

GOODMAN COMMERCE CENTER EASTVALE

500,000 SF POWER CENTER

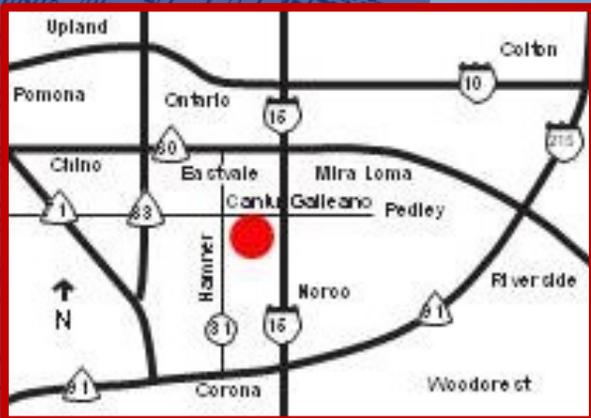
SEC Cantu-Galleano Ranch Road & Hamner Avenue, Eastvale, CA

Another Quality Development By



Features

- 45-acre development adjacent to the new interchange of Cantu-Galleano & I-15 Freeway
- Part of a 3.1M square foot mixed-use business park development expected to employ upwards of 4,000 people
- Located in the City of Eastvale, a master planned community of 25,000 homes that is 90% built out
- At the entrance into New Model Colony (a master planned community of 31,000 homes), Phase I of which is now under construction
- Prominent freeway pole signage available
- Outstanding Eastvale demographics



DEMOGRAPHICS¹

	<u>3-Mile</u>	<u>5-Mile</u>	<u>10-Mile</u>
Population	74,177	185,295	1,230,869
Employee Population ²	22,188	80,364	431,721
Average HH Income	\$111,489	\$105,703	\$91,083
Median HH Income	\$93,849	\$89,830	\$75,005

Source: Sites USA ¹2016 estimate; ²2011

TRAFFIC COUNTS

I-15 & Cantu-Galleano Ranch Rd 155,000 cars per day
Source: Caltrans

For More Information, Please Contact:

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The info above has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.



PROJECT SUMMARY

SITE AREA	±1,960,335 SF (±45 AC)
BUILDING AREA	±484,949 SF
LAND/BLDG RATIO	3.04/1 (34.7%)
PARKING PROVIDED	2,835 STALLS
PARKING REQUIRED	2,607 STALLS
PARKING RATIO	5.8/1000

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Project
RETAIL CENTER
SEC Cantu-Galleano Ranch Road & I-15 Fwy, Eastvale, CA

