

# EASTVALE

FOR SALE OR  
JOINT VENTURE

## RETAIL LAND OPPORTUNITY

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JOINT VENTURE

Approx. 10.7 Net Acres of Finished Land

Site is located at the signalized intersection of Limonite Ave. and Hellman Ave. where Chino meets Eastvale





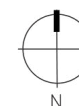
# DEMOGRAPHICS

Range	2019 Population	2019 Avg. Household Income	2024 Population	2024 Avg. Household Income
1 Mile Radius	10,591	\$112,578	12,789	\$145,848
3 Mile Radius	78,439	\$131,965	88,520	\$149,793
5 Mile Radius	228,142	\$116,476	247,931	\$133,269

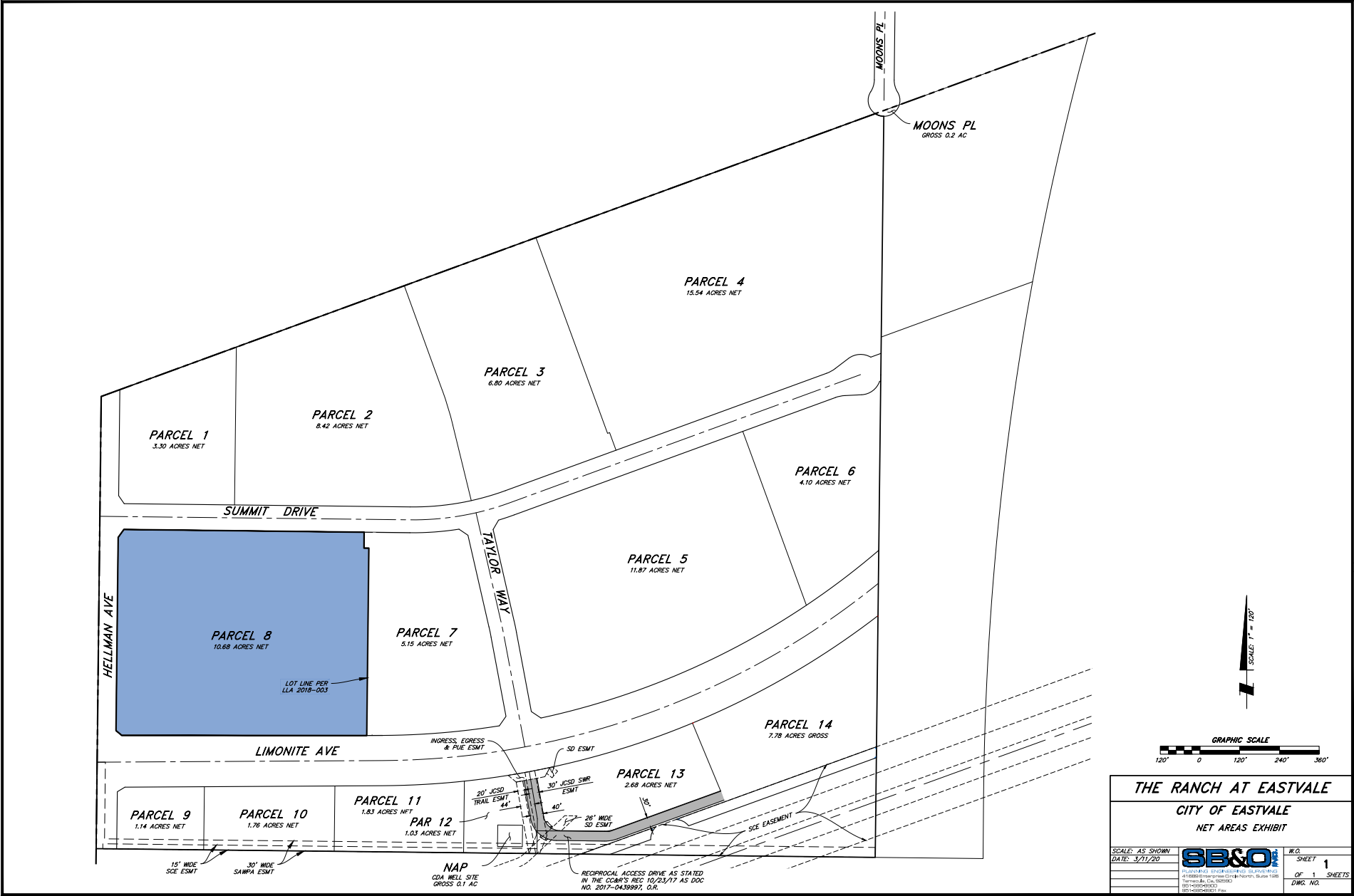
Source: Esri

# SITE FEATURES

- **Ideal mid-point location between two cities:** this location is directly equidistant from the key intersection of Euclid Ave. and Kimball Ave. in Chino (to the west) and the I-15 freeway interchange at Limonite Ave. in Eastvale (to the east).
- **City influence:** site will draw consumers from both the City of Chino and the City of Eastvale.
