

eastvale elevates

Envision the Possibilities

CITY OF EASTVALE ECONOMIC DEVELOPMENT



eastvaleelevates.com

EASTVALE

THE FUTURE OF THE INLAND EMPIRE

The City of Eastvale is strategically poised between Interstate 15 and California Routes 91, 60, and 71. Its location makes access easy for residents, visitors, and businesses alike.

The landscape of the community has changed over the years from a dairy enclave to a diverse community with highly desired amenities. With our ten beautifully constructed, modern, award-winning schools and thirteen parks, Eastvale stands as the premier location to raise a family and enjoy business success.



RECOGNITION



#1 in California

#7 in the Nation

Best Place to Live

By Fortune Magazine in 2023



Voted

Most Financially Stable City

in California

By the Auditor of the State of California in 2022



EASTVALE GATEWAY SHOPPING CENTER

Ranked

#7 most visited shopping center in California

#21 most visited shopping center in the Nation

By Placer.ai in 2023



GOODMAN COMMERCE CENTER / THE STATION

Ranked

#19 most visited shopping center in California

#56 most visited shopping center in the Nation

By Placer.ai in 2023

KEY DATA

Incorporated
2010

City Size
13.1 Square Miles

Population
71,000

Median Age
33

Median Income
\$142,000

Homeownership
80%

Average
Home Value
\$750,000

Bachelors
Degree +
41.4%



A Diverse
Community

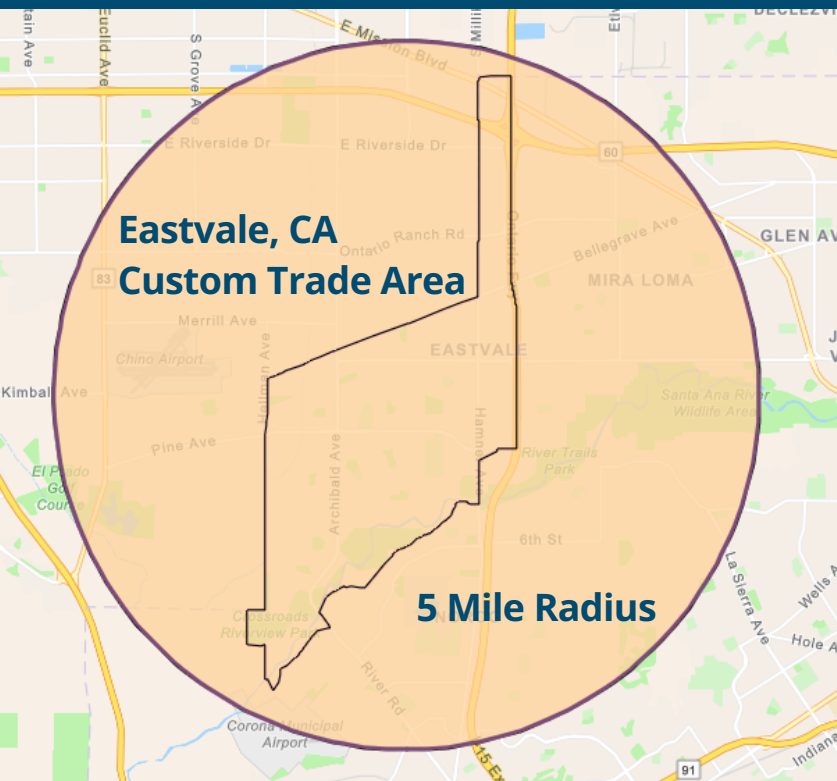
Hispanic
39%

Asian
28%

White
22%

Black
8%

Other
3%



CUSTOM TRADE AREA



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



3-Mile Projected Growth Rate
16.52%



5-Mile Median Household Income
\$114,388 (2023) \$127,538 (2028)