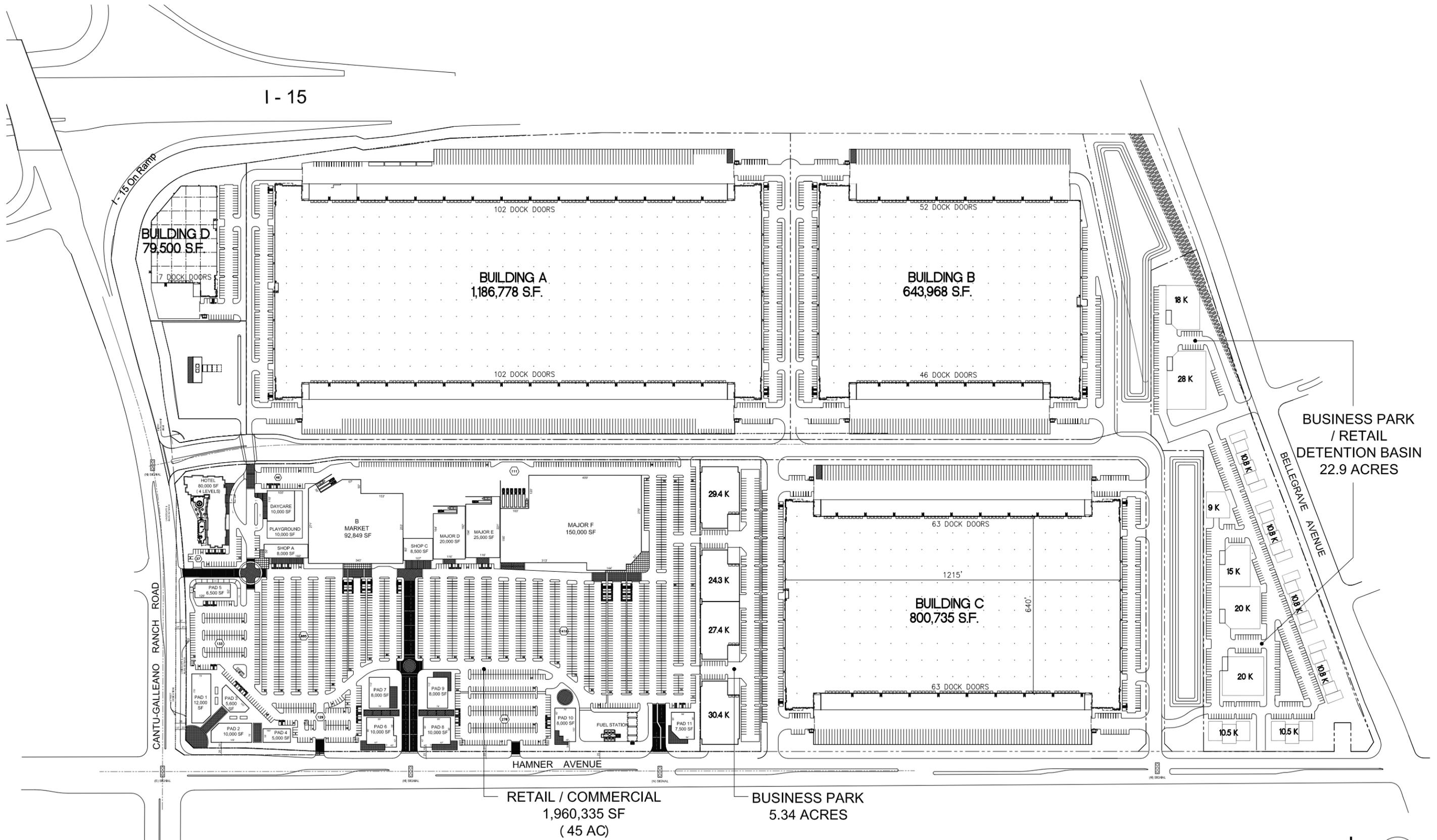


Conceptual Site Plan

05.06.2014



SP1
13039



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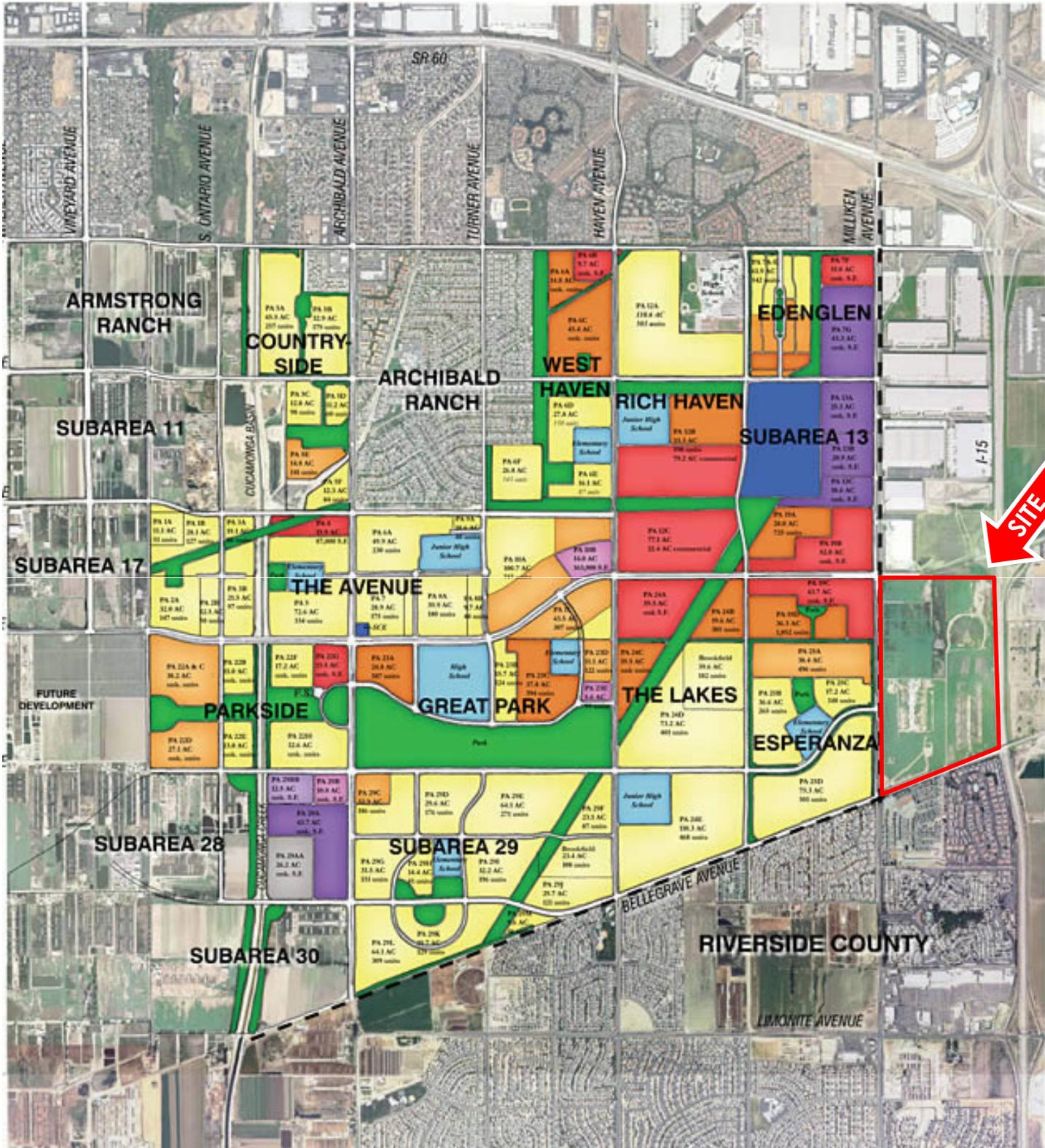
Project
Retail Center
SEC Cantu-Galleano Ranch Road & I-15 Fwy, Eastvale, CA



Overall Site Plan
05.02.2014



SP1
13-039



- LEGEND**
- Low Density
 - Medium Density
 - High Density
 - Neighborhood Commercial
 - Office Commercial
 - Business Park
 - Industrial Park
 - Regional Commercial
 - Schools
 - SCI
 - P.S. Fire Station

160 AC

The Ag. Preserve

Planning Today For Tomorrow's Future

"New Model Colony" Ontario
Residential Units

SUB AREA	Residential Units		
	Total	Single Family	Multi Family
1	1184	884	1000
2	792	672	120
3	890	810	80
4	1304	1224	80
5	819	819	0
6	664	584	80
7	584	184	400
8	810	690	120
9	588	588	0
10	884	884	0
11	1206	1126	80
12	1693	1693	0
13			
14	2532	92	2440
15	308	308	0
Total	31188	20396	10792

College Park
Master Planned Community

- ESTATE RESIDENTIAL
- LOW-MEDIUM DENSITY
- HIGH DENSITY
- INSTITUTIONAL
- MIXED USE
- OPEN SPACE / RECREATIONAL
- NEIGHBORHOOD PARK

PROPOSED NEW STREETS

PROPOSED EXISTING STREETS IMPROVEMENTS

AVILA PARK
VILLAGE CENTER
CHAFFEY COLLEGE

KIMBALL AVE.
EL PRADO RD.
MOUNTAIN AVE.
EUCLID AVE.