- **Zoning:** Retail/Commercial zoning per the Specific Plan for The Ranch at Eastvale ("SP").
- **Existing entitlement:** 160,000 square feet of product is already approved per the SP.
- **Site condition:** fully finished site with curbs, gutters, dry utilities and parkway landscaping installed around the perimeter.
- **Future connection to Archibald Ave.:** projected to occur in 3-4 years according to the city.
- **Proximity to The Preserve:** the site is located directly east of The Preserve, a master-planned community of approximately 6,500 homes at full build-out.



SITE



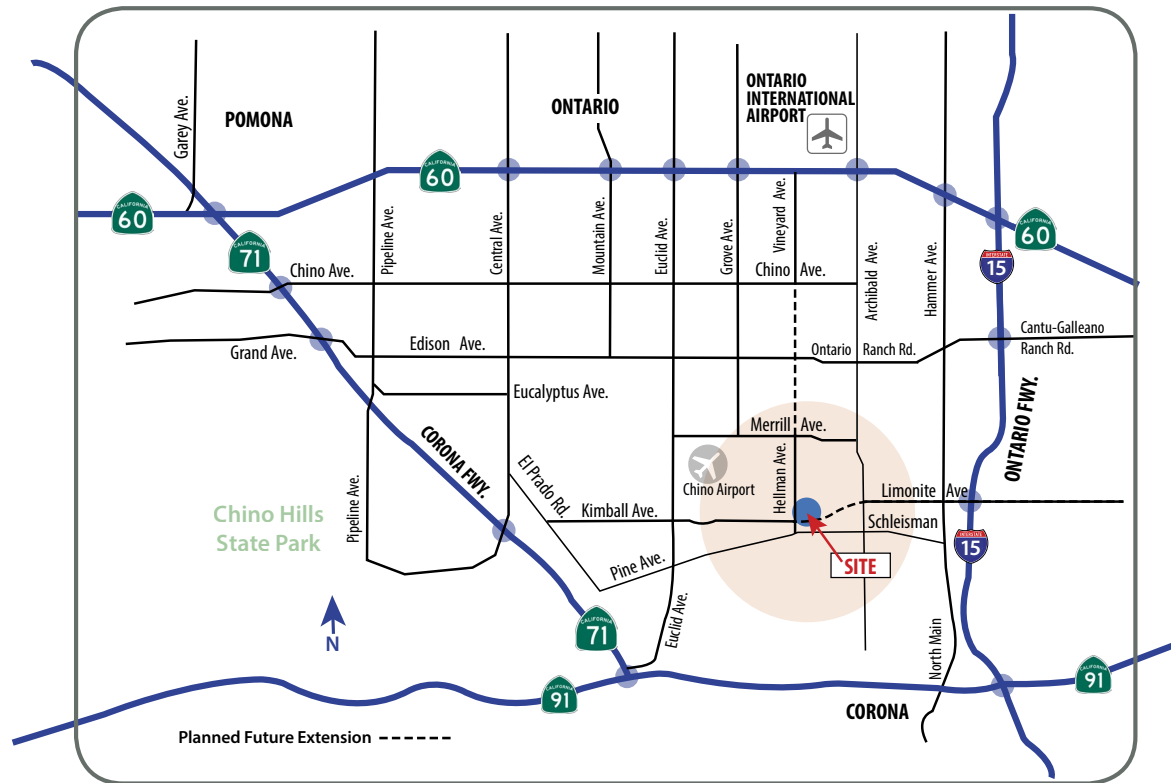


# CONCEPTUAL MASTER PLAN



**Note:**  
All product shown below Limonite is planned.

# EASTVALE RETAIL LAND OPPORTUNITY



For further information contact:

## Bryan Bentrott

Principal  
LICENSE NO. 00894271  
bryan@sumdevco.com  
948 655.8226



**SUMMIT DEVELOPMENT  
CORPORATION**

## Aaren Kisner

Project Manager  
LICENSE NO. 02107595  
aaren@sumdevco.com  
714 907.3509

sumdevco.com | 949 655.8226