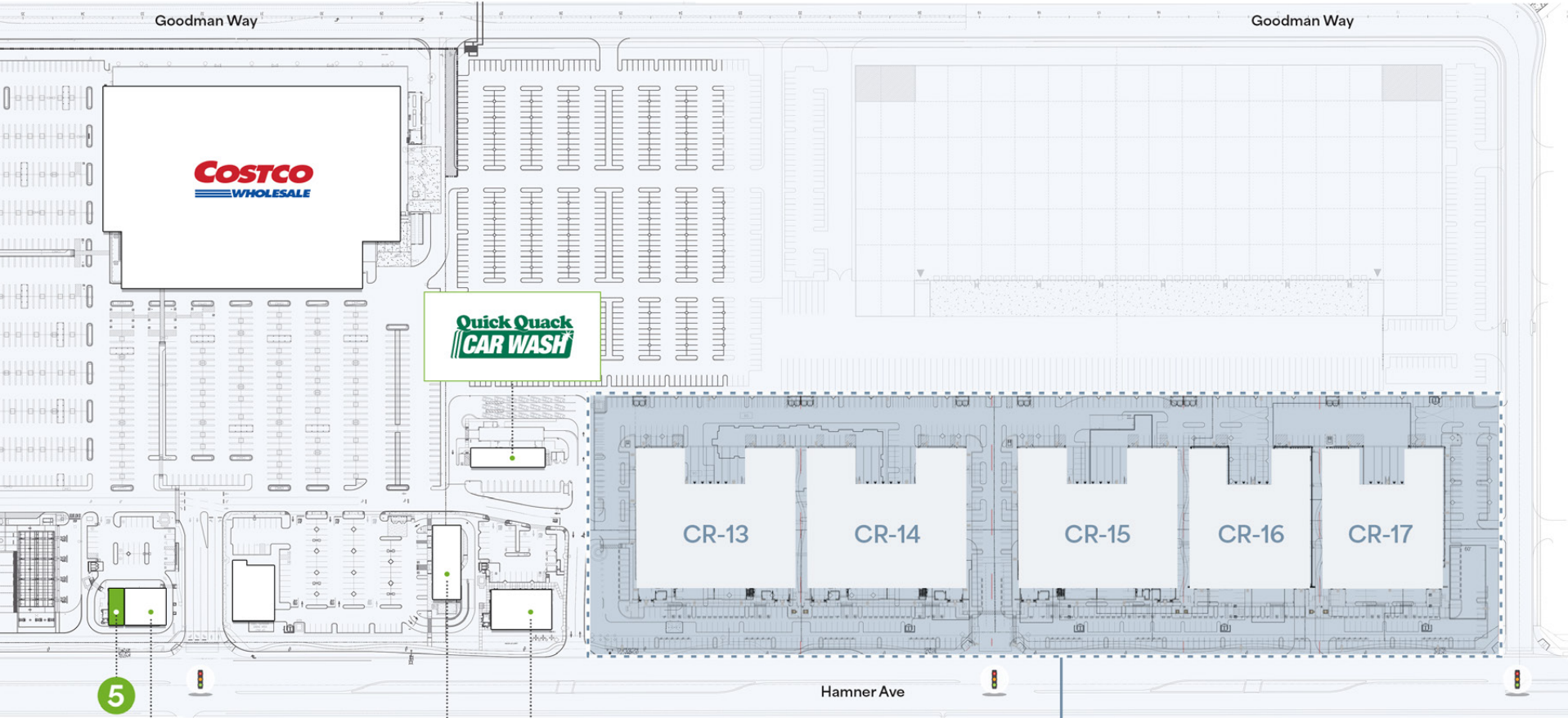
OUTDOOR SEATING 4,500 SF

SIGNAGE Bespoke program approved

- Retail: Pad Ground Lease & Retail/Restaurant Opportunities
- Future Flex Retail/Industrial - Coming Soon



Retail Site Plan



CLASS A
New Flex Retail/Industrial Buildings Pre-Leasing
Delivery of Q3 2024 - Call for Details



#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 Angeles

A Dynamic, Mixed-Use Center in Eastvale

Adjacent to I-15 between Cantu-Galleano Ranch Road and Bellgrave Avenue

Goodman Commerce Center Eastvale is one of the largest, mixed-use developments in Southern California. Spanning 200 acres, the Center provides Class A logistics, retail and business park flex facilities.

Located in one of California's fastest growing cities, The Station is adjacent to multiple new residential communities with outstanding Eastvale demographics. Now leasing shop space and retail pads.

Strategically located adjacent to the I-15 with direct access from Cantu-Galleano Ranch Road off-ramp.