"The Preserve"

TT1989	48 DU'S	TT1990	48 DU'S
TT1991	48 DU'S	TT1992	48 DU'S
TT1993	48 DU'S	TT1994	48 DU'S
TT1995	48 DU'S	TT1996	48 DU'S
TT1997	48 DU'S	TT1998	48 DU'S
TT1999	48 DU'S	TT2000	48 DU'S
TT2001	48 DU'S	TT2002	48 DU'S
TT2003	48 DU'S	TT2004	48 DU'S
TT2005	48 DU'S	TT2006	48 DU'S
TT2007	48 DU'S	TT2008	48 DU'S
TT2009	48 DU'S	TT2010	48 DU'S
TT2011	48 DU'S	TT2012	48 DU'S
TT2013	48 DU'S	TT2014	48 DU'S
TT2015	48 DU'S	TT2016	48 DU'S
TT2017	48 DU'S	TT2018	48 DU'S
TT2019	48 DU'S	TT2020	48 DU'S
TT2021	48 DU'S	TT2022	48 DU'S
TT2023	48 DU'S	TT2024	48 DU'S
TT2025	48 DU'S	TT2026	48 DU'S
TT2027	48 DU'S	TT2028	48 DU'S
TT2029	48 DU'S	TT2030	48 DU'S
TT2031	48 DU'S	TT2032	48 DU'S
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TT2039	48 DU'S	TT2040	48 DU'S
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TT2085	48 DU'S	TT2086	48 DU'S
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TT2089	48 DU'S	TT2090	48 DU'S
TT2091	48 DU'S	TT2092	48 DU'S
TT2093	48 DU'S	TT2094	48 DU'S
TT2095	48 DU'S	TT2096	48 DU'S
TT2097	48 DU'S	TT2098	48 DU'S
TT2099	48 DU'S	TT2100	48 DU'S
TT2101	48 DU'S	TT2102	48 DU'S
TT2103	48 DU'S	TT2104	48 DU'S
TT2105	48 DU'S	TT2106	48 DU'S
TT2107	48 DU'S	TT2108	48 DU'S
TT2109	48 DU'S	TT2110	48 DU'S
TT2111	48 DU'S	TT2112	48 DU'S
TT2113	48 DU'S	TT2114	48 DU'S
TT2115	48 DU'S	TT2116	48 DU'S
TT2117	48 DU'S	TT2118	48 DU'S
TT2119	48 DU'S	TT2120	48 DU'S
TT2121	48 DU'S	TT2122	48 DU'S
TT2123	48 DU'S	TT2124	48 DU'S
TT2125	48 DU'S	TT2126	48 DU'S
TT2127	48 DU'S	TT2128	48 DU'S
TT2129	48 DU'S	TT2130	48 DU'S
TT2131	48 DU'S	TT2132	48 DU'S
TT2133	48 DU'S	TT2134	48 DU'S
TT2135	48 DU'S	TT2136	48 DU'S
TT2137	48 DU'S	TT2138	48 DU'S
TT2139	48 DU'S	TT2140	48 DU'S
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TT2153	48 DU'S	TT2154	48 DU'S
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TT2157	48 DU'S	TT2158	48 DU'S
TT2159	48 DU'S	TT2160	48 DU'S
TT2161	48 DU'S	TT2162	48 DU'S
TT2163	48 DU'S	TT2164	48 DU'S
TT2165	48 DU'S	TT2166	48 DU'S
TT2167	48 DU'S	TT2168	48 DU'S
TT2169	48 DU'S	TT2170	48 DU'S
TT2171	48 DU'S	TT2172	48 DU'S
TT2173	48 DU'S	TT2174	48 DU'S
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TT2181	48 DU'S	TT2182	48 DU'S
TT2183	48 DU'S	TT2184	48 DU'S
TT2185	48 DU'S	TT2186	48 DU'S
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TT2189	48 DU'S	TT2190	48 DU'S
TT2191	48 DU'S	TT2192	48 DU'S
TT2193	48 DU'S	TT2194	48 DU'S
TT2195	48 DU'S	TT2196	48 DU'S
TT2197	48 DU'S	TT2198	48 DU'S
TT2199	48 DU'S	TT2200	48 DU'S

