

# The Ranch at Eastvale

*A Place for Innovative Retail...*





# It's Your Space

## *Design it to your taste*

Are you an innovative retailer looking for something other than the typical shopping center space? The "Western Quadrant" retail site at The Ranch offers a home for retailers who see the vision of a unique retail location marked by strong surrounding demographics and emerging business parks. What does this site offer?

- A location in the MIDDLE of the Chino Valley with access to residents from Chino, Ontario and Eastvale.
- 160,000 square feet of total development space on 11 acres with the potential to add an additional 5 acres to the mix.
- Four street frontages
- A master-planned business park with a projected 400-500 employees depending upon the tenancy of the first six (6) buildings in Phase I
- An unmatched environment with thoughtful, modern architecture
- A property owner who is committed to finding the right mix of food uses, service businesses, entertainment venues and an appropriately sized grocery store

Our goal is to create a retail/lifestyle center unlike the conventional retail centers located throughout the Inland Empire. With your vision and our unique site planning options we can give customers the ability to shop, dine, workout or simply "gather" in a beautiful, relaxing environment.



the  
ranch  
AT EASTVALE



# The Ranch at Eastvale...

*your destination for good business.*



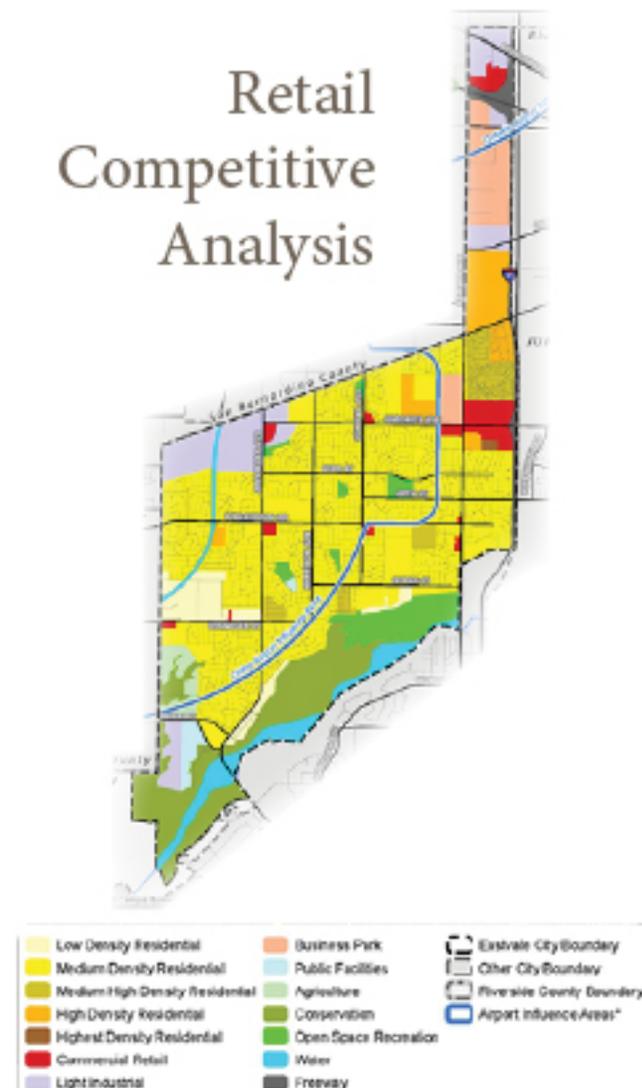
### Drive time from Eastvale Ranch to:

Euclid	3 minutes
60 Freeway via Kimball/Euclid	9 minutes
71 Freeway via Central Ave.	9 minutes

	Major Arterial (4 Lanes)		Trucking Route
	Major Arterial (6 Lanes)		Zoned / Existing Industrial
	Major Arterial (8 Lanes)		Zoned / Existing Light Industrial
	Future Extension		

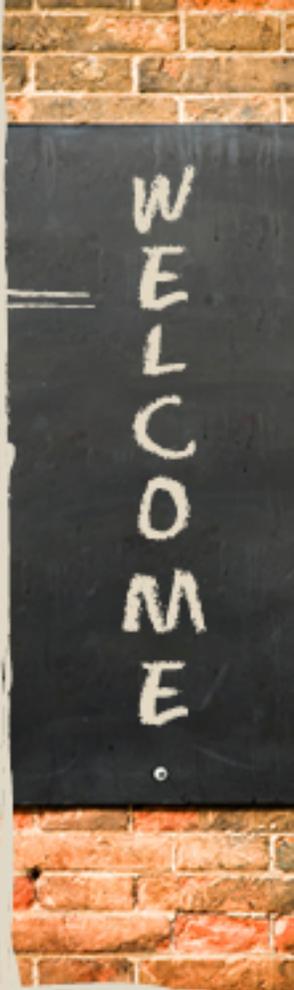
MAP NOT TO SCALE

## Retail Competitive Analysis



\*Development in these areas may be subject to restrictions based on the most recently adopted version of the Chino or Ontario Airport Land Use Compatibility Plans. Please consult the applicable plan for detailed information.

# The Birds Eye View



# The People of the Ranch *make it a great place.*

There's a robust ready-to-spend retail market in and around The Ranch at Eastvale. These are householders who will appreciate the convenience of shopping near home, and will become a loyal, sustainable source of customers.

Homeownership in the area is around 85% with 80% of home values reported as being \$200,000 – \$750,000. You can look forward to serving over 40,000 eager consumers between the ages of 16 and 54. More than 50% of the population are females who govern the overall retail spending by their families. And the area is still growing. A retail location at The Ranch at Eastvale ticks the box of location, location, location.

*Quickfacts.census.gov*

*Neilson Demographic Snapshot 2015 Report*



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# The Ranch at Eastvale

## *The Place for Business.*



100 acres of prime industrial, office and retail space  
in the heart of the Inland Empire West.

For specific questions or information, please contact:

**Bryan Bentratt** D: 949.655.8226 • C: 949.395.2488 • E: [bryan@sumdevco.com](mailto:bryan@sumdevco.com) • W: [www.theranchateastvale.com](http://www.theranchateastvale.com)  
**Donna Shin** D: 949.655.8228 • F: 949.999.2839 • E: [donna@sumdevco.com](mailto:donna@sumdevco.com) • W: [www.theranchateastvale.com](http://www.theranchateastvale.com)