

eastvale elevates

Envision the Possibilities

CITY OF EASTVALE ECONOMIC DEVELOPMENT



eastvaleelevates.com

EASTVALE

THE FUTURE OF THE INLAND EMPIRE

Welcome to Eastvale, where we elevate our community to envision the possibilities of business prosperity, vitality, and satisfaction.

We are invested in lifting local businesses to their highest potential because we believe your success is our success; ultimately it is the backbone of our city's long-term economic growth, prosperity, and ability to provide high quality services and programs to our community.

We know that deciding where to establish your business is extremely important, so our goal is to align our resources with opportunities for new business. We believe that businesses will thrive in a community like Eastvale because we offer a concentrated market, and an informed, educated and engaged population to support businesses.



COMMUNITY, PRIDE AND PROSPERITY

When asked for the words that capture the spirit of Eastvale, our residents responded with, "community, pride and prosperity."

Eastvale is one of California's newest and fastest growing cities. It was incorporated in 2010 through a grassroots effort that tapped into the deep pride Eastvale residents feel toward their community. The creation of Eastvale was a manifestation of the community's desire to take control of its own destiny and safeguard the quality of life that is unique to Eastvale. Our community values innovation, growth, and collaboration, making Eastvale a welcoming destination.

A FAMILY PLACE

Eastvale's charming community is located within 13.1 square miles in Northwestern Riverside County.

Residents are educated and enjoy a high standard of living.

- Median household income of \$119,000/year
- 80% of the population own a home
- Average home value is \$750,000
- Median age of 33 years

Eastvale is perfectly suited to raise a family and open a family business. From nationally recognized schools to the community's outstanding parks system, to its safe neighborhoods, our population mirrors our youth and vitality as we continue to create a unique, inventive, forward-thinking community to raise a family and enjoy business success.



PARKS

Eastvale boasts 19 community and neighborhood parks spread out over 234 acres, for residents to enjoy. A variety of recreational opportunities are available and there is access to trails and open space along the scenic Santa Ana River.

Additional trails are being designed that will connect our neighborhoods to our schools, parks, and retail destinations.

Recreational amenities include:

- Sports fields
- Skateboard park
- Disc golf
- Dog parks
- Tennis courts
- Basketball courts
- Water play

Additionally, the Eastvale Community Center, a multi-million-dollar indoor recreation space, hosts hundreds of classes, and community and private events each year.

Eastvale's parks are a beloved feature of the community and a contributing factor to the high quality of life enjoyed by our residents. Our parks and programs are meant to connect our community with future opportunities to expand our investment in open space and recreation for future generations.



CENTRALLY LOCATED

Eastvale is centrally located between Interstate 15 and California State Routes 91, 60, and 71, providing easy access for residents, visitors and businesses alike.

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The Ontario International Airport offers a metropolitan advantage because it is easy to access from Eastvale, with a seamless check-in and check-out process for a stress-free experience.



A SAFE COMMUNITY

Safety is a top priority in Eastvale. Law enforcement is served of Riverside County Sheriff Department personnel. The city also houses two full-service served by the Riverside County Fire Department, which provides municipal and wildland fire protection, pre-hospital emergency medical response, technical rescue services, and response to hazardous materials discharges.

Eastvale is also in the process of designing a third fire station and a police station at the new Downtown Eastvale location.

Additionally, Eastvale residents have formed a cooperative partnership for the nations best neighborhood watch programs to improve security and reduce crime in the community. We believe that public safety is everyone's responsibility, and together our residents and businesses make a real difference.

According to recent FBI statistics, Eastvale is the 26th safest community in the state of California. Eastvale ranked at number 26 out of 482 cities statewide. Our city was one of two Inland Empire cities to rank in the top ten cities based on public safety.

Eastvale is the sixth safest city in California for communities with populations over 50,000.





POPULATION AND GROWTH

Eastvale's population has grown from 60,663 in 2010, to 71,375 per 2021 Census data. A contributing factor to our growth is our strategic location about an hour from a wide variety of experiences and popular destinations in Southern California.

