

# EASTVALE, CALIFORNIA

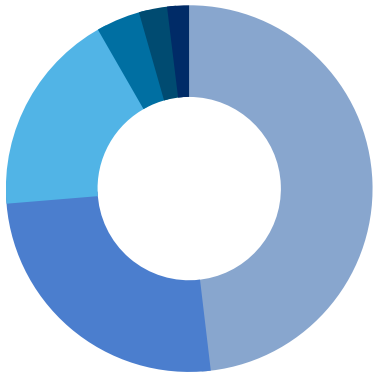
## Market Guide



### GAP Analysis

\$321,593,531

The Gap Analysis measures expenditures within a trade area and compares it to the potential retail revenue generated by retailers in the same area. The difference between the two numbers reflects leakages, or consumers traveling outside the community for certain retail goods and services.



Clothing & Clothing Accessories Stores	\$157,811,150
Health & Personal Care Stores	\$83,845,452
Department Stores	\$59,067,133
Electronics & Appliance Stores	\$12,716,113
Bars/Drinking Places (Alcoholic Beverages)	\$8,153,683
Specialty Food Stores	\$6,343,935
(Custom Trade Area)	

### Peer Analysis

The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area.

The following retail areas most resemble this core city:

Rancho Cucamonga, CA	10576 Foothill Blvd
San Juan Capistrano, CA	31874 Del Obispo St
Valencia, CA	24425 Magic Mountain Pkwy
Chino, CA	3944 Grand Ave
San Jose, CA	5630 Cottle Rd
Upland, CA	1931 Campus Ave
Hayward, CA	2499 Whipple Rd
Albany, CA	1057 Eastshore Hwy



### Demographics (Custom Trade Area)



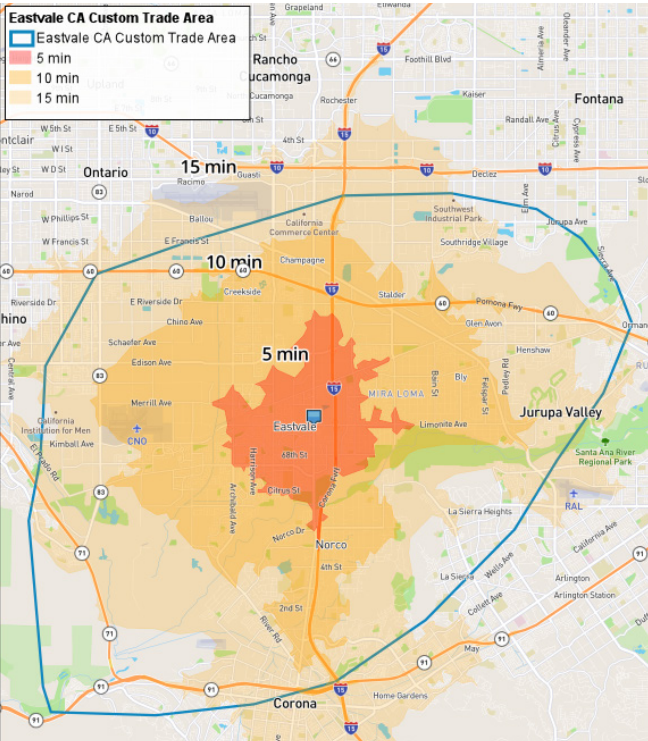
Population  
387,278 (2021)  
427,237 (2026)



3-Mile Projected Growth Rate  
16.52%



3-Mile Median Household Income  
\$111,507



### Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, our efforts are inclusive beyond the defined list.

Let us know how we can help you find a site!