"The Preserve" Chino Area (9779 DU'S)

- ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- REGIONAL COMMERCIAL
- AIRPORT RELATED
- LIGHT INDUSTRIAL
- PUBLIC FACILITY
- COMMUNITY CORE
- OPEN SPACE-RECREATIONAL
- OPEN SPACE-WATER

City of Eastvale

- HOMES NEWLY BUILT
- TRACTS WITH GRADING UNDER WAY
- TENTATIVE TRACT MAPS APPROVED (NO GRADING)
- TENTATIVE TRACT MAPS PROCESSING
- DEVELOPMENTS IN NEGOTIATION
- ZONED INDUSTRIAL
- RETAIL CENTERS
- NEIGHBORHOODS PRIOR TO 1986 = 1,338 DU'S
- PARK LOCATIONS
- SCHOOL LOCAL

AG MAP 0981-02-07-103
ACTIVE PRIORITIES
FLOWN DATE: 2-26-08



SUMMARY PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups



Jim Clarkson / Nelson Wheeler

Lat/Lon: 34.0022/-117.5505

RS1

Cantu Galleano Ranch Rd & I-15 S

Eastvale, CA

		3 Miles	5 Miles	10 Miles
POPULATION	2011 Estimated Population	66,139	166,390	1,141,580
	2016 Projected Population	74,177	185,295	1,230,869
	2010 Census Population	63,802	162,160	1,117,229
	2000 Census Population	36,509	102,746	932,343
	Projected Annual Growth 2011 to 2016	2.4%	2.3%	1.6%
	Historical Annual Growth 2000 to 2011	7.4%	5.6%	2.0%
	2011 Median Age	31.9	31.9	31.8
HOUSEHOLDS	2011 Estimated Households	18,131	44,697	320,473
	2016 Projected Households	20,205	49,660	347,869
	2010 Census Households	17,556	43,680	314,485
	2000 Census Households	10,771	29,130	269,095
	Projected Annual Growth 2011 to 2016	2.3%	2.2%	1.7%
	Historical Annual Growth 2000 to 2011	6.2%	4.9%	1.7%
RACE AND ETHNICITY	2011 Estimated White	49.9%	51.7%	54.4%
	2011 Estimated Black or African American	7.7%	7.0%	6.7%
	2011 Estimated Asian or Pacific Islander	13.3%	11.4%	8.0%
	2011 Estimated American Indian or Native Alaskan	0.8%	0.8%	1.0%
	2011 Estimated Other Races	22.8%	23.8%	24.5%
	2011 Estimated Hispanic	52.1%	54.6%	57.9%
INCOME	2011 Estimated Average Household Income	\$96,694	\$91,088	\$78,740
	2011 Estimated Median Household Income	\$86,486	\$81,966	\$68,896
	2011 Estimated Per Capita Income	\$26,558	\$24,814	\$22,836
EDUCATION (AGE 25+)	2011 Estimated Elementary (Grade Level 0 to 8)	9.3%	10.7%	11.8%
	2011 Estimated Some High School (Grade Level 9 to 11)	8.7%	9.9%	11.3%
	2011 Estimated High School Graduate	25.3%	26.9%	27.0%
	2011 Estimated Some College	23.7%	22.2%	22.2%
	2011 Estimated Associates Degree Only	7.7%	7.7%	7.9%
	2011 Estimated Bachelors Degree Only	17.4%	15.6%	13.3%
	2011 Estimated Graduate Degree	7.8%	7.1%	6.4%
BUSINESS	2011 Estimated Total Businesses	1,068	4,568	36,279
	2011 Estimated Total Employees	22,188	80,364	431,721
	2011 Estimated Employee Population per Business	20.8	17.6	11.9
	2011 Estimated Residential Population per Business	61.9	36.4	31.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.