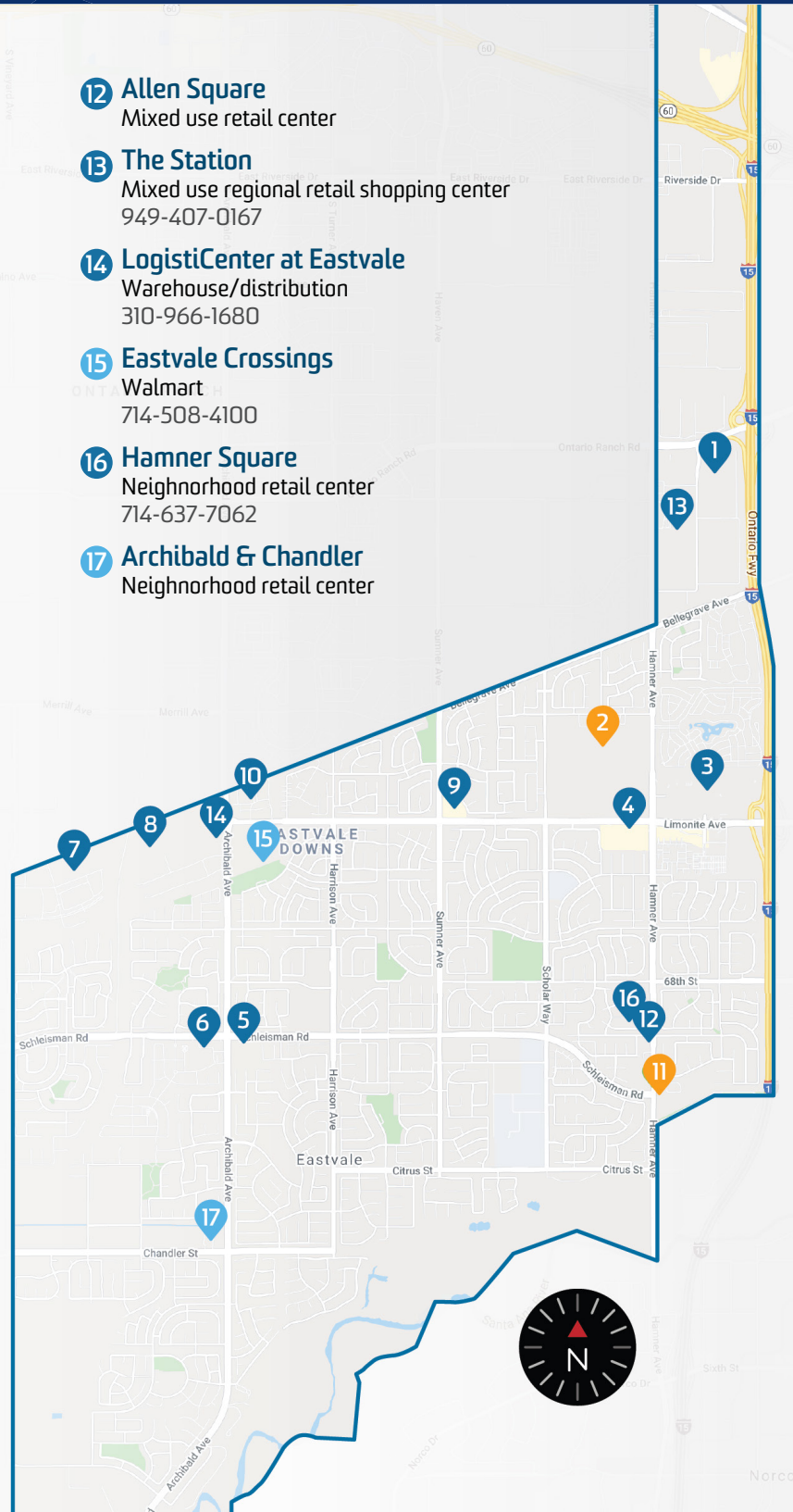
The landscape of the community has changed over the years from a former dairy enclave to an inclusive, well-appointed community with highly desired amenities. With a wealth of existing and planned retail and commercial space, Eastvale stands as the premiere location to enjoy business success. In addition, the diversity in nearby communities provides a varied consumer base and a culturally rich environment to partake in.