Clothing  
Stores



Department  
Stores



Electronics &  
Appliance  
Stores

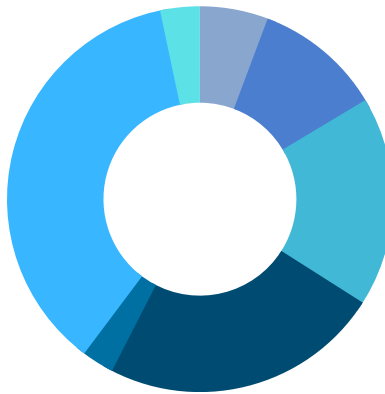


Health &  
Personal Care  
Stores

### Daytime Population (Custom Trade Area)

347,402

Children at home	19,858
Retired/Disabled	37,145
Homemakers	61,151
Students	81,737
Work at Home	9,401
Employed	126,569
Unemployed	11,540



### City Contact Information

**Gustavo Gonzalez**  
Interim Community  
Development Director  
(951) 703-4499  
ggonzalez@eastvaleca.gov

**Alexander Fung**  
Interim Economic  
Development Manager  
(951) 703-4415  
afung@eastvaleca.gov

**Samantha Greven**  
Management Analyst  
(951) 703-4468  
sgreven@eastvaleca.gov

 [www.eastvaleelevates.com](http://www.eastvaleelevates.com)

 @loveeastvaleshopeastvale

 12363 Limonite Ave., STE 910,  
Eastvale, CA 91752



EASTVALE, CALIFORNIA

1CORONA VALLEY MARKETPLACE

- Carl's Jr.
- Champion Taekwondo Archibald
- Chat Tea Cafe
- Corona Valley Optometry
- Dr. Art Hsia, DDS, Inc.
- Fresh Wok
- Great Clips
- Kona Cleaners

CHASE

SUBWAY

bagskin tobbling

Albertsons

7 ELEVEN

- Master Smokes
- Pizza Hut
- Revol Nails & Spa
- Sunny Donut
- The UPS Store

2THE MERGE

- 9ROUND
- bb.q Chicken
- Bushfire Kitchen
- Capriotti's Sandwich Shop
- Dot & Dough
- Extra Mile
- Noodle St.
- Pure Barre
- Starbucks
- The Vale Hair and Nails
- USA Champion Tae Kwon Do

SPROUTS FARMERS MARKET

Capriotti's SANDWICH SHOP

Chevron

DoorDash

3EASTVALE MARKETPLACE

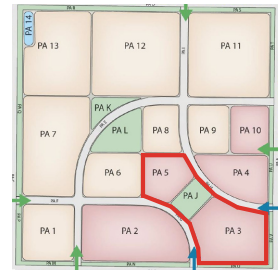
- CareMore Pharmacy
- Creamistry
- Eastvale Smiles Dentistry
- El Pollo Loco
- Mes Amies Nails & Beauty Lounge
- Miguel's Jr
- Mongolian Grill
- Poke Delight
- Smart & Final
- Ten Ren's Tea Time

DUTCHBROS

PIZZERIA

Tires LES SCHWAB

4FUTURE DOWNTOWN



Up to 595,000 sq. ft of retail COMING SOON!

5GOODMAN COMMERCE CENTER THE STATION

99 RANCH MARKET

COSTCO WHOLESALE

- Allstate Insurance
- Altura Credit Union
- America's Best
- AT&T
- Bright Now Dental
- Café Rio
- Costco-Gasoline

- Cravings Food Hall
- Crying Tiger Thai Bistro and Bar
- Devil's Kitchen
- Little Eastern Café
- MOD Pizza
- Organic Nail Bar
- ProSe Legal