Eastvale's Top 5 Demographic Segments

Data Provided by Placer.ai

Wealthy Suburban Families

40.5%

Near Urban Diverse Families

34.3%

Upper Suburban Diverse Families

8.5%

Educated Urbanites

7.1%

Blue Collar Suburbs

2.6%



Most Popular WEALTHY SUBURBAN



Head of Household Age

35 - 44

Household Size

4

Bachelor's Degree

44%

Household Income

\$125,000 - \$200,000

Homeownership

84%

Households with Children

40%

SHOPPING SEGMENTS Fashion | Fitness | Entertainment | Technology

2nd Most Popular NEAR-URBAN DIVERSE



Head of Household Age

45 - 54

Household Size

3

Bachelor's Degree

24%

Household Income

\$60,000 - \$75,000

Homeownership

60%

Households with Children

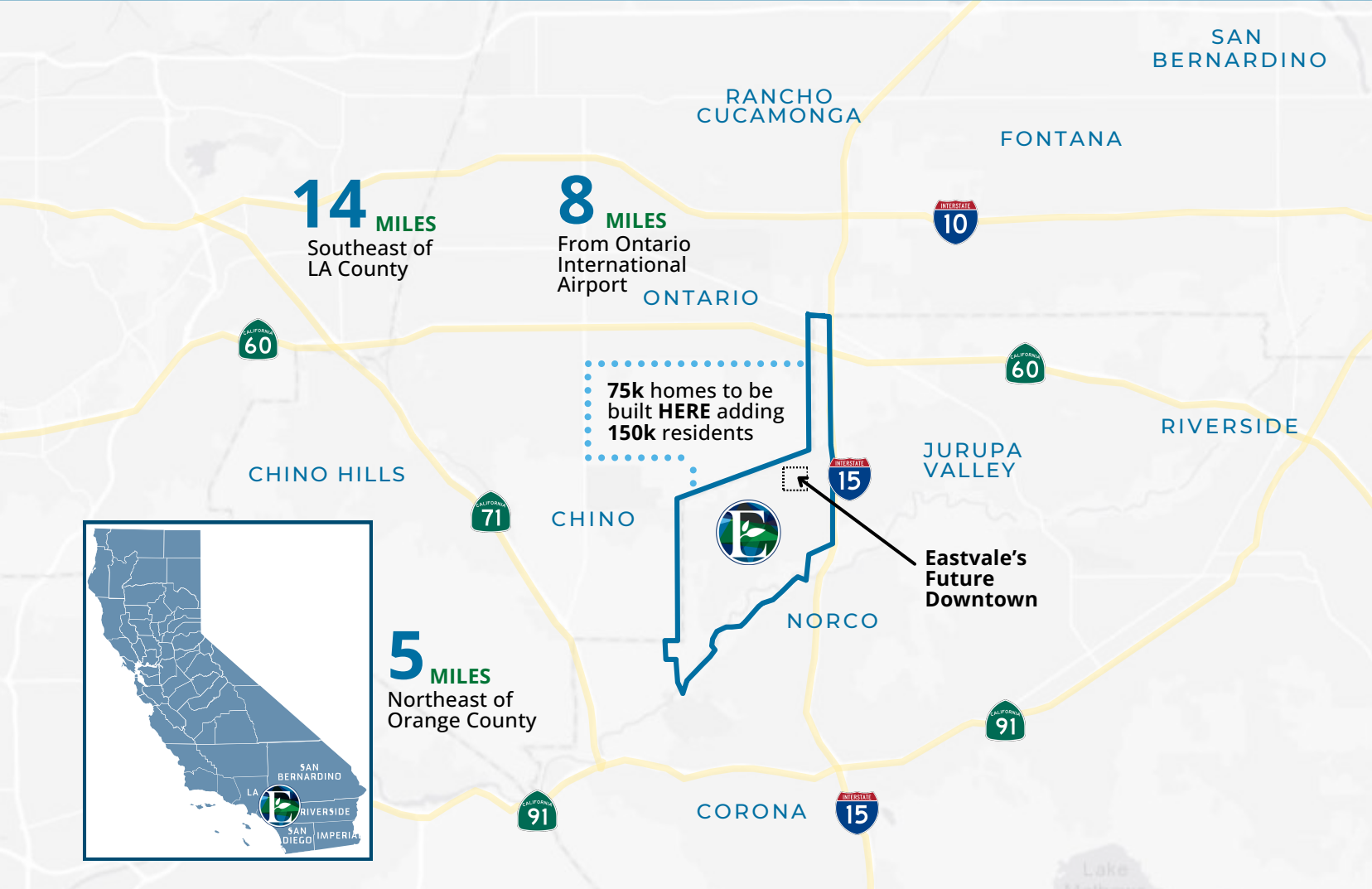
40%

SHOPPING SEGMENTS Fashion | Home Decor | Technology | Finance

CENTRALLY LOCATED

As a growing hub in Southern California, Eastvale’s proximity to nearby airports provides ideal access to the region and beyond.

| AIRPORT | DRIVETIME |
|--------------------------------------|-----------|
| Chino Airport | 10 min |
| Ontario International Airport | 15 min |
| San Bernardino International Airport | 30 min |
