

Eastvale South

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

**107,000 SF
Mixed Use
Center**

**Pad and
Shop Space
Available**

PROJECT FEATURES

- Retail, restaurant and specialty center
- Across from 800,000 square foot Eastvale Gateway community center anchored by Target, Best Buy, Home Depot 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.
- 57,493 proposed residential units within the promotional trade area.*
- Projected opening 2008

TRAFFIC COUNT

I-15 @ Limonite/Cloverdale exit 154,000 Avg. ADT
Limonite west of I-15 27,970 Avg. ADT

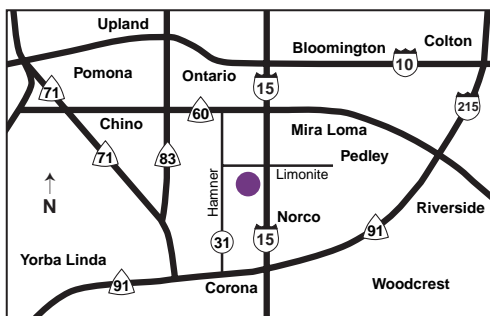
Source: CalTrans and Albert A. Webb Associates

DEMOGRAPHICS

	Trade Area**	5-Mile Radius	Promotional Trade Area
August 2007 Updated Population Estimate	59,138	163,028	138,920
Total Population at Buildout of All Units Proposed	99,255	288,240	269,138
2005 Median Household Income	\$77,096	\$70,398	\$74,375

*Derrigo Demographic Studies

** Approx 3 miles



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