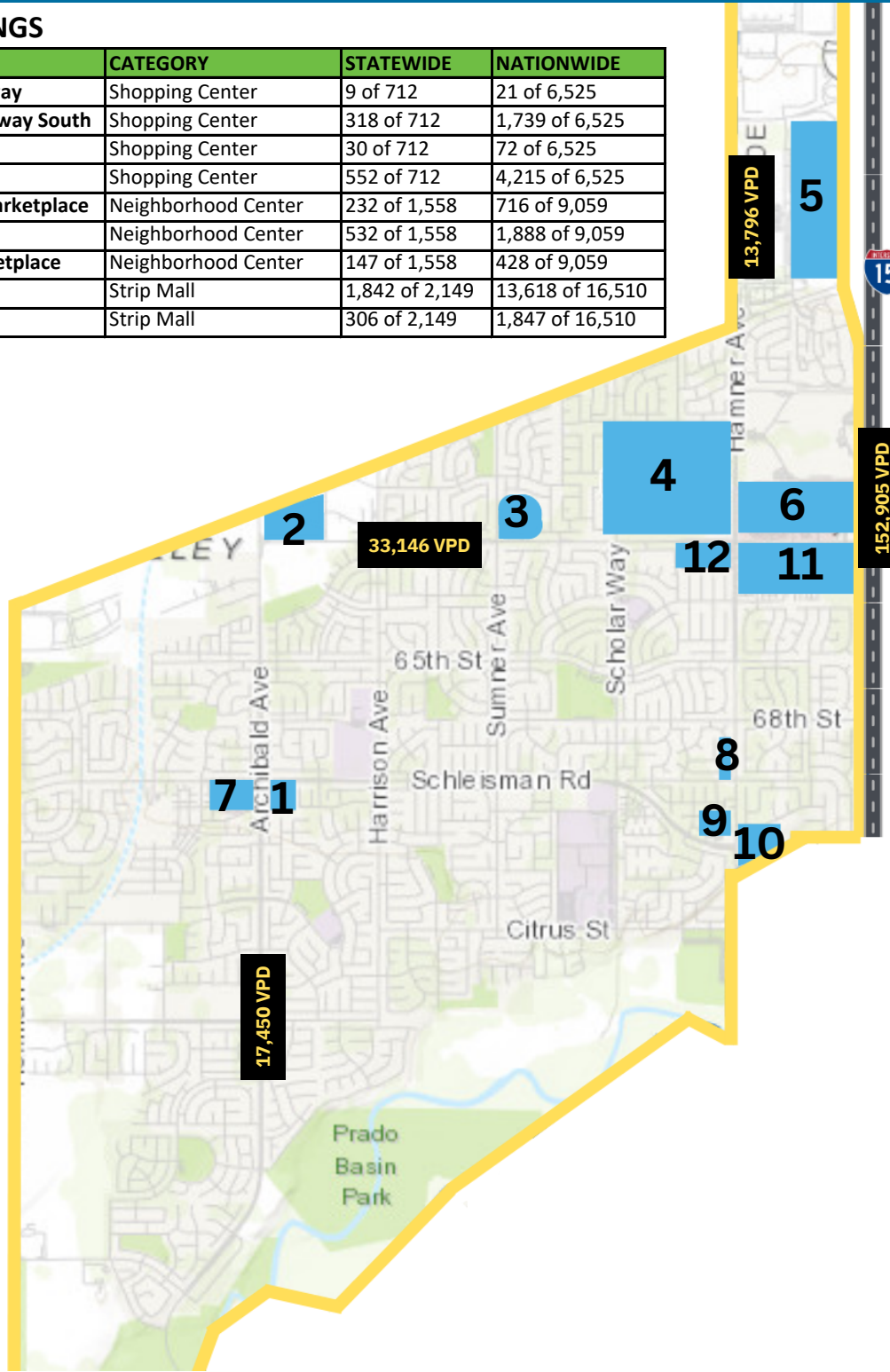
- Quick-Quack Carwash
- Sport Clips
- Starbucks
- Sunright Tea Studio
- The UPS Store
- Vita Cane
- Which-Wich
- Yeoghiyo Korean BBQ
- Yoshiharu Ramen
- Zeppin Shushi

IN-N-OUT BURGER

Chick-fil-A

VISIT RANKINGS

CENTER	CATEGORY	STATEWIDE	NATIONWIDE
6   Eastvale Gateway	Shopping Center	9 of 712	21 of 6,525
11   Eastvale Gateway South	Shopping Center	318 of 712	1,739 of 6,525
5   Goodman	Shopping Center	30 of 712	72 of 6,525
2   The Merge	Shopping Center	552 of 712	4,215 of 6,525
12   Cloverdale Marketplace	Neighborhood Center	232 of 1,558	716 of 9,059
1   Corona Valley	Neighborhood Center	532 of 1,558	1,888 of 9,059
3   Eastvale Marketplace	Neighborhood Center	147 of 1,558	428 of 9,059
10   Hamner Place	Strip Mall	1,842 of 2,149	13,618 of 16,510
7   The Enclave	Strip Mall	306 of 2,149	1,847 of 16,510



