

# GOODMAN COMMERCE CENTER EASTVALE FLEX



5200-5270 Hamner Ave, Eastvale, CA

# SPACE FOR ACCESS TO CONSUMERS

Part of one of the largest, mixed-use developments in Southern California, Goodman Commerce Center Eastvale Flex delivers brand new, modern, centrally located commercial space surrounded by amenities and key transport infrastructure.

Explore the flexible, freestanding, and multitenant opportunities to suit your business' growth.

- + Multiple flex spaces available ranging from ~25,000 to 58,795 sqft requirements
- + Extensive parking opportunity and outdoor working spaces for employees
- + Close proximity to restaurants, retail and gyms
- + Easy access to the 15, 60, and 10 Freeways
- + Premium, campus style setting with scalability



## GOODMAN COMMERCE CENTER EASTVALE FLEX

**AVAILABLE NOW**

# AERIAL VIEW

THE STATION  
ONE OF THE MOST VISITED RETAIL CENTERS IN CA

EASTVALE FLEX

INTERSTATE 15

AMAZON

~1,500 RESIDENTIAL HOMES BEING CONSTRUCTED



# PROPERTY PHOTOS



# AVAILABILITIES

## BUILDING 13

Available Space	58,423 sqft
Divisible	±25,500 sqft up to ±58,423 sqft

## BUILDING 14

Leased	30k sqft
Signed LOI	28k sqft

## BUILDING 15

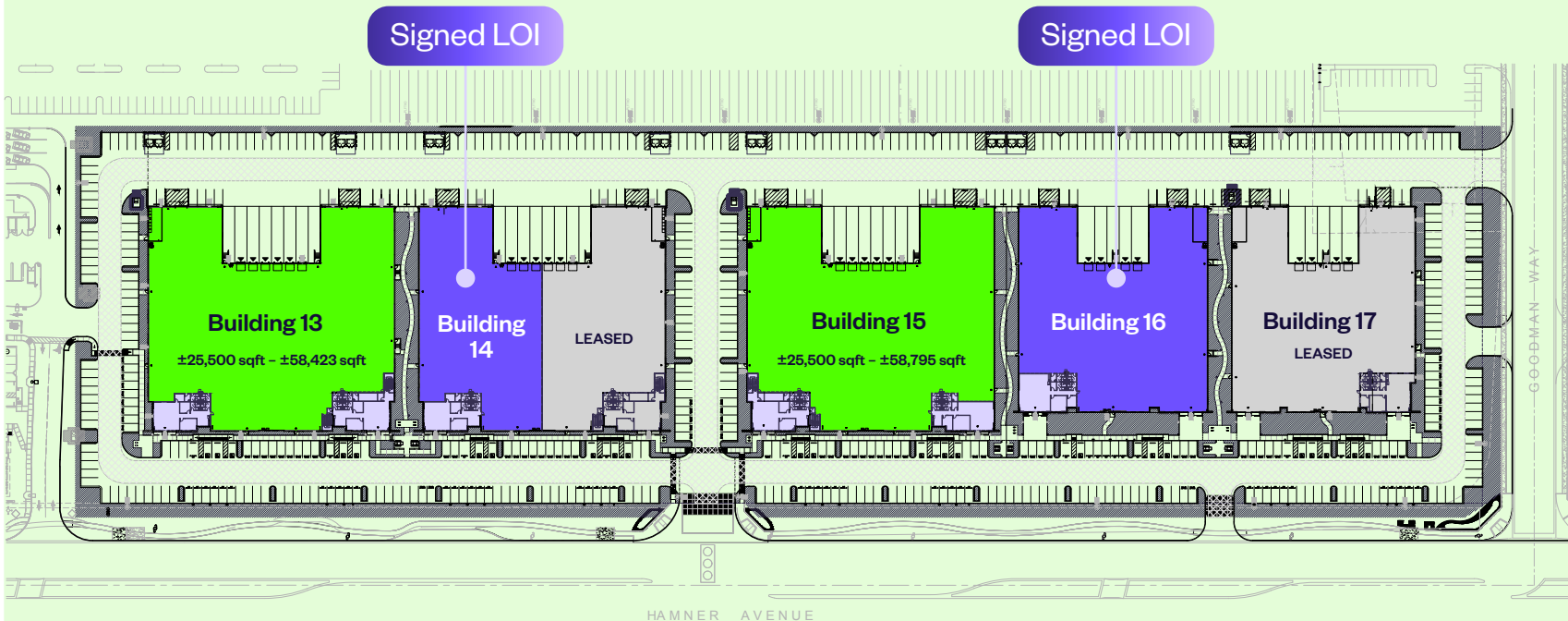
Available Space	58,795 sqft
Divisible	±25,500 sqft up to ±58,795 sqft

## BUILDING 16

Signed LOI	39,546 sqft
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## BUILDING 17