| John Wayne Airport, Orange County | 40 min |
| Long Beach Airport | 45 min |
| Los Angeles International Airport | 1 hr |
| Hollywood Burbank Airport | 1 hr |



EASTVALE SHOPPING CENTERS

VISIT RANKINGS

Shopping center categories and rankings set by Placer.ai

1 | **DOWNTOWN EASTVALE - Lifestyle Center**
Coming Soon!

2 | **ALLEN SQUARE - Shopping District**
*Rankings reflect partial buildout.
More Stores Coming Soon!*
Statewide: **17** / 17
Nationwide: **84** / 92

3 | **HAMNER PLACE - Shopping Center**
*Rankings reflect partial buildout.
More Stores Coming Soon!*
Statewide: **671** / 766
Nationwide: **6,004** / 7,400

4 | **CORONA VALLEY MARKETPLACE - Neighborhood Center**
Statewide: **586** / 1,586
Nationwide: **2,010** / 9,349

5 | **THE MERGE - Neighborhood Center**
Nationwide: **907** / 1,586
Statewide: **3,565** / 9,349

6 | **EASTVALE MARKETPLACE - Neighborhood Center**
Statewide: **178** / 1,586
Nationwide: **513** / 9,349

7 | **HAMNER SQUARE - Local Center**
Statewide: **1,253** / 2,157
Nationwide: **8,260** / 16,552

8 | **GOODMAN COMMERCE CENTER / THE STATION - Shopping Center**
Statewide: **19** / 766
Nationwide: **56** / 7,400

