

RESTAURANT ENDCAP WITH PATIO FOR LEASE



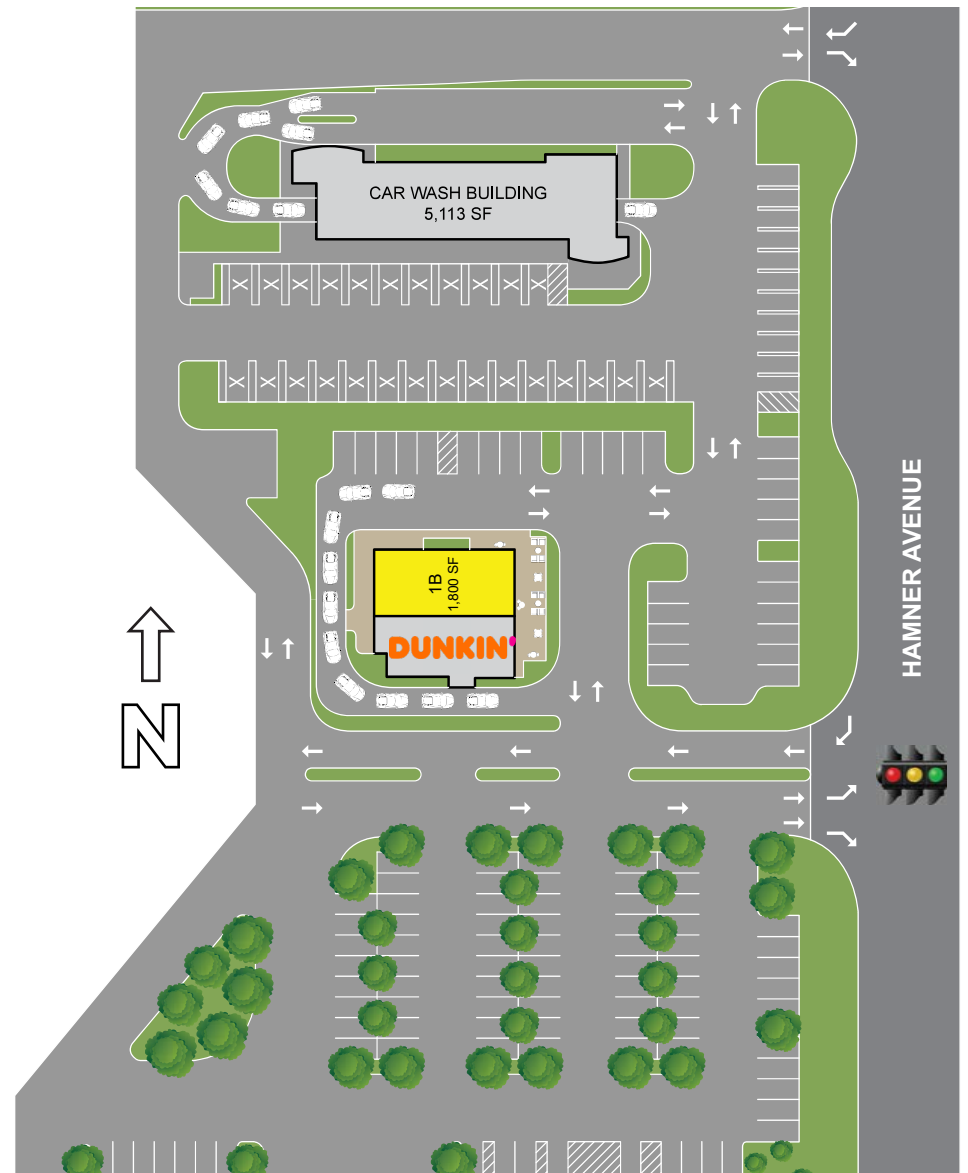
NWC Hamner Ave. & Schleisman Rd. | Eastvale, CA

CBRE



Project Highlights

- New Retail Building with Patio Area on \pm 1 Acre
- \pm 1,800 SF Restaurant Endcap for Lease with Large Patio
- Join Brand New Dunkin' Drive-Thru
- Adjacent to New, High Performing 99 Cents Only Store
- Adjacent to Proposed High-End Express Car Wash



DEMOGRAPHICS 3-MILE RADIUS FROM PROPERTY



Population
±94,000

+15.5% growth (2010-2016)



Projected Population
±101,000

7% growth expected (2021)



