

# Eastvale

## Gateway South

SEC LIMONITE AVE. & HAMNER AVE.  
EASTVALE, CALIFORNIA



### PROJECT FEATURES

- 164,000-square-foot mixed-use center including Walgreens, 24 Hour Fitness, McDonald's, Taco Bell, Chevron and Eastvale San Antonio Medical Plaza
- Across from the 848,000-square-foot Eastvale Gateway community center anchored by Target, Best Buy, Kohl's, Home Depot, Vons and Edwards Theatres
- Situated at the entry to one of the fastest growing areas of Riverside and San Bernardino counties
- Serving the communities of Eastvale, Mira Loma, Ontario, Corona, Norco and Chino

### DEMOGRAPHICS

	2-Mi Radius <u>Trade Area</u>	3-Mi Radius <u>Trade Area</u>	5-Mi Radius <u>Trade Area</u>
2015 Estimated Population	50,866	81,950	179,274
2020 Projected Population	56,402	89,654	190,258
2015 Estimated Average Household Income <small>Source: Nielsen</small>	\$105,396	\$102,353	\$89,352

### TRAFFIC COUNT

I-15 at Limonite  
Source: Caltrans 158,000 Average ADT (2013)

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## DEMOGRAPHICS

Description	0.00 - 2.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2020 Projection	56,402		89,654		190,258	
2015 Estimate	50,866		81,950		179,274	
2010 Census	44,406		72,071		166,216	
2000 Census	9,227		25,676		103,341	
Growth 2000 - 2010	381.29%		180.69%		60.84%	
Growth 2010 - 2015	14.55%		13.71%		7.86%	
Growth 2015 - 2020	10.88%		9.40%		6.13%	
<b>Households</b>						
2020 Projection	13,230		21,828		48,064	
2015 Estimate	12,069		20,138		45,515	
2010 Census	11,326		18,638		43,253	
2000 Census	2,540		7,364		27,633	
Growth 2000 - 2010	345.83%		153.09%		56.53%	
Growth 2010 - 2015	6.56%		8.05%		5.23%	
Growth 2015 - 2020	9.62%		8.39%		5.60%	
<b>2015 Est. Population by Single-Classification Race</b>						
	50,866		81,950		179,274	
White Alone	21,070	41.42	36,570	44.62	88,833	49.55
Black or African American Alone	5,542	10.90	7,483	9.13	13,914	7.76
American Indian and Alaska Native Alone	309	0.61	517	0.63	1,487	0.83
Asian Alone	11,857	23.31	17,675	21.57	26,390	14.72
Native Hawaiian and Other Pacific Islander Alone	202	0.40	256	0.31	500	0.28
Some Other Race Alone	9,351	18.38	15,609	19.05	39,507	22.04
Two or More Races	2,535	4.98	3,839	4.68	8,643	4.82
<b>2015 Est. Population by Ethnicity (Hispanic or Latino)</b>						
	50,866		81,950		179,274	
Hispanic or Latino	21,509	42.29	35,597	43.44	88,719	49.49
Not Hispanic or Latino	29,357	57.71	46,353	56.56	90,555	50.51
<b>2015 Occupied Housing Units by Tenure</b>						
	12,069		20,138		45,515	
Owner-Occupied	9,666	80.09	16,225	80.57	34,093	74.90
Renter-Occupied	2,403	19.91	3,913	19.43	11,422	25.10
<b>2015 Average Household Size</b>						
	4.21		4.07		3.79	



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Description	0.00 - 2.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>2015 Est. Households by Household Income</b>	12,069		20,138		45,515	
Income < \$15,000	519	4.30	1,070	5.31	2,954	6.49
Income \$15,000 - \$24,999	538	4.46	882	4.38	3,066	6.74
Income \$25,000 - \$34,999	365	3.02	911	4.52	3,182	6.99
Income \$35,000 - \$49,999	1,126	9.33	1,924	9.55	5,223	11.48
Income \$50,000 - \$74,999	2,227	18.45	3,432	17.04	8,043	17.67
Income \$75,000 - \$99,999	1,958	16.22	3,298	16.38	7,764	17.06
Income \$100,000 - \$124,999	1,702	14.10	2,692	13.37	5,261	11.56
Income \$125,000 - \$149,999	1,103	9.14	1,889	9.38	3,351	7.36
Income \$150,000 - \$199,999	1,685	13.96	2,702	13.42	4,397	9.66
Income \$200,000 - \$249,999	384	3.18	635	3.15	1,067	2.34
Income \$250,000 - \$499,999	405	3.36	623	3.09	1,061	2.33
Income \$500,000+	58	0.48	82	0.41	146	0.32
<b>2015 Est. Average Household Income</b>	\$105,396		\$102,353		\$89,352	
<b>2015 Est. Median Household Income</b>	\$91,100		\$89,028		\$75,933	
<b>2015 Median HH Inc. by Single-Classification Race</b>						
White Alone	91,080		88,383		75,966	
Black or African American Alone	87,466		95,098		78,901	
American Indian and Alaska Native Alone	99,673		72,350		61,709	
Asian Alone	93,047		93,493		88,661	
Native Hawaiian and Other Pacific Islander Alone	65,921		65,808		61,084	
Some Other Race Alone	89,183		84,834		68,395	
Two or More Races	101,538		97,233		77,233	
Hispanic or Latino	88,117		82,235		67,808	
Not Hispanic or Latino	92,765		93,142		82,726	

Source: Nielsen



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