HIGH RANKING

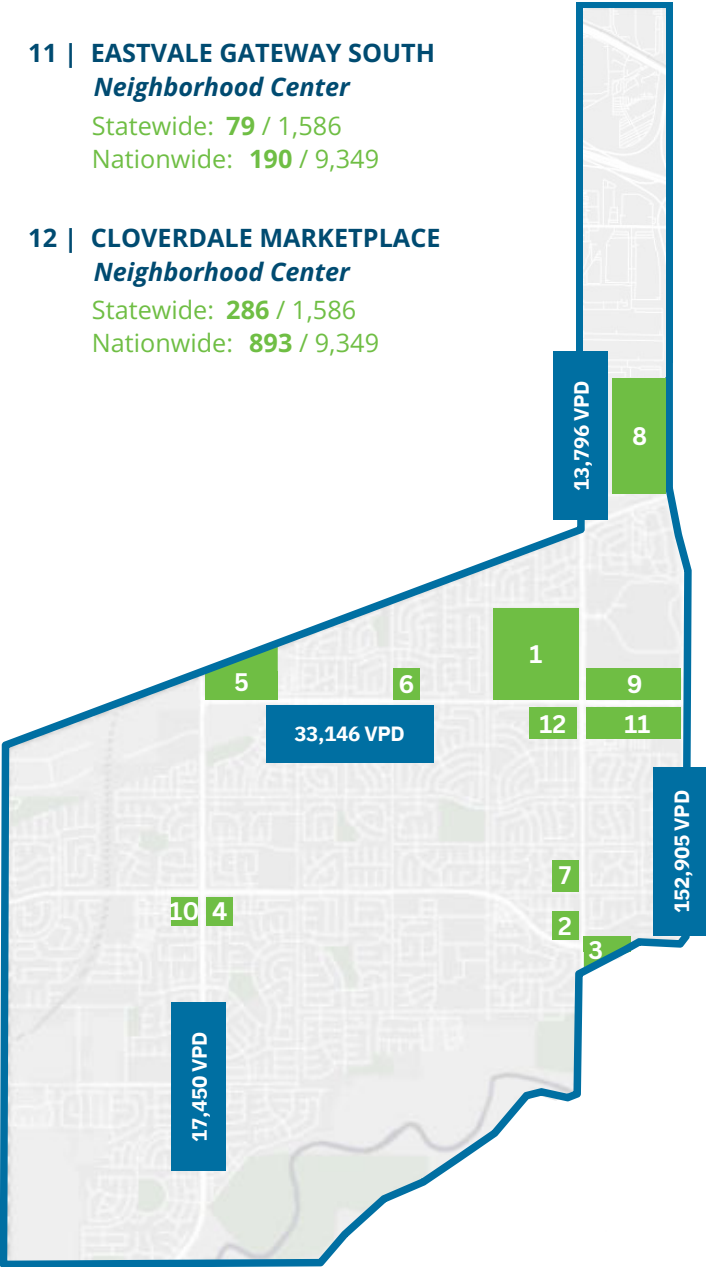
9 | **EASTVALE GATEWAY - Shopping Center**
Statewide: **7** / 766
Nationwide: **21** / 7,400

HIGH RANKING

10 | **MARKETPLACE AT THE ENCLAVE Subregional Center**
Statewide: **47** / 54
Nationwide: **363** / 411

11 | **EASTVALE GATEWAY SOUTH Neighborhood Center**
Statewide: **79** / 1,586
Nationwide: **190** / 9,349

12 | **CLOVERDALE MARKETPLACE Neighborhood Center**
Statewide: **286** / 1,586
Nationwide: **893** / 9,349



*Northwestern Corner of Limonite Avenue
and Hamner Avenue.*

This future lifestyle center will be known throughout the region as a “destination” site.

Project Size

Retail & Commercial

up to 595,000 sq.ft.

New Homes

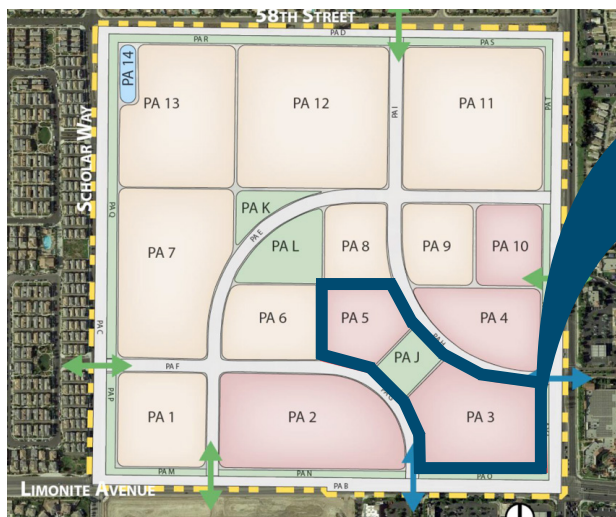
up to 2,500



16.5 acres

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

Retail | Commercial | Entertainment | Hotel



The site plan illustrates a proposed 10-story mixed-use development at the intersection of Lindaville Ave and Margaret Ave. The development consists of eight buildings (BLDG 1-8) with various uses including retail, office, and residential. BLDG 6 is highlighted in yellow. The plan also shows parking lots, landscaping, and a north arrow.

