

# Eastvale South

SEC LIMONITE AVE. & HAMNER AVE.  
MIRA LOMA, CALIFORNIA (RIVERSIDE COUNTY)



**Anchored  
60,000 SF  
Mixed Use  
Center**

**Pad and  
Shop  
Space  
Available**

## PROJECT FEATURES

- 60,000 square-foot Mixed Use Center including Walgreens, McDonalds, Taco Bell and Chevron
- Across from 848,000 square foot Eastvale Gateway community center anchored by Target, Best Buy, Home Depot, Vons and Edwards Cinemas
- Situated at the entry to one of the fastest growing areas of Riverside and San Bernardino counties
- Serving the communities of Mira Loma, Ontario, Corona, Norco and Chino
- 53,105 proposed residential units within six miles\*
- Projected opening 2010

## TRAFFIC COUNT

I-15 @ Limonite/Cloverdale exit 154,000 Avg. ADT

Limonite west of I-15 27,970 Avg. ADT

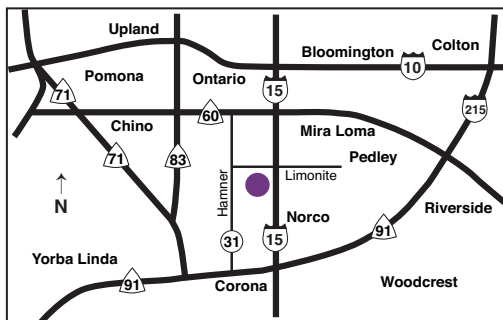
Source: CalTrans and Albert A. Webb Associates

## DEMOGRAPHICS

	Trade Area**	5-Mile Radius	Promotional Trade Area
November 2007 Updated Population Estimate	60,615	162,103	133,279
Total Population at Buildout of All Units Proposed	102,036	317,426	275,193
2007 Median Household Income	\$81,393	\$74,921	\$78,770

\*Derrigo Demographic Studies

\*\* Approx 3 miles



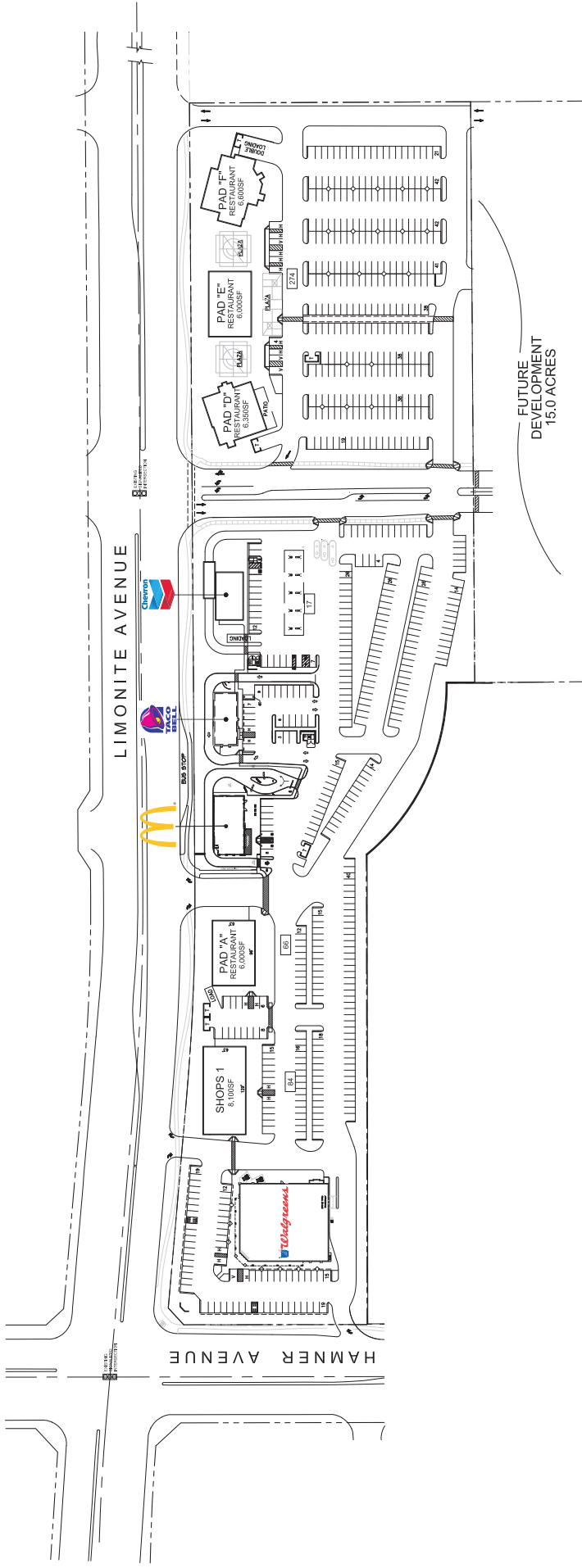
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SEC LIMONITE AVE. & HAMNER AVE. MIRA LOMA, CALIFORNIA



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Note: This site plan shows landlord's plan for configuration of the shopping center as of the date of this plan only, and it shall not be deemed to be a representation by landlord respecting (a) the particular buildings, (b) the configuration, location, or floor area of any particular building or space, or (c) the proposed use or occupancy of any particular building or space.