RETAIL AND COMMERCIAL CENTERS

- 1 Goodman Commerce Center**
Warehouse/business park/retail project
949-407-0167
- 2 Downtown Eastvale**
Lifestyle/office/retail mixed use downtown center
951-703-4425
- 3 Eastvale Gateway and Gateway South**
Regional retail shopping centers
951-360-9941
- 4 Cloverdale Marketplace**
Supermarket-anchored retail and mixed use center
949-398-8750
- 5 Corona Valley Marketplace**
Supermarket-anchored neighborhood shopping center
949-759-9531
- 6 Enclave Center**
Neighborhood shopping center
909-946-7518
- 7 The Ranch Specific Plan**
Industrial business park
949-655-8226
- 8 Providence Business Park**
Light industrial/office/retail center
949-833-1554
- 9 Eastvale Marketplace**
Supermarket-anchored neighborhood shopping center
949-640-6678
- 10 The Merge**
Mixed use neighborhood shopping center and industrial
909-989-7771
- 11 Hamner Place**
Destination center with retail/office/hotel projects
909-946-7518

- 12 Allen Square**
Mixed use retail center
- 13 The Station**
Mixed use regional retail shopping center
949-407-0167
- 14 LogistiCenter at Eastvale**
Warehouse/distribution
310-966-1680
- 15 Eastvale Crossings**
Walmart
714-508-4100
- 16 Hamner Square**
Neighborhood retail center
714-637-7062
- 17 Archibald & Chandler**
Neighborhood retail center

- Under Construction
- Proposed
- Built/Expanding



AN AFFLUENT AND DIVERSE COMMUNITY

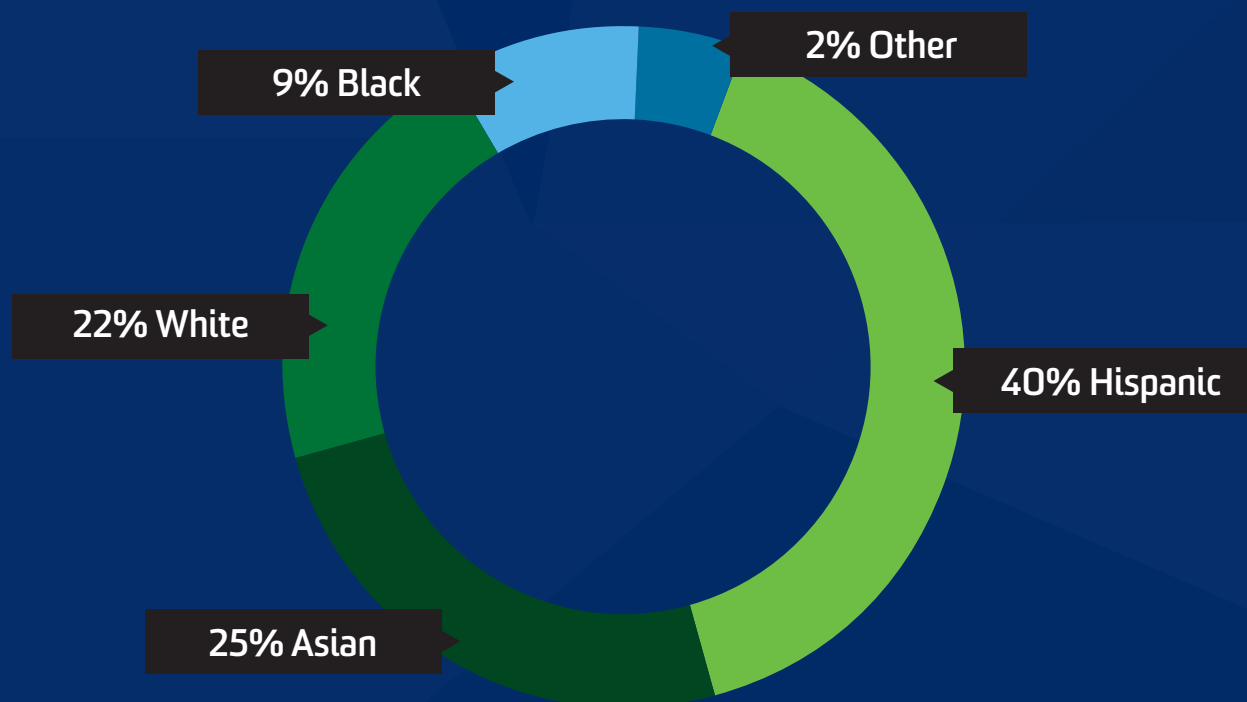
Affluence and diversity within a community are excellent indicators of a healthy consumer base — and Eastvale has both. Eastvale is home to a population of young, diverse, educated, high-income earners that can support a broad range of businesses. They also love dining and entertainment experiences. A recent community survey revealed that if more premium and casual fine dining establishments existed in Eastvale, 98% of residents would frequent those businesses.