- BLDG 1:** Located at the top right, primarily retail/office use.
- BLDG 2:** Located on the right side, primarily retail/office use.
- BLDG 3:** Located at the bottom right, primarily retail/office use.
- BLDG 4:** Located at the bottom center, primarily retail/office use.
- BLDG 5:** Located at the bottom left, primarily retail/office use.
- BLDG 6:** Located in the center-left, primarily retail/office use, highlighted in yellow.
- BLDG 7:** Located at the top center, primarily retail/office use.
- BLDG 8:** Located in the center-right, primarily retail/office use.

Other features include a north arrow, a scale bar (0 to 100 feet), and various landscaping elements like trees and shrubs. The plan also shows existing infrastructure like Margaret Ave and Lindaville Ave.

Businesses interested in Downtown Eastvale's leasing opportunities can complete an interest form by scanning this QR Code!



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ALLEN SQUARE

Northwestern Corner of Hamner Avenue and Schleisman Road.

- 99 Cent Store
- More businesses coming soon!



3

HAMNER PLACE

Intersection of Hamner Avenue and Schleisman Road.

- Heroes Bar & Grill
- Starbucks
- More businesses coming soon!



4

CORONA VALLEY MARKETPLACE

Southwestern Corner of Archibald Avenue and Schleisman Road.

- | | |
|---------------------------|---------------------------|
| • 7-Eleven | • Dr. Art Hsia, DDS, Inc. |
| • Albertsons | • Fresh Wok |
| • Baskin-Robbins | • Great Clips |
| • Carl's Jr. | • Kona Cleaners |
| • Champion Taekwondo | • Master Smokes |
| • Chase Bank | • Pizza Hut |
| • Chat Tea Cafe | • Revol Nails & Spa |
| • Corona Valley Optometry | • SUBWAY |
| | • Sunny Donut |
| | • The UPS Store |



5

THE MERGE

Northeastern Corner of Archibald Avenue and Limonite Avenue

- | | |
|-----------------------------|----------------------------|
| • 9ROUND | • La Bufadora Baja Grill |
| • bb.q Chicken | • Noodle St. |
| • Bushfire Kitchen | • Pure Barre |
| • Capriotti's | • Sprouts |
| • Carbon Health Urgent Care | • Starbucks |
| • Dog Haus | • Taco Bell |
| • Dot & Dough | • The Vale Hair & Nails |
| • Extra Mile | • USA Champion Tae Kwon Do |



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EASTVALE MARKETPLACE

Northeastern Corner of Limonite Avenue and Sumner Avenue

- CareMore Pharmacy
- Creamistry
- Dutch Bros
- Eastvale Smiles Dentistry
- El Pollo Loco
- Hot Works
- Les Schwab Tire Center
- Mes Amies Nails & Beauty Lounge
- Miguel's Jr
- Mongolian Grill
- Pieology
- Poke Delight
- Smart & Final
- Ten Ren's Tea Time



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HAMNER SQUARE

Northwestern Corner of Hamner Avenue and Riverboat Drive.

- 7-Eleven
- Eastvale Dental & Orthodontics
- Jono's
- LUXE 9 Nail & Spa
- Masala House
- Masala House Groceries
- Pizza Nora
- Tacos Del Rio



8

GOODMAN COMMERCE CENTER | THE STATION

Southeastern Corner of Hamner Avenue and Cantu-Galleano Ranch Road

- 356 Korean BBQ
- 99 Ranch Market & Cravings Food Hall
- Allstate Insurance
- Altura Credit Union
- America's Best
- AT&T
- Bloomvale Dental
- Café Rio
- Chick-fil-A
- Costco Wholesale
- Crumbl Cookies
- Crying Tiger Thai Bistro & Bar
- Devil's Kitchen
- Eastvale Athletics
- Little Eastern Café
- MOD Pizza
- One Vision Optometry
- Organic Nail Bar
- ProSe Legal
- Quick-Quack Carwash
- SportClips
- Starbucks
- Sunright Tea Studio
- Uncle Tetsu
- The UPS Store
- Vita Cane
- Which-Wich
- Yoshiharu Ramen
- Zeppin Sushi



9 EASTVALE GATEWAY

Northeastern Corner of Limonite Avenue and Hamner Avenue.