Leased	38,209 sqft
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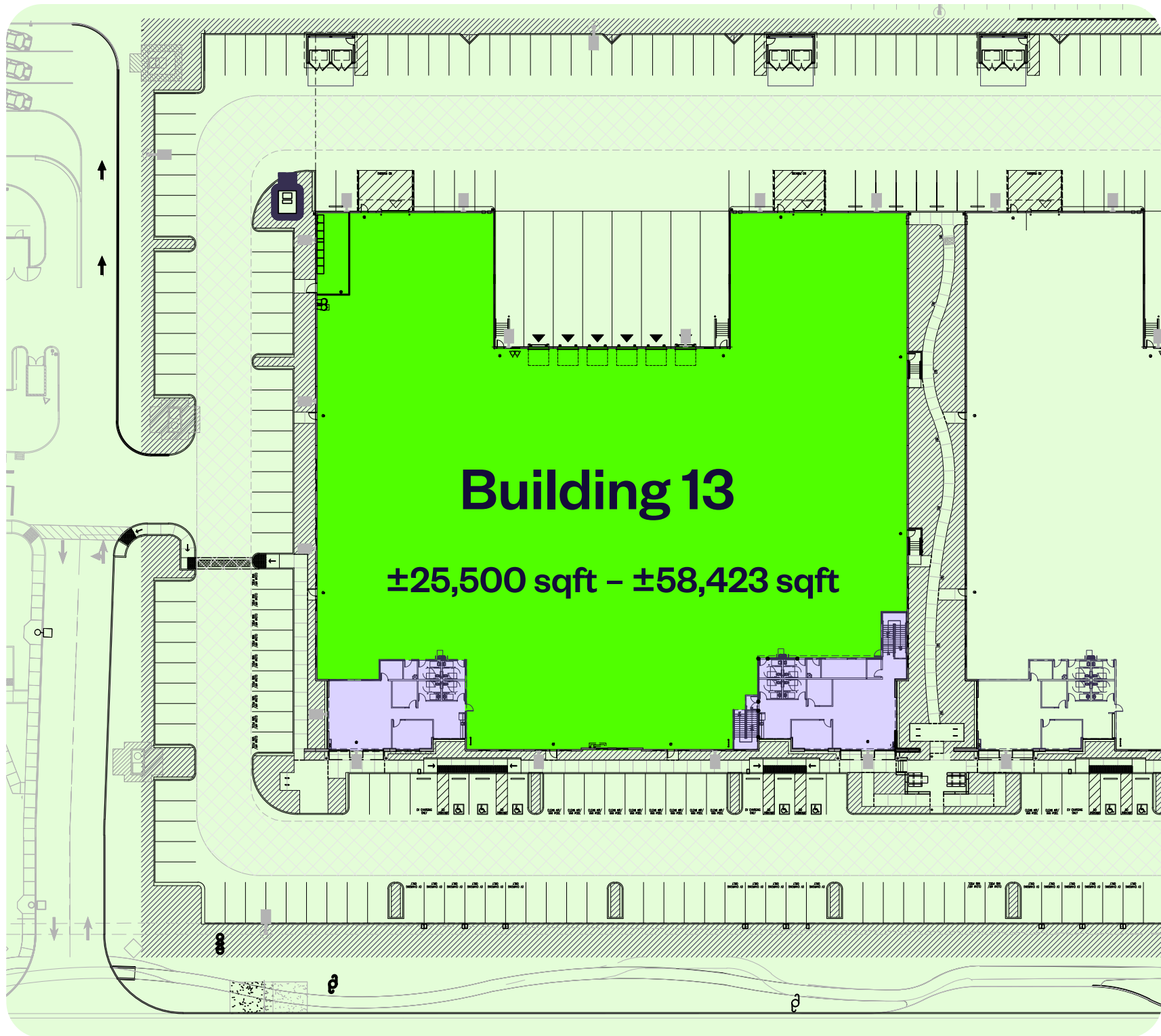
OFFICE SPACE

FOR LEASE

# AVAILABILITIES

## BUILDING 13

Available Space	58,423 sqft
Divisible	±25,500 sqft up to ±58,423 sqft
Office (North) - Ground Floor	1,890 sqft
Office (South) - Ground Floor	2,234 sqft
Office Mezzanine - (South)	2,365 sqft
Clear Height	32'
Dock High Door	±6
Grade Level Doors	2
Power	1600A, 480/277V Service
Fire Sprinkler Calc	ESFR
Car Parking	147