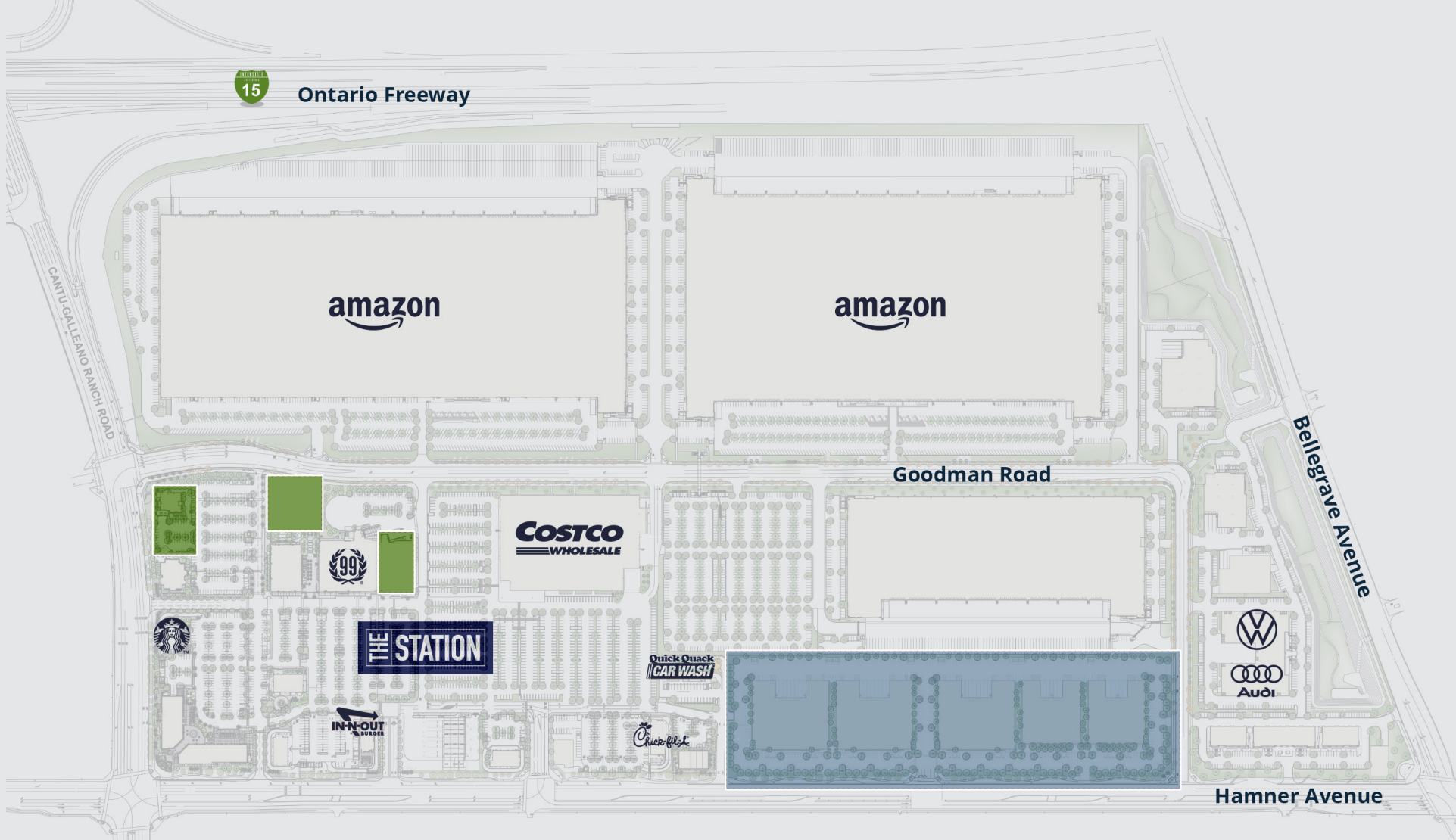
Discover a leasing opportunity at The Station, our modern 650,000 s.f. retail center located at Goodman Commerce Center Eastvale. Our prime location offers a variety of fast-casual dining options, full-service restaurants, service businesses, hotels, large-format retailers, and even a Costco Retail Warehouse.

By joining The Station, you'll be among other anchor businesses such as Amazon, 99 Ranch, Starbucks, and Costco, all of which attract customers daily, providing an excellent potential for growth. With 42,000 new homes planned within a two-mile radius, your customer base will only continue to grow.

Our highly accessible location provides excellent visibility for your brand, with signage visible from Interstate 15, which is passed by approximately 155,000 cars per day.

The Station offers a natural, outdoor destination that provides safe and convenient spaces for consumers to access a variety of goods and services in the community-driven City of Eastvale.





