

EASTVALE GATEWAY

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



PROJECT FEATURES

- +Over 9 Million Annual Visitors
- +Anchored by Target, Kohl's, Best Buy, Edwards Theatres, PetSmart, Staples, T.J.Maxx and HomeGoods
- +Eastvale Gateway has a total of 848,000 sf on a 75+ acre site
- +Excellent freeway visibility and access
- +Serving the communities of Eastvale, Mira Loma, Ontario, Corona, Norco and Chino
- +Located just 2 miles from Silver Lakes Sports park with 1 million visitors per year

DEMOGRAPHICS

Radius	2-Miles	3-Miles	5-Miles
Estimated Population	58,266	101,690	216,999
Estimated Avg. HH Income	\$162,838	\$158,922	\$145,877

TRAFFIC COUNT

I-15 Fwy at Limonite Ave.	162,384 CPD	Hamner Ave.	34,061 CPD
Limonite Ave.	51,882 CPD		

Source: Inrix 2023

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Lewis Retail Centers

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- 1 Tutor Time
- 2 Home Depot
- 3 Target
- 4 Dick's Sporting Goods
- 5 TJ Maxx
- 6 Home Goods
- 7 Party City
- 8 **Laserc Away**
- 9 Bath & Body Works
- 10 Famous Footwear
- 11 Tilly's
- 12 Kohl's
- 13 Best Buy
- 14 Chase Bank
- 15 Amazing Lash Studio
- 16 Gateway Medical Spa
- 17 **Available 1,075 SF**
- 18 Mountain View Tires
- 19 Vons Gas
- 20 Vons
- 21 C-2 Education
- 22 DryBar
- 23 Tutti Frutti
- 24 Management Office
- 25 CPR Cell Phone Repair
- 26 Eastvale Dental Group

- 27 Tio's Mexican Grill
- 28 **Available 1,900 SF**
- 29 The Habit Burger Grill
- 30 Dickey's BBQ Pit
- 31 Jersey Mike's Subs
- 32 Cold Stone Creamery
- 33 AT&T
- 34 Farmer Boys
- 35 Eastvale Medical Group
- 36 Foot Reflexology
- 37 Krak Boba
- 38 The UPS Store
- 39 GNC
- 40 Eastvale Gateway Optometry
- 41 European Wax
- 42 Versaci Nails Spa
- 43 Luna Grill
- 44 Blaze Pizza
- 45 Staples
- 46 PetSmart
- 47 Bank of America
- 48 Orangetheory Fitness
- 49 Verizon Wireless
- 50 Carino's Italian Grill
- 51 Kay Jeweler's
- 52 Carter's

- 53 Fashion Q
- 54 Ulta
- 55 Buffalo Wild Wings
- 56 Domino's
- 57 Maxim Beauty Supply
- 58 The Joint
- 59 Chipotle Mexican Grill
- 60 AAA
- 61 Massage Envy Spa
- 62 T-Mobile
- 63 Sunrise Optometry
- 64 City of Eastvale
- 65 **City of Eastvale**
- 66 Applebees
- 67 Edwards Theater
- 68 Georgia's
- 69 Nutrishop
- 70 GameStop
- 71 East Brew Cafe
- 72 Gemma's Jewelers
- 73 Pinkberry
- 74 Pho Viet
- 75 Lucky Kitchen
- 76 Zip Fusion
- 77 On the Border
- 78 Wells Fargo ATM

Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.9772/-117.5537

12571 Limonite Ave Eastvale, CA 91752	2 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	58,266	101,690	216,999
2028 Projected Population	63,975	113,394	240,559
2020 Census Population	55,974	98,746	207,839
2010 Census Population	41,122	71,155	170,305
Projected Annual Growth 2023 to 2028	2.0%	2.3%	2.2%
Historical Annual Growth 2010 to 2023	3.2%	3.3%	2.1%
2023 Median Age	33.1	33.5	33.9
Households			
2023 Estimated Households	15,176	27,174	58,496
2028 Projected Households	16,858	30,743	65,984
2020 Census Households	14,333	25,937	55,989
2010 Census Households	10,501	18,340	44,313
Projected Annual Growth 2023 to 2028	2.2%	2.6%	2.6%
Historical Annual Growth 2010 to 2023	3.4%	3.7%	2.5%
Race and Ethnicity			
2023 Estimated White	29.9%	30.9%	32.1%
2023 Estimated Black or African American	9.1%	8.4%	9.5%
2023 Estimated Asian or Pacific Islander	21.7%	21.4%	16.7%
2023 Estimated American Indian or Native Alaskan	1.3%	1.3%	1.4%
2023 Estimated Other Races	38.0%	37.9%	40.2%
2023 Estimated Hispanic	48.0%	47.9%	51.0%
Income			
2023 Estimated Average Household Income	\$162,838	\$158,922	\$145,877
2023 Estimated Median Household Income	\$147,282	\$138,463	\$121,991
2023 Estimated Per Capita Income	\$42,424	\$42,489	\$39,735
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	7.8%	7.4%	8.1%
2023 Estimated Some High School (Grade Level 9 to 11)	5.4%	5.9%	7.5%
2023 Estimated High School Graduate	20.9%	22.3%	24.7%
2023 Estimated Some College	19.3%	19.6%	20.9%
2023 Estimated Associates Degree Only	9.4%	8.9%	8.7%
2023 Estimated Bachelors Degree Only	25.7%	25.2%	21.0%
2023 Estimated Graduate Degree	11.4%	10.7%	9.2%
Business			
2023 Estimated Total Businesses	1,323	2,702	6,358
2023 Estimated Total Employees	6,569	16,856	54,380
2023 Estimated Employee Population per Business	5.0	6.2	8.6
2023 Estimated Residential Population per Business	44.0	37.6	34.1