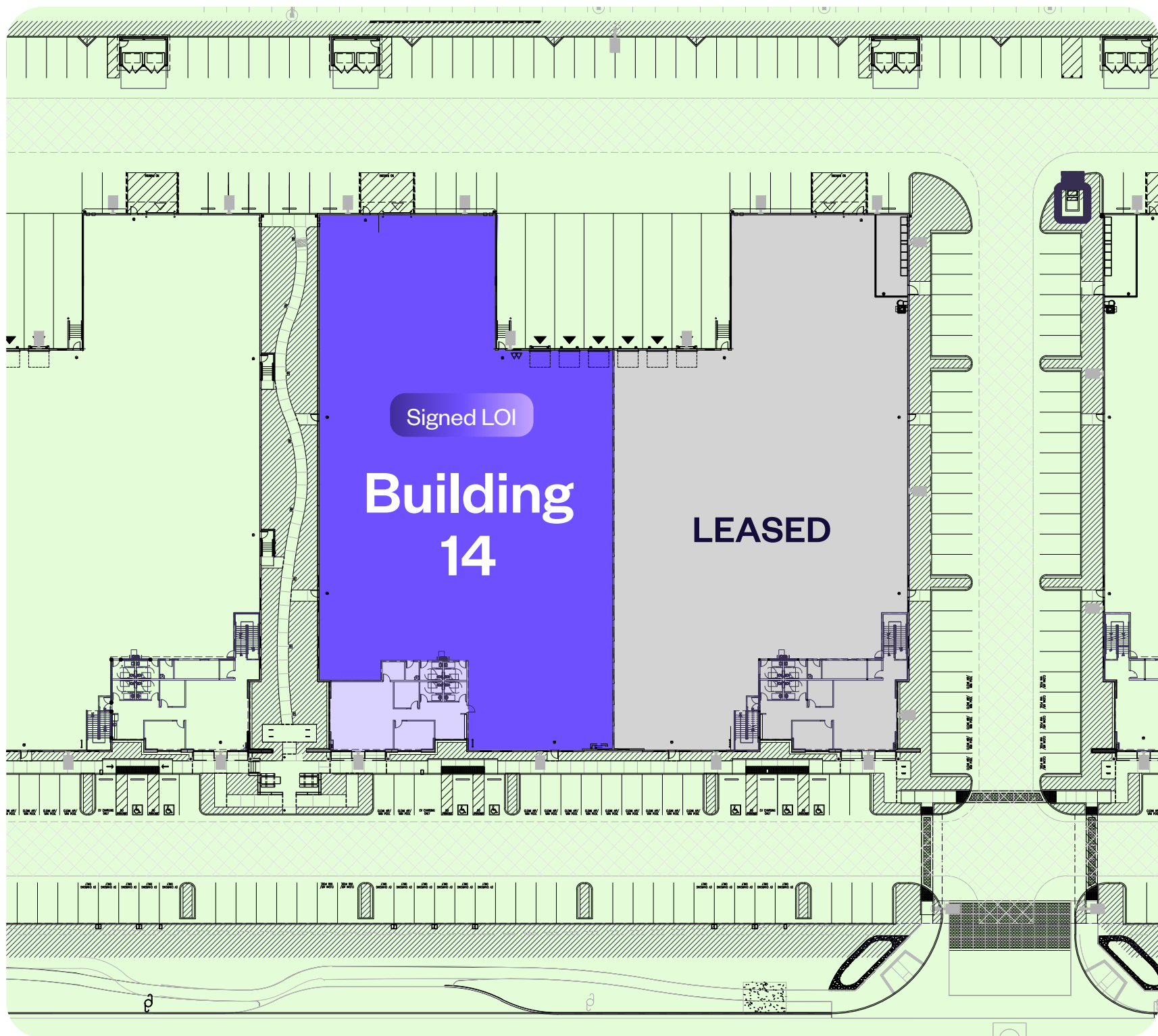


OFFICE SPACE  
FOR LEASE

# AVAILABILITIES

## BUILDING 14

Leased	30k sqft
Signed LOI	28k sqft
Office (North) - Ground Floor	1,890 sqft
Clear Height	32'
Dock High Door	3
Grade Level Doors	1
Power	1600A, 480/277V Service
Fire Sprinkler Calc	ESFR
Car Parking	113