- AAA Automotive Club
- Applebee's Grill & Bar
- Bank of America
- Bath & Body Works
- Best Buy
- Blaze Pizza
- Buffalo Wild Wings
- Carter's Babies & Kids
- Chase Bank
- Chipotle Mexican Grill
- City of Eastvale
- Cold Stone Creamery
- Dickey's Barbecue Pit
- Dick's Sporting Goods
- Domino's Pizza
- DryBar
- EastBrew Café & Bakery
- Eastvale Optometry
- European Wax Center
- Famous Footwear
- Farmer Boys
- Fashion Q
- Fire Wings
- Foot Reflexology
- Gamestop
- Gateway Dental Group & Orthodontics
- Gateway MedSpa
- Georgia's Restaurant
- GNC Live Well
- Griggs Mutual Realty & Management
- HomeGoods
- Jersey Mike's Subs
- Johnny Carino's
- Kay Jewelers
- Kohl's
- Krak Boba
- Lash Effect Eastvale
- Lucky Kitchen Thai Cuisine
- Luna Grill

- Massage Envy
- Maxim Beauty
- Mountain View Tire & Auto Service
- Nutrishop
- On The Border Mexican
- Grill & Cantina
- Orangetheory Fitness
- Party City
- PetSmart
- Pho Viet
- Pinkberry
- Regal Cinemas
- Staples
- Sunrise Optometry
- T.J. Maxx
- Target
- The Habit
- The Home Depot
- The Joint Chiropractic
- The UPS Store
- Tillys
- Tio's Mexican Food
- T-Mobile
- Tutti Frutti
- ULTA Beauty
- Verizon
- Versaci Nails Spa
- VONS
- Vons Fuel Station
- Zip Fusion Sushi



10 MARKETPLACE AT THE ENCLAVE

Southwestern Corner of Archibald Avenue and Schleisman Road.

- AutoZone
- Bank of America
- CVS Pharmacy
- Jack in the Box
- Juice It Up!
- Massage CC Reflexology
- Mes Amies Nails
- Serene Med Spa
- Si, Como No!
- Starbucks
- Tanna Orthodontics
- Vista Medical Group
- W Cafe
- Wabi Sabi



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EASTVALE GATEWAY SOUTH

*Southeastern Corner of Limonite Avenue
and Hamner Avenue.*

- 24 Hour Fitness
- Alexas Beauty & Barber
- Chevron
- Corky's Kitchen
- ExtraMile
- Juice It Up!
- Little Caesars
- Little Smiles of Eastvale
- McDonalds
- Panda Express
- Panera Bread
- Taco Bell
- Walgreens
- Wingstop
- Yogurtland



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CLOVERDALE MARKETPLACE

Southeastern Corner of Archibald Avenue and Schleisman Road.

- Champion Tae Kwon Do
- Chopstix
- Clover Beauty Supply & Salon
- Cloverdale Optometric Center
- Eastvale Veterinary Hospital
- Jinya Ramen Bar
- Kona Cleaners
- Master Smoke Shop
- Nekter Juice Bar
- Palm Beach Tan
- Pita Street
- Pretty Kitty
- Professio Nail & Spa
- Ralphs
- Ralphs Fuel Center
- Rubio's
- Smile Brands Inc.
- Starbucks
- SUBWAY
- Sunny Donuts
- Supercuts
- U.S. Bank
- Waba Grill
- Wendy's





Contact Us



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