When asked an open-ended question about improving quality of life in Eastvale, 4 out of 10 residents responded with answers about adding premium, casual, and diverse dining options.

2022 US Census bureau data shows that Eastvale residents have one of the highest household incomes in the Inland Empire. Residents have a median income of

\$119,000 per year and own homes valued at an average of \$750,000. Eastvale is also well above the state and national average with 80% ownership for persons below the poverty level. Businesses that make the effort to connect and offer engaging experiences will gain customers for life in Eastvale.

Eastvale is one of the most diverse cities in America. According to a recent analysis by NerdWallet.com of the distribution of residents across ethnic groups, Eastvale was ranked the most diverse city in Southern California and the 13th most diverse in the nation. Eastvale's wide variety of ethnicities provides an eclectic group of customers seeking a wide array of business offerings.



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AN EDUCATED AND HIGHLY SKILLED WORKFORCE

Modern workplaces demand a skilled and educated workforce, and Eastvale delivers that with a dynamic population to hire from.

90%
High school
graduates

11%
Associate
degree

25%
Bachelor's
degree

12%
Postgraduate
degree



Eastvale also offers existing businesses a network of partnerships and resources to recruit talented and trained employees, saving employers time and money. Workforce and professional development are valuable in ensuring employees are skilled and capable of market demands.

Eastvale is part of the Corona-Norco Unified School District (CNUSD), which is the eighth-largest district in the state. Eastvale's five elementary schools, two intermediate schools, and two high schools are nationally recognized for excellence by the Eli and Edythe Board Foundation.

Eastvale schools have been the proud recipients of the U.S. Department of Education's Investing in Innovation (i3) grants. These grants provide support to local education agencies.

Those seeking to continue their education have opportunities all-around them. Local colleges and universities include:



DOWNTOWN EASTVALE

Located at Hamner Avenue & Limonite Avenue.
Centrally located between the 60 and 15 freeways.

Eastvale's vision is to create a dynamic, distinctive downtown with mixed-use, retail, office, hotel, housing, public spaces and a civic center. The property will feature high-quality architecture and design to create a sense of place while enhancing the aesthetic and visual quality of the neighborhood. Bringing a more compact and urban form of development to the city, Downtown Eastvale will provide new and unique opportunities for various business uses.