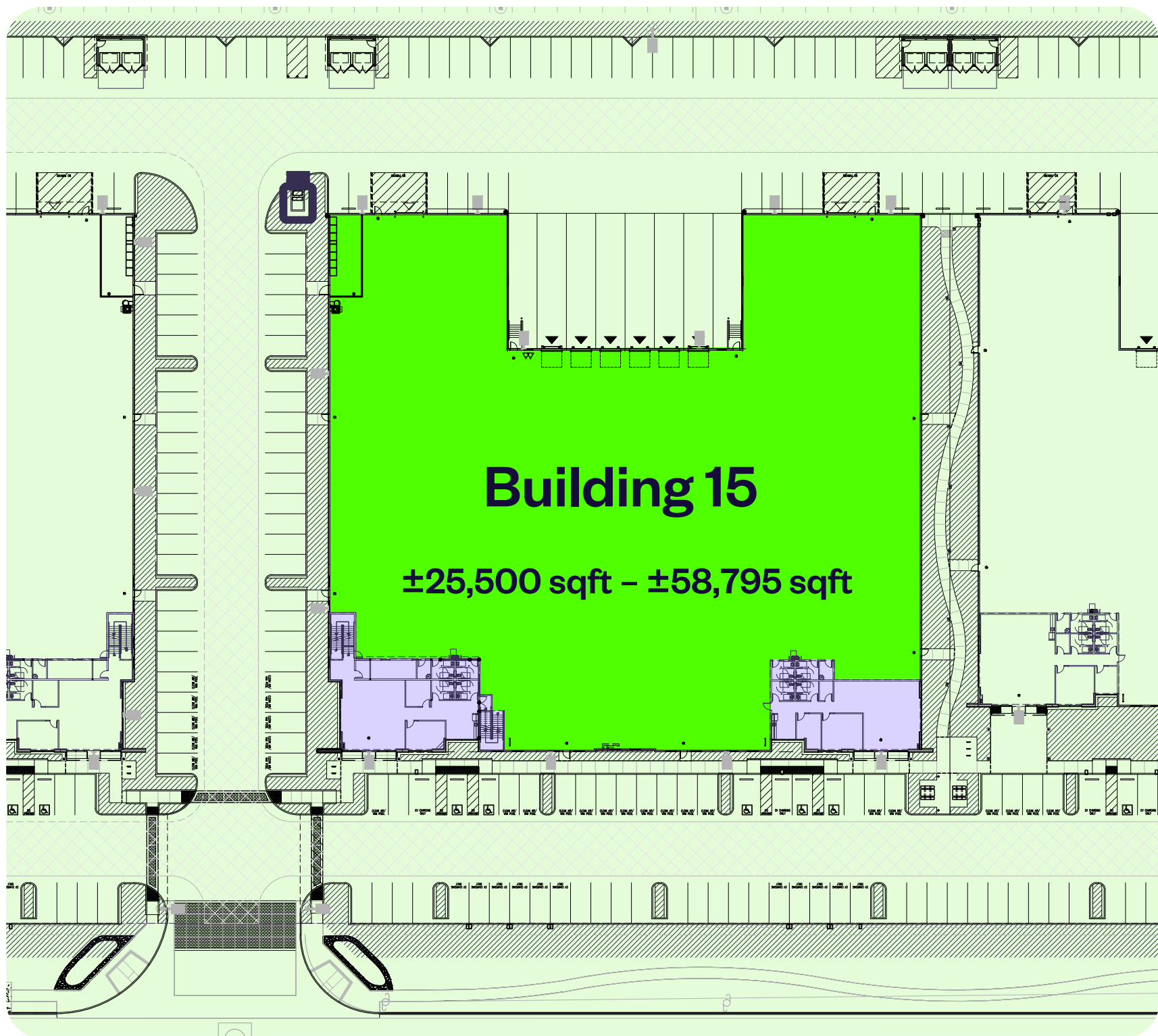


OFFICE SPACE

# AVAILABILITIES

## BUILDING 15

Available Space	58,795 sqft
Divisible	±25,500 sqft up to ±58,795 sqft
Office (North) - Ground Floor	2,242 sqft
Office (South) - Ground Floor	1,988 sqft
Office Mezzanine - (North)	2,380 sqft
Clear Height	32'
Dock High Door	±6
Grade Level Doors	2
Power	1600A, 480/277V Service
Fire Sprinkler Calc	ESFR
Car Parking	115