Avg. Household Income
\$111,683

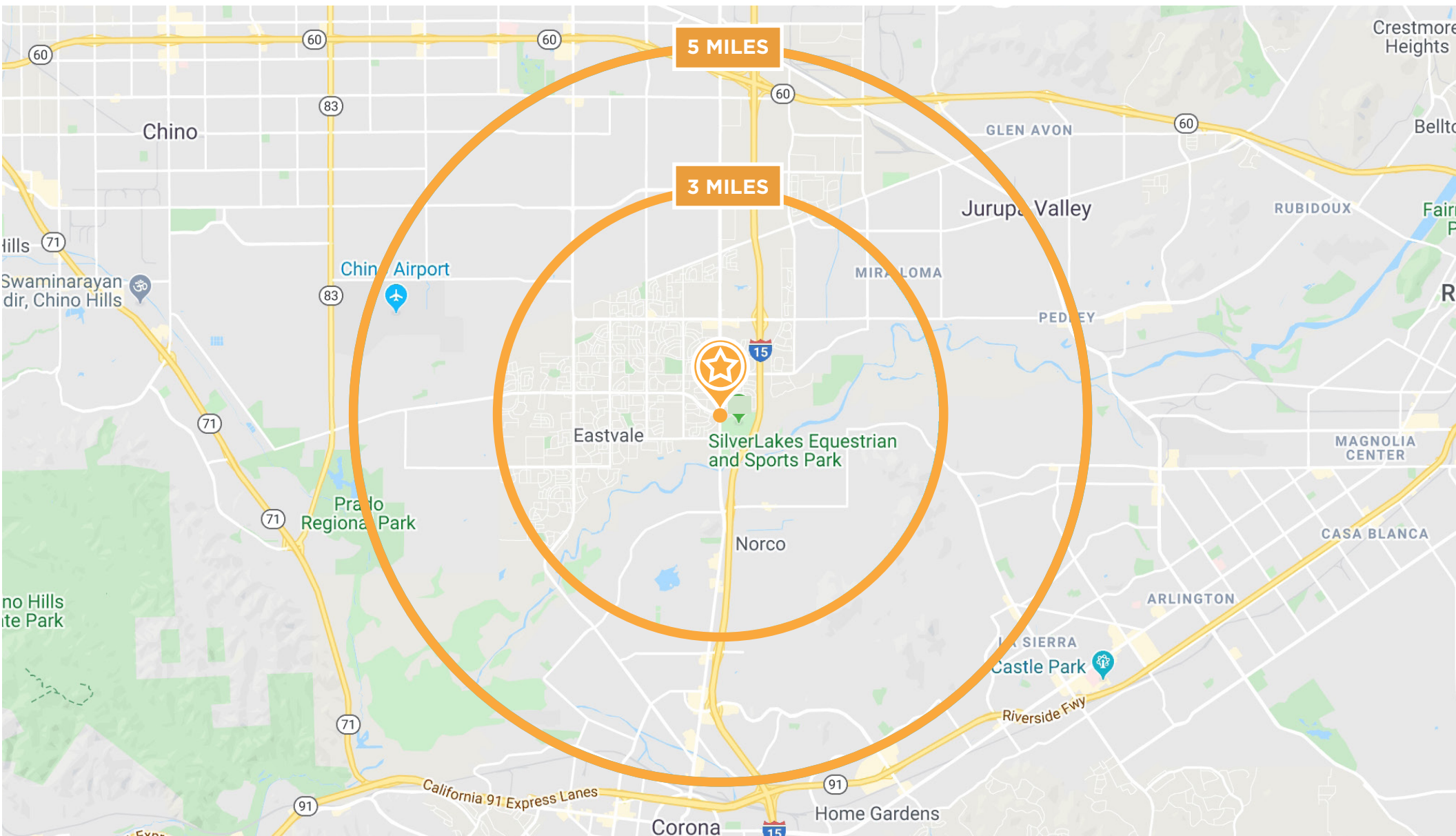
County Average ±\$76,000



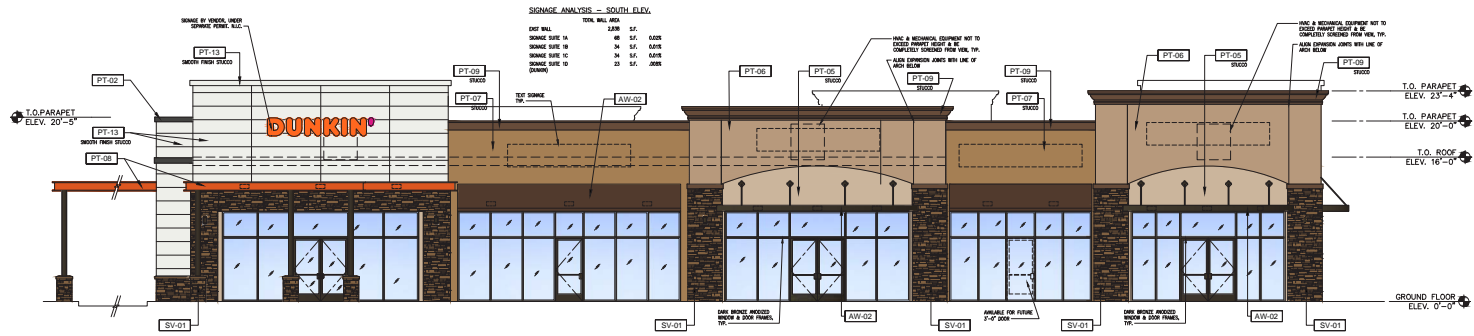