160 ACRES OF MIXED-USE:

- 16.5 acres of City Controlled Downtown Area
- Up to 595,000 sq. ft. of retail & commercial property including entertainment and a hotel
- 14 acres of parks and open space
- Civic Center: City Hall, a library and innovation center, police station and fire station.
- Up to 2,500 homes

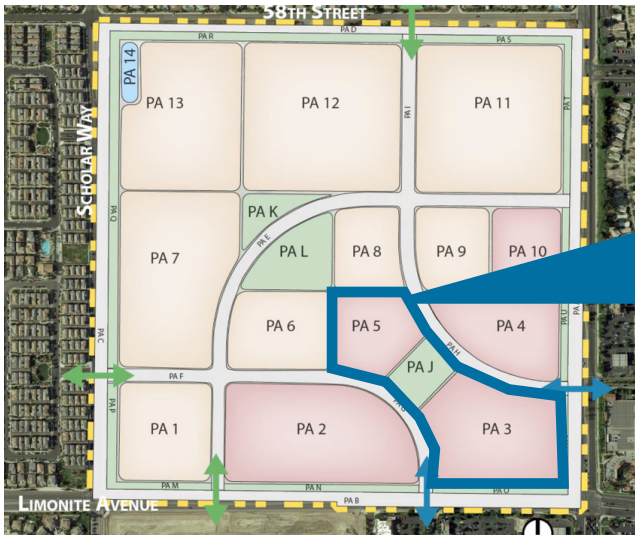
16.5 ACRES CITY CONTROLLED DOWNTOWN CONCEPT

Civic Center:

City Hall | Police Station | Fire Station |
Library & Innovation Center | Parks | Open space

495,000 square feet:

Retail | Commercial | Entertainment | Hotel



LEASING OPPORTUNITIES THAT WORK FOR YOU:

- ✓ Build to Suit
- ✓ Finished Pad
- ✓ End Cap
- ✓ In Line
- ✓ 99-year Ground Lease for Pads
- ✓ 3-10 Years for In Line & End Cap



A BUSINESS-FRIENDLY AND ENTREPRENEURIAL SPIRIT

Eastvale was built as a city that embraces modern practices and discards the status-quo, business-as-usual approaches to city operations. We value collaboration with new businesses and extend a helping hand to foster growth in our community.

Our economic development team is different than most. They are here to turn your business ideas into reality, without the usual barriers to development that you may find working with other cities. No matter how big, small or different your idea is, we will listen and develop a strategy with you to move forward. We understand the challenges that many entrepreneurs face and offer the attention and flexibility that new and existing business owners need.

Our city manager recently received an email from a business owner we were working with and here is what he said:

"Starting a business requires a lot of work but with all the help from the city, we were able to get everything done very fast. ... I am proud to be part of the Eastvale family and look forward to serving many families and friends in the community."

Companies are choosing Eastvale as their operations base for cost savings, distance to major city hubs, the ability to scale and grow, and a higher quality of life.

Among the world-class companies which have found Eastvale to be the perfect city for their facilities includes Amazon, which opened a 2-million-square-foot, state-of-the-art fulfillment center employing more than 9,000 workers.

VW/Porsche/Audi also opened a major consolidated training facility in the Goodman Commerce Center Business Park.

EASTVALE DIFFERENTIATORS

We are excited to foster business growth for entrepreneurs by providing easy access to high-quality resources and leveraging a strong network of community partners.

Eastvale offers an ideal location and business environment to live, work and thrive.

GROWTH

One of the fastest-growing cities in the state of California. Grow your new or existing business in Eastvale with a highly skilled workforce.

YOUTHFUL

Eastvale's population is young and they have a high discretionary income. The median age is 33, and the median annual household income is \$119,000.

LOCATION

Centrally located, and only 43 miles from Los Angeles and Disneyland Park and Resort, Eastvale offers residents and businesses a quintessential Southern California lifestyle.

BUSINESS-FRIENDLY

Businesses will find quality office and retail space at reasonable lease rates. They'll also be able to work with an economic development department that prioritizes action to get businesses started.

DIVERSITY

Eastvale is the most diverse city in Southern California and the 13th most diverse city in the nation.

AFFORDABLE

Eastvale offers an affordable cost of living compared to other Southern California communities. This could be your opportunity to relocate to the best city in the Inland Empire.



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