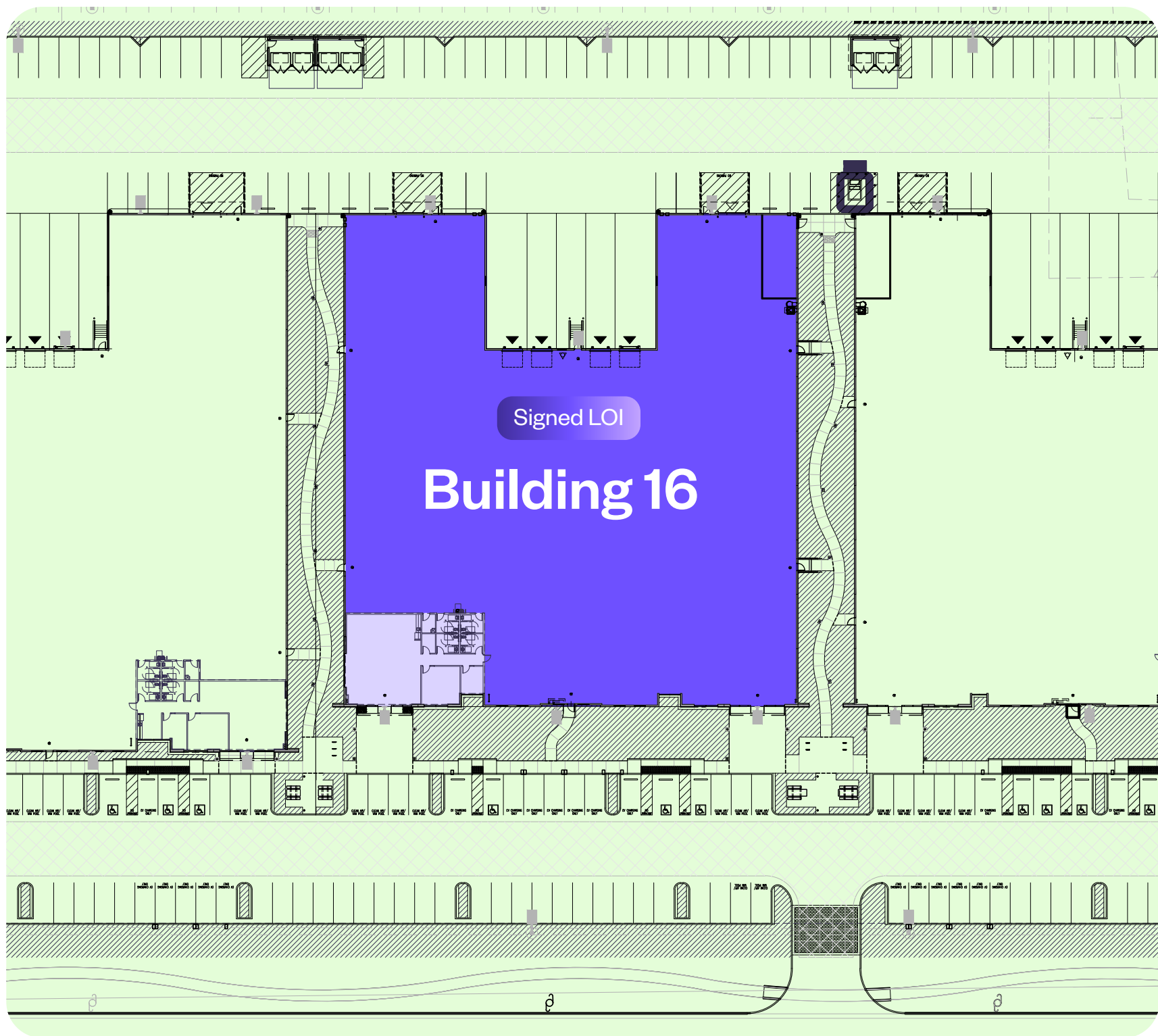


■ OFFICE SPACE  
■ FOR LEASE

# AVAILABILITIES

## BUILDING 16

Signed LOI	39,546 sqft
Office (North) - Ground Floor	2,197 sqft
Clear Height	32'
Dock High Door	±4
Grade Level Doors	2
Power	800A, 480/277V (1600A UGPS - for easy expansion)
Fire Sprinkler Calc	ESFR
Car Parking	72



■ OFFICE SPACE

# STRATEGIC LOCATION



Easily accessible by the I-15 freeway your employees will appreciate the convenience, and local amenities available.



# LOCATION

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

The modern campus is strategically located with direct access to the I-15 freeway. The property is in close proximity to restaurants, retail and fitness centers.



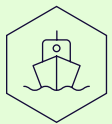
## ROAD

I-15 freeway	0.1 mile
60 freeway	2 miles
I-10 freeway	5.5 miles
91 freeway	7 miles



## AIRPORTS

Ontario International Airport	8 miles
Los Angeles International Airport	60 miles



## PORTS

Port of Los Angeles / Long Beach	59 miles
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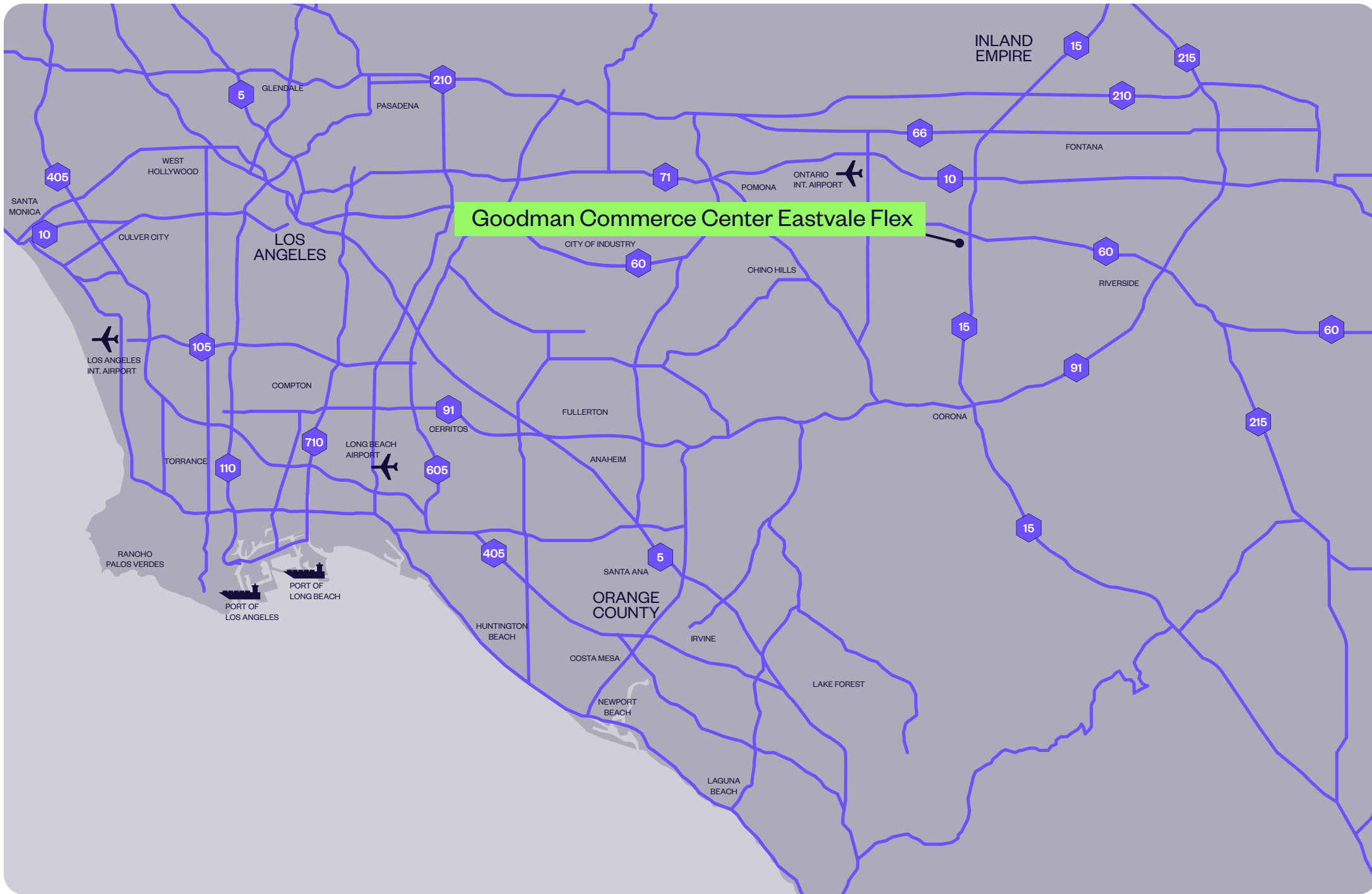