Median Home Value
\$420,000



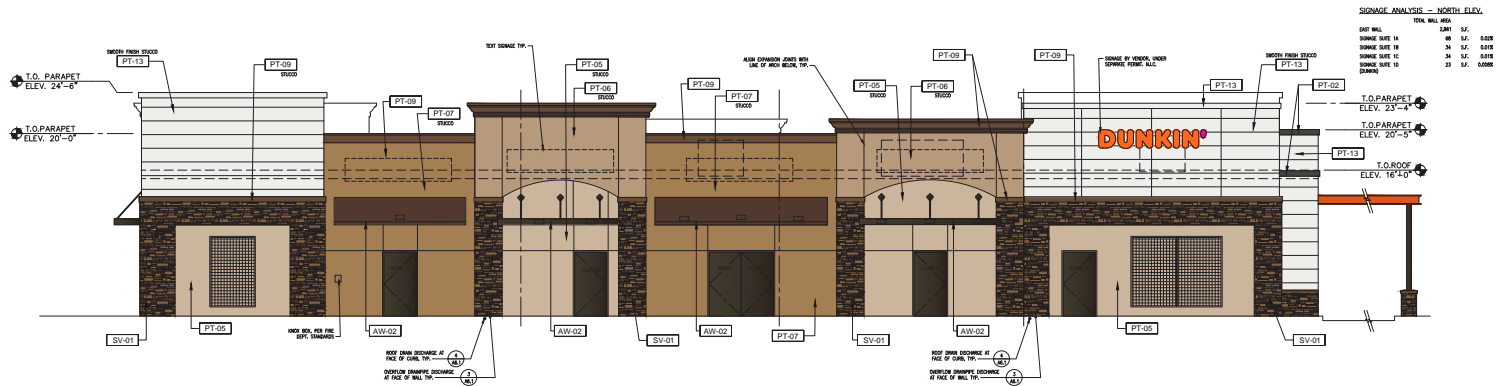
Traffic Count
+32,500 cars per day
Hamner Ave. southbound