6EASTVALE GATEWAY

REGAL

TARGET

- AAA Automotive Club
- Amazing Lash Studio
- Applebee's Grill + Bar
- AT&T
- Bank of America
- Bath & Body Works
- Best Buy
- Blaze Pizza
- Buffalo Wild Wings
- C2 Education
- Johnny Carino's
- Carter's Babies and Kids
- Chase

- Chipotle Mexican Grill
- City of Eastvale
- Cold Stone Creamery
- CPR Cell Phone Repair
- Dickey's Barbecue Pit
- Dick's Sporting Goods
- Domino's Pizza
- EastBrew Café and Bakery
- Eastvale Medical Group
- Eastvale Optometry
- Encore Nail & Spa
- European Wax Center
- Famous Footwear

- Farmer Boys
- Fire Wings
- Foot Reflexology
- GameStop
- Gateway Dental Group
- and Orthodontics
- Gateway MedSpa
- Gemma's Jewelers
- Georgia's Restaurant
- Griggs Mutual Realty
- and Management
- GNC Live Well
- The Habit Burger Grill

- Hickory Farms
- Home Goods
- Jersey Mikes Subs
- The Joint Chiropractic
- Kay Jewelers
- Kohl's
- Krak Boba
- Limonite Dental Group
- Lucky Kitchen Thai Cuisine
- Luna Grill Mediterranean
- Kitchen
- Massage Envy
- Maxim Beauty

- Mountain View Tire & Auto Service
- Nutrishop
- On The Border
- Mexican Grill & Cantina
- Orange Theory
- Party City
- Petsmart
- Pho Viet
- Staples
- Styles for Less
- Sunrise Optometry
- TMobile

- Tillys
- Tio's Mexican Food
- T.J. Maxx
- Tutor Time
- Tutti Frutti
- ULTA Beauty
- UPS Store
- Verizon
- Vons Gas
- Zip Fusion

VONS

THE HOME DEPOT

7MARKETPLACE AT THE ENCLAVE

AutoZone

JUICE IT UP

CVS pharmacy

- Jack in the Box
- Massage CC Reflexology
- Mes Amies Nails & Beauty Spa
- Si, Como No!
- Starbucks

- Tanna Orthodontics
- Vista Medical Group
- W Cafe
- Wabi Sabi

BANK OF AMERICA

8HAMNER SQUARE

- 7-Eleven
- Eastvale Dental and Orthodontics
- LUXE 9 Nail & Spa
- Masala House

- Masala House Groceries
- Tacos Del Rio

PIZZA NORA

Jono's

9ALLENS SQUARE

99 ONLY STORES

MORE BUSINESSES COMING SOON!

10HAMNER PLACE

HEROES BAR & GRILL

Starbucks

MORE BUSINESSES COMING SOON!

11EASTVALE GATEWAY SOUTH

- Alexas Beauty And Barber
- Chevron
- Corky's Kitchen
- ExtraMile
- Juice It Up!
- Little Caesars Pizza
- Panda Express
- Taco Bell

- Wingstop
- Yogurtland

Walgreens

24 HOUR FITNESS

Panera BREAD

12CLOVERDALE MARKETPLACE

- Champion Tae Kwon Do
- Chopstix
- Clover Beauty Supply & Salon
- Cloverdale Optometric Center
- Eastvale Veterinary Hospital
- Kona Cleaners
- Master Smoke Shop
- Palm Beach Tan
- Pita Street
- Pretty Kitty

- Professio Nail and Spa
- Ralphs
- Ralphs Fuel Center
- Rubio's
- Smile Brands Inc.
- Starbucks
- SUBWAY
- Sunny Donuts
- Supercuts
- U.S. Bank Branch
- Waba Grill
- Wendy's

JINYA RAMEN BAR

nekter JUICE BAR