## HUBS

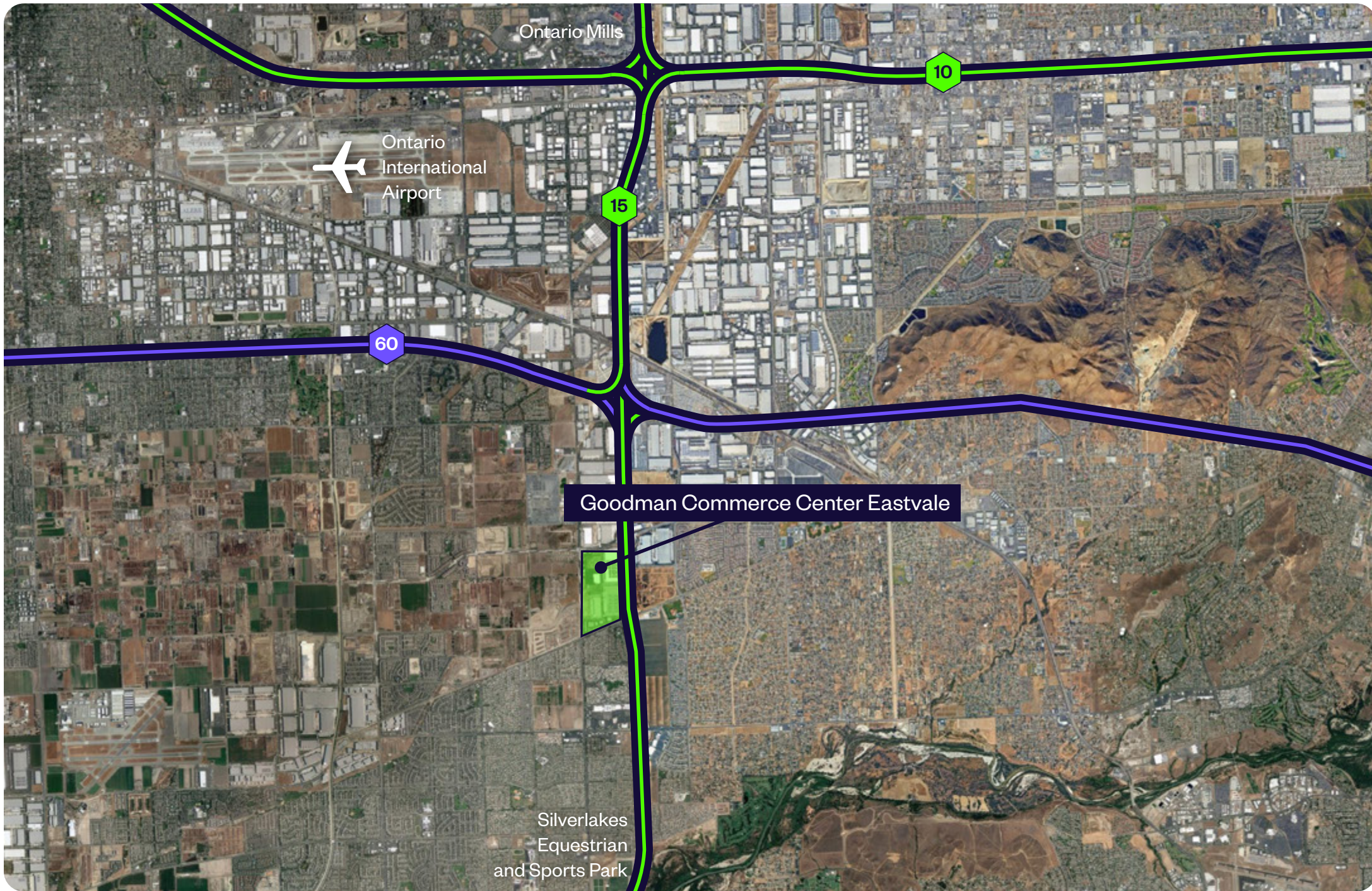
FedEx Hub	3 miles
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# ACCESS



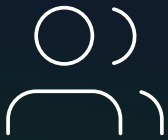
# ACCESS



# DEMOGRAPHICS

Easily reach over 10 million consumers within a 60 minute drivetime. Located directly off the I-15 freeway, the properties retail center is the number 7 most visited retail center in the state.