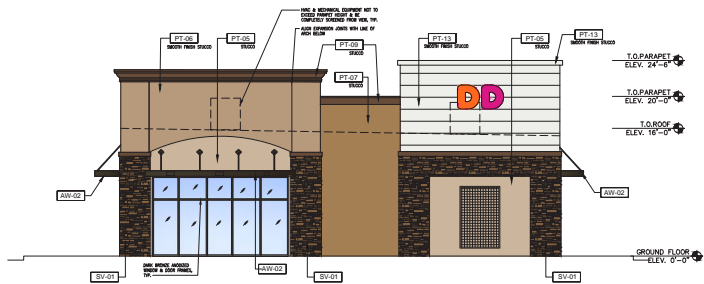
PROJECT ELEVATIONS



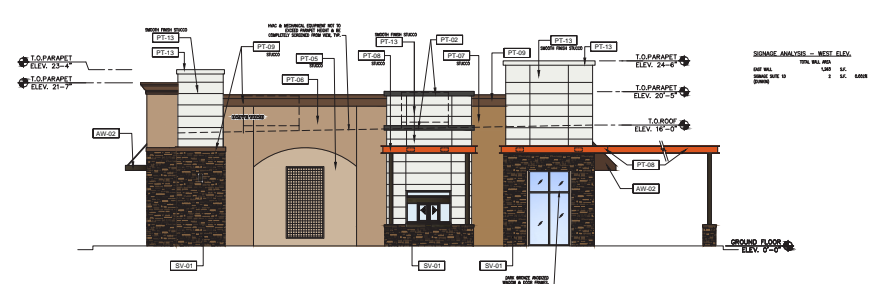
South Elevation



North Elevation



East Elevation



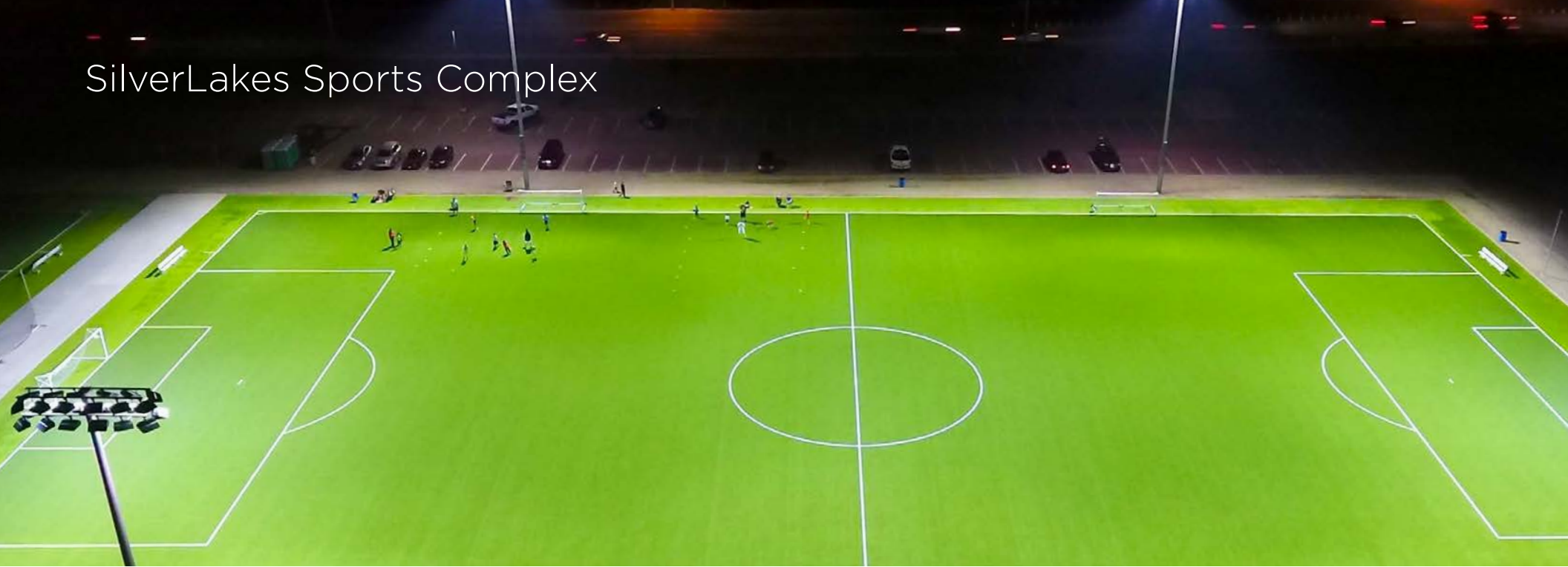
West Elevation



Area Highlights

- The City of Eastvale ranks as the fastest growing city in Riverside County.
- The City of Eastvale boasts the highest median household income in Riverside County.
- Strong demographics and area development – Population of ±94,000 (within 3 miles), expected to grow by 7% in the next 5 years; Average household income of +\$111,000 compared to county average of ±\$76,000.

