



The Station in Eastvale | RETAIL

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

Ground Lease & Retail Opportunities

1 CR-D - Up to 16K SF of Building

2 CR-A - Up to 20K SF of Building

PARKING PROVIDED 1,131 stalls

RETAIL 154,451 SF

OUTDOOR SEATING 4,500 SF

SIGNAGE Bespoke program approved

● Retail: Pad Ground Lease Opportunities

● Future Flex Retail/Industrial - Coming Soon



Retail Site Plan





#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.

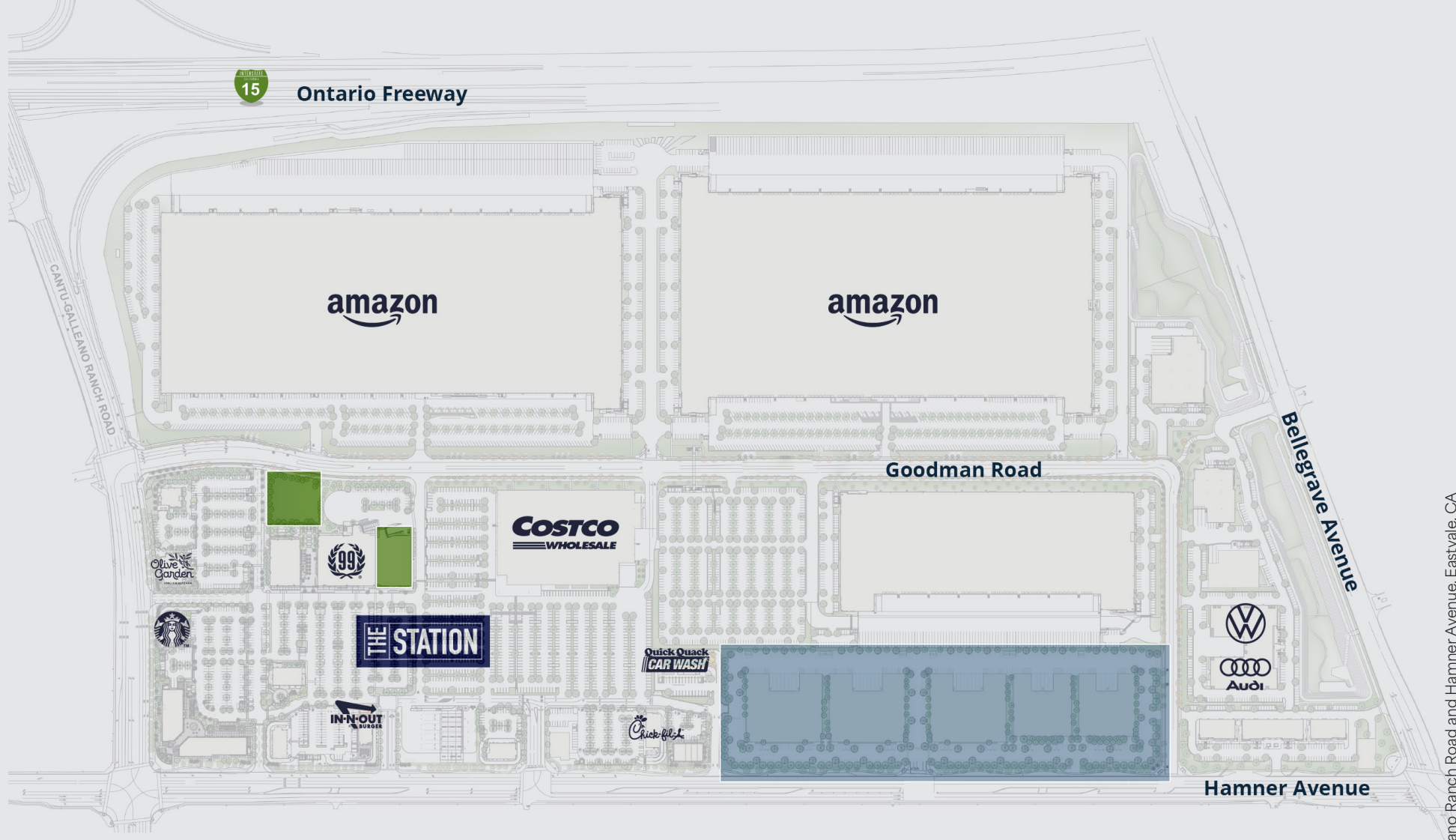
Discover a leasing opportunity at The Station, our modern 650,000 s.f. retail center located at Goodman Commerce Center Eastvale. Our prime location offers a variety of fast-casual dining options, full-service restaurants, service businesses, hotels, large-format retailers, and even a Costco Retail Warehouse.

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 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% |

*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

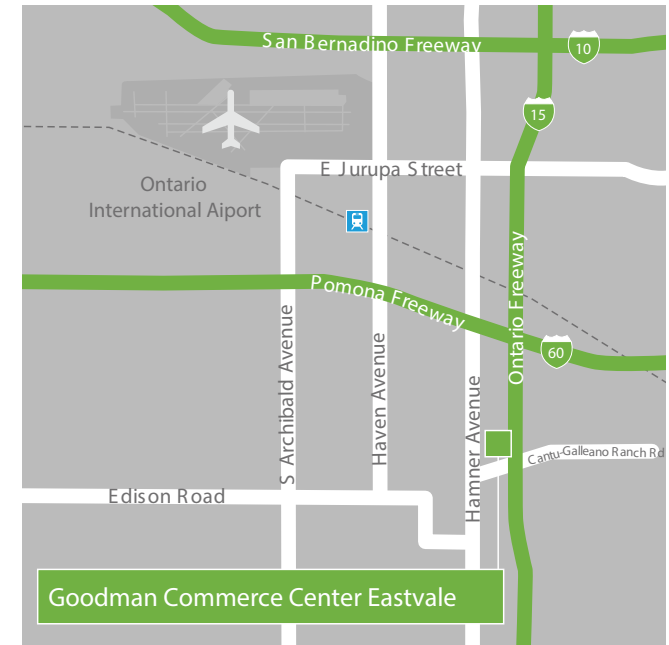
Total population

\$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 | | | |
|--------------------------|------------------------------------|-------|-------------|
| 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 | | | |
|--------------------------|---|--|-------------|
| 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 |

Retail Inquiries +



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Marks The Spot