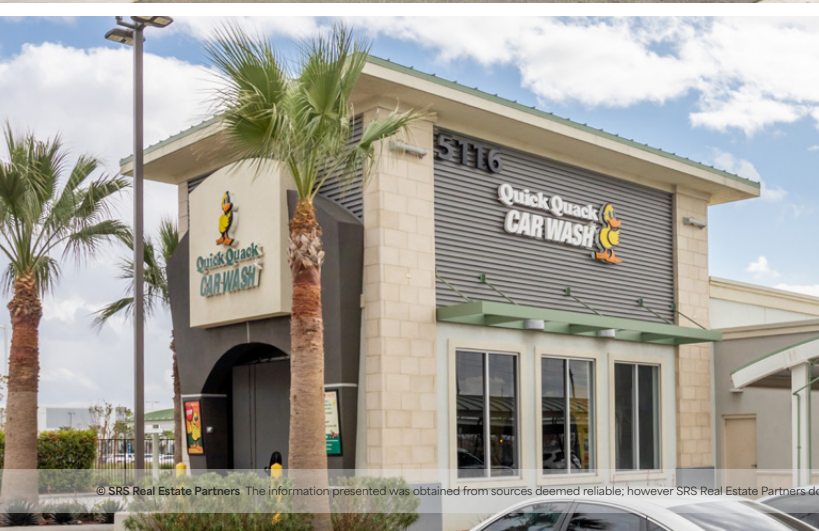
Overall Master Plan

- **Retail:** Pad Ground Lease Opportunities

Up to 6,500 SF to 20K SF of Building

- **Future Flex Retail/Industrial Buildings - Coming Soon**

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.





The Station is a modern 650,000 s.f. retail center and part of Goodman Commerce Center Eastvale. Offering a mix of fast-casual dining opportunities, full service restaurants, service businesses, hotels, large format retailers and a Costco Retail Warehouse, The Station delivers a diverse shopping experience for local residents. Positioned in a desirable location, just 0.1 miles off interstate 15, The Station is the perfect place for both local customers and those looking for somewhere convenient to stop and replenish.

Overview

Amazon, 99 Ranch, Starbucks and Costco serve as anchors for customers within The Station, providing potential for growth. With 42,000 new houses planned within two miles, your customer base is only increasing.

Your brand is in a highly accessible location, with signage visible from Interstate 15 which is passed by approximately 155,000 cars per day.

The natural, outdoor destination provides safe and convenient spaces for consumers to access a variety of goods and services in the community-driven City of Eastvale.

The Station hosts a diverse shopping experience with a mix of restaurants and retailers including 99 Ranch, In-N-Out, Starbucks, Chick-fil-A, Café Rio and many more.



Estimated Demos

	2 Miles	3 Miles
Population	50,400	104,439
Median Age	34	33
Total Households	14,297	28,617
Average Household Income	\$154,631	\$147,472
Daytime Population	8,660	19,607
Total Households	14,297	28,617
Average Household Size	3.52	3.64
Owner Occupied Housing Units	11,840	22,000
Renter Occupied Housing Units	2,457	6,617
White Alone	25.7%	25.0%
Black Alone	8.0%	8.0%
American Indian/Alaska Native Alone	1.0%	1.2%
Asian Alone	24.8%	23.1%
Pacific Islander Alone	0.4%	0.4%
Hispanic Origin (Any Race)	46.6%	49.4%

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*Source: Esri 2024

Location & Convenience

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



10.6M

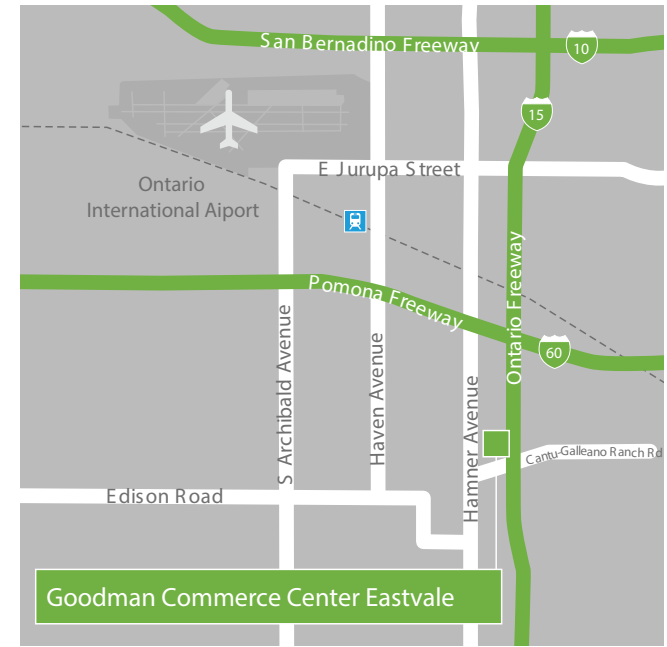
Total population

\$301.7B

Total disposable income

\$7.1M

Item ordered online in the last 12 months



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

C UNDER CONSTRUCTION			
#	Project Name	Type	Total Units
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

E TENTATIVE MAP APPROVAL			
#	Project Name	Type	Total Units
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

THE STATION | I-15 between Cantu-Galleano Ranch Road and Hamner Avenue, Eastvale, CA

Retail Inquiries +



SRS Real Estate Partners

610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660

SRSRE.com

Terrison Quinn

terrison.quinn@srsre.com

T +1 949 698 1107

CA License No. 01789657

Chris Kehl

chris.kehl@srsre.com

T +1 949 270 8235

CA License No. 01880427



Goodman

18201 Von Karman Avenue, Suite 1170
Irvine, CA 92612

us.goodman.com

Jeff Hamilton

jeff.hamilton@goodman.com

T +1 949 407 0167

M +1 949 413 8808

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Marks The Spot