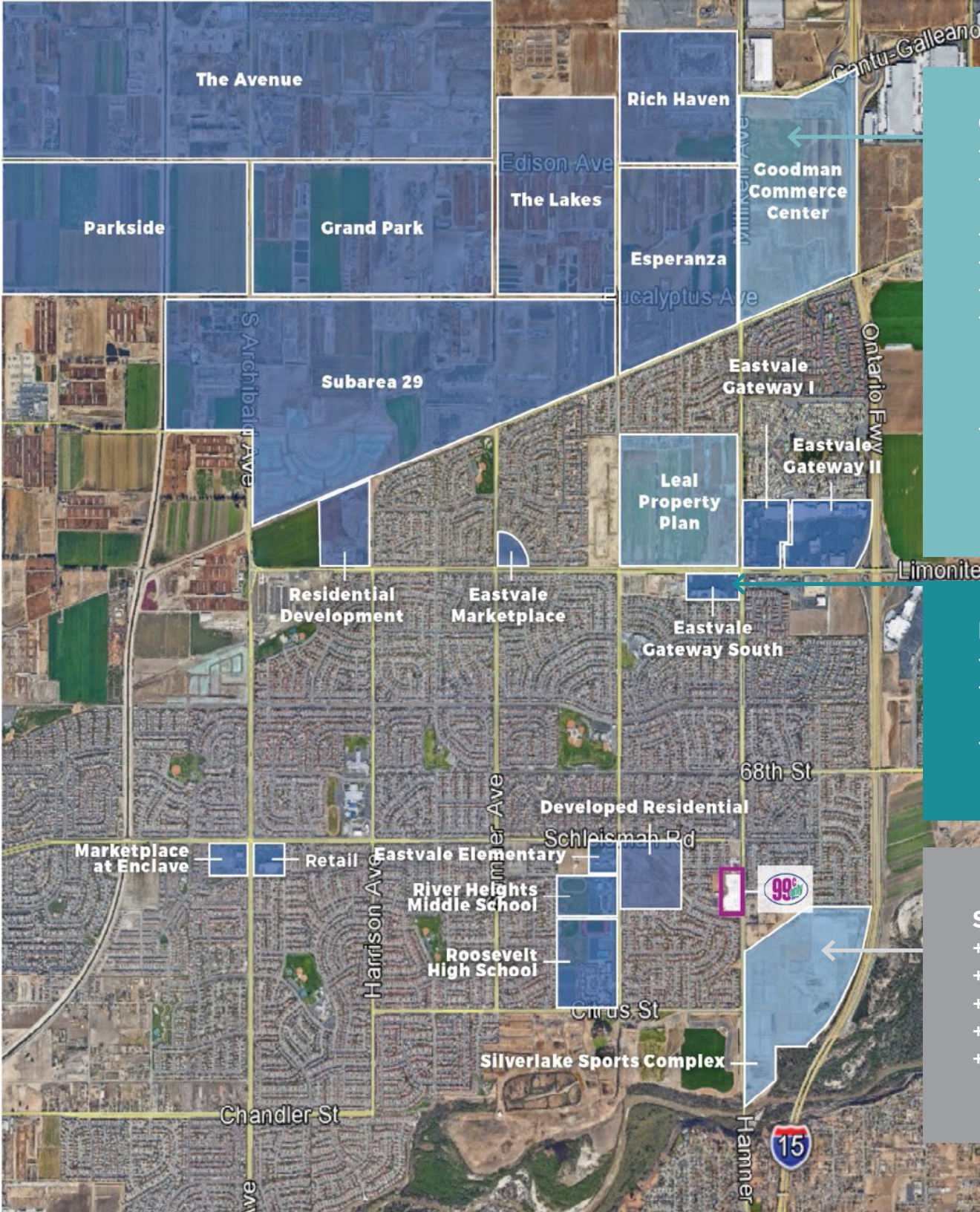
SilverLakes Sports Complex



Excellent retail opportunity sitting on approximately 2.2 acres of developable land anchored by 99 Cents Only, at the Northwest corner of Hamner & Scheilsman Road in Eastvale. The site features a left in-left out curb cut, a proposed signalized intersection on Hamner & Mississippi Drive, and is adjacent to newly developed **SilverLakes Sports Complex which draws 2.5 million annual visitors growing to 3 million.** The number of Sport Complex visitors are expected to rise year over year as more phases of the complex are completed.

The Sports Complex currently contains **24 full-size sports fields**, 4 LED Lit synthetic fields, five equestrian sand rings, and a 12,000 SF outdoor cafe. In additions to these amenities, the SilverLakes Sport Complex has a 1,500 horse stall capacity, and a **10,000-person concert venue facility dubbed “The Backyard”.**

New & future developments of the Sport Complex include a 250 seat restaurant called “The Field House”, which just opened in June of 2017, a lit stadium field with a 5,000 seat capacity, and an indoor sports facility.



Goodman Commerce Center Business Park

- + Now open
- + 205 acre mixed-use development including logistics, business park, retail and medical
- + Total end value: \$366m
- + \$28m of public improvements
- + Expected to employ +4,000 people
- + Amazon Fulfillment Center:
 - + 1,000,000 sq.ft. facility
 - + Expected to employ 1,000 new full-time workers
- + Volkswagen Group of America ~60,000 square foot facility; \$4.5m investment in state-of-the-art training facility housing Volkswagen, Audi and Porsche facilities; first quarter 2017

Leal Master Planned Town Center

- + Proposed Regional Destination
- + Mixed Use Town Center of approximately 1,300,000 sq.ft. on 160 acres of land – already entitled
- + Anchored by a lifestyle center and surrounded by office, civic, hotel, residential and entertainment

SilverLakes Sports Complex

- + Sporting events facility
- + 24 full-size soccer fields
- + 5 equestrian arenas
- + 10,000 person Concert facility “The BackYard”
- + 250 seat restaurant “The Field House”

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