See below key area stats within a 1 hour drivetime.



**\$10.9M**

Consumers within easy reach



**\$96,691**

Average disposable income



**\$343BN**

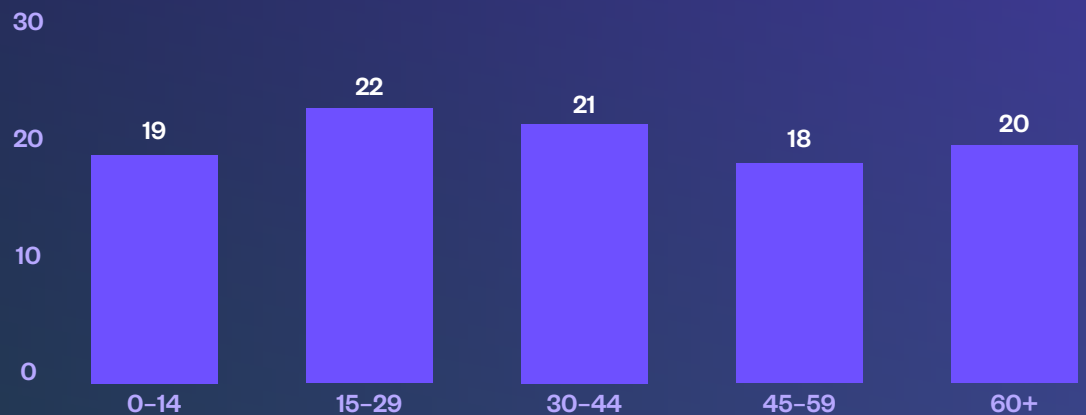
Total disposable income



**\$124.2BN**

Spending on retail goods

POPULATION BY AGE (%)



# LEAKAGES

Opportunity for growth at this location, with over \$500million in unmet demand in Eastvale.

CATEGORY	DEMAND	SUPPLY	UNMET NEED IN EASTVALE
Automobile Dealers	\$ 290,193,672.00	\$ 123,889,324.00	\$ 166,304,348.00
Electronic Shopping & Mail-Order Houses	\$ 292,478,717.00	\$ 141,017,711.00	\$ 151,461,006.00
Other General Merchandise Stores	\$ 164,885,044.00	\$ 129,422,385.00	\$ 35,462,659.00
Other Motor Vehicle Dealers	\$ 21,005,221.00	\$ -	\$ 21,005,221.00
Beer, Wine, & Liquor Stores	\$ 13,996,268.00	\$ -	\$ 13,996,268.00
Building Material & Supplies Dealers	\$ 95,782,371.00	\$ 83,118,264.00	\$ 12,664,107.00
Special Food Services	\$ 15,845,303.00	\$ 4,106,540.00	\$ 11,738,763.00
Sporting Goods, Hobby, & Musical Instrument Stores	\$ 18,484,203.00	\$ 6,977,735.00	\$ 11,506,468.00
Other Miscellaneous Store Retailers	\$ 28,212,212.00	\$ 17,112,823.00	\$ 11,099,389.00
Furniture Stores	\$ 15,563,050.00	\$ 5,413,993.00	\$ 10,149,057.00
Automotive Parts, Accessories, & Tire Stores	\$ 27,310,282.00	\$ 17,582,420.00	\$ 9,727,862.00
Home Furnishings Stores	\$ 13,376,255.00	\$ 4,982,107.00	\$ 8,394,148.00
Office Supplies, Stationery, & Gift Stores	\$ 7,785,916.00	\$ 1,262,573.00	\$ 6,523,343.00
Electronics & Appliance Stores	\$ 18,838,263.00	\$ 14,529,753.00	\$ 4,308,510.00
Specialty Food Stores	\$ 8,305,117.00	\$ 4,204,751.00	\$ 4,100,366.00

# NEARBY AMENITY AND SERVICES



### Food and beverage

- + Costco
- + Tacos Los Cholos
- + Chick-fil-A
- + 99 Ranch Market
- + Starbucks
- + Olive Garden
- + Yoshiharu Ramen
- + Little Eastern Café
- + In-N-Out

### Health and fitness

- + Eastvale Athletics
- + America's Best contacts & eyeglasses
- + Bright Now! Dental
- + Orangetheory Fitness
- + Planet Fitness
- + Anytime Fitness

### Other amenity

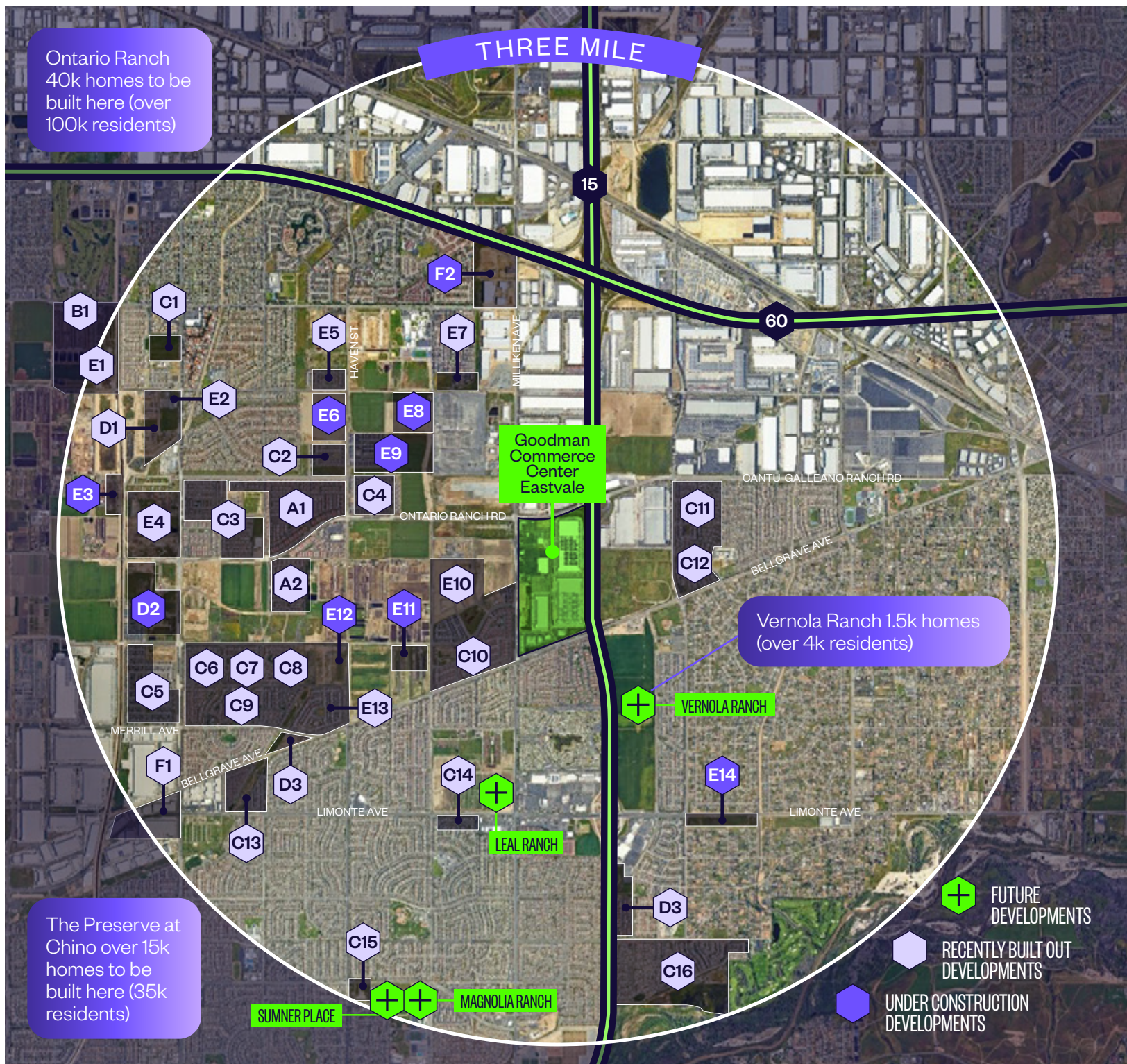
- + Costco Gasoline
- + Home Depot Eastvale
- + Quick Quack car wash
- + AT&T

NUMBER 7 MOST VISITED RETAIL CENTER IN THE STATE, NUMBER 30 IN THE NATION!



# NEARBY DEVELOPMENTS

RECENT BUILD OUT		
	Type	Units
A1 Brookfield Residential	Mix	794
A2 Lennar	SF	329
IN DESIGN PLAN CHECK		
	Type	Units
B1 Nelson Chung	SF	192
UNDER CONSTRUCTION		
	Type	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
FINAL MAP APPROVAL		
	Type	Units
D1 Foremost Communities	SF	235
D2 SC Ontario Development Corporation	SF	973
D3 Richland Communities	SF	117
D4 Vernola Trust	APT	397
TENTATIVE MAP APPROVAL		
	Type	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
INDUSTRIAL DEVELOPMENT		
	Type	Units
F1 The Merge	Light Industrial / Warehouse Buildings	7
F2 The Vine	Light Industrial Buildings	5



Ontario Ranch  
40k homes to be  
built here (over  
100k residents)

THREE MILE

Vernola Ranch 1.5k homes  
(over 4k residents)

The Preserve at  
Chino over 15k  
homes to be  
built here (35k  
residents)

FUTURE DEVELOPMENTS

RECENTLY BUILT OUT DEVELOPMENTS

UNDER CONSTRUCTION DEVELOPMENTS

# CONTACT US



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