

# SMALL FINISHED RETAIL LAND SITES FOR SALE OR LEASE



- Four (4) parcels ranging in size from 1.03 to 1.83 acres.
- Parcels can be combined if needed.
- Great location is in the middle of the two dynamic/growing communities of Chino and Eastvale.
- The Limonite connection over to Archibald is expected to occur in 2023.

# KEY LOCATION FEATURES

## DEMOGRAPHICS

Range	2021 Population	2021 Avg. Household Income	2026 Population	2026 Avg. Household Income
1 Mile Radius	12,663	\$134,215	12,663	\$153,979
3 Mile Radius	82,186	\$138,249	89,611	\$155,992
5 Mile Radius	236,850	\$123,563	254,067	\$139,425

Source: Esri

## SITE FEATURES

- **Ideal mid-point location between two growing 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 Chino, Eastvale, and Corona/Norco to the south.
- **Zoning:** Retail/Commercial zoning per the Specific Plan for The Ranch at Eastvale (“SP”).
- **Existing entitlement:** 50,000 square feet of product is already approved for Parcels 9 – 12.
- **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 2023 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.



Limonite & Hellman Avenue's, Eastvale, CA.

Archibald Ave

Future bridge - 2023 completion

Eastvale 60

Summit Dr

30,000 ADTs following completion of Limonite bridge

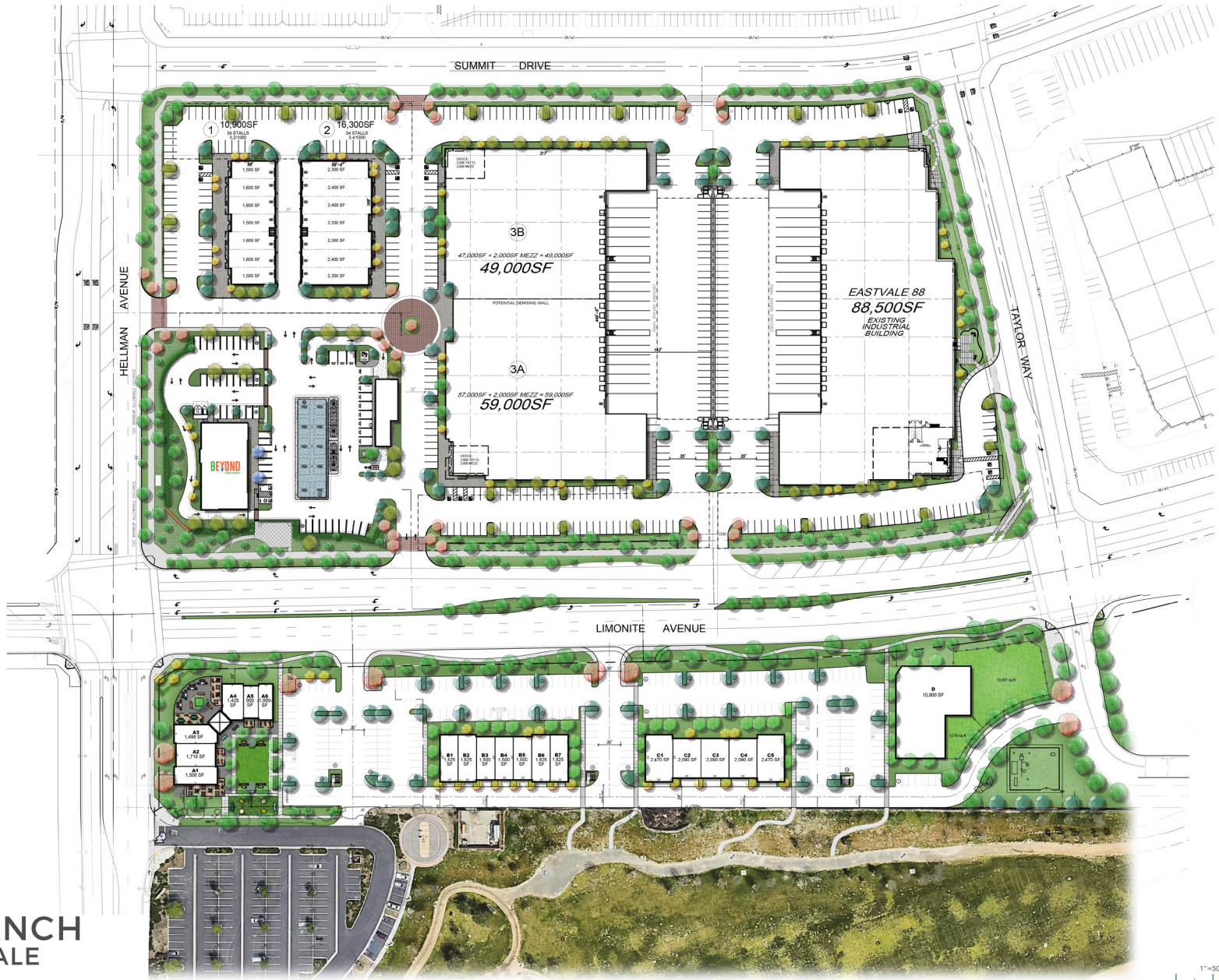
Limonite Ave

PARCELS 9-12

Kimball Ave

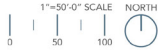
Hellman Ave

# SITE PLAN - PARCELS 9-12



## THE RANCH AT EASTVALE

EASTVALE | CA  
 EASTVALE ONE LLC | 19-046  
 DATE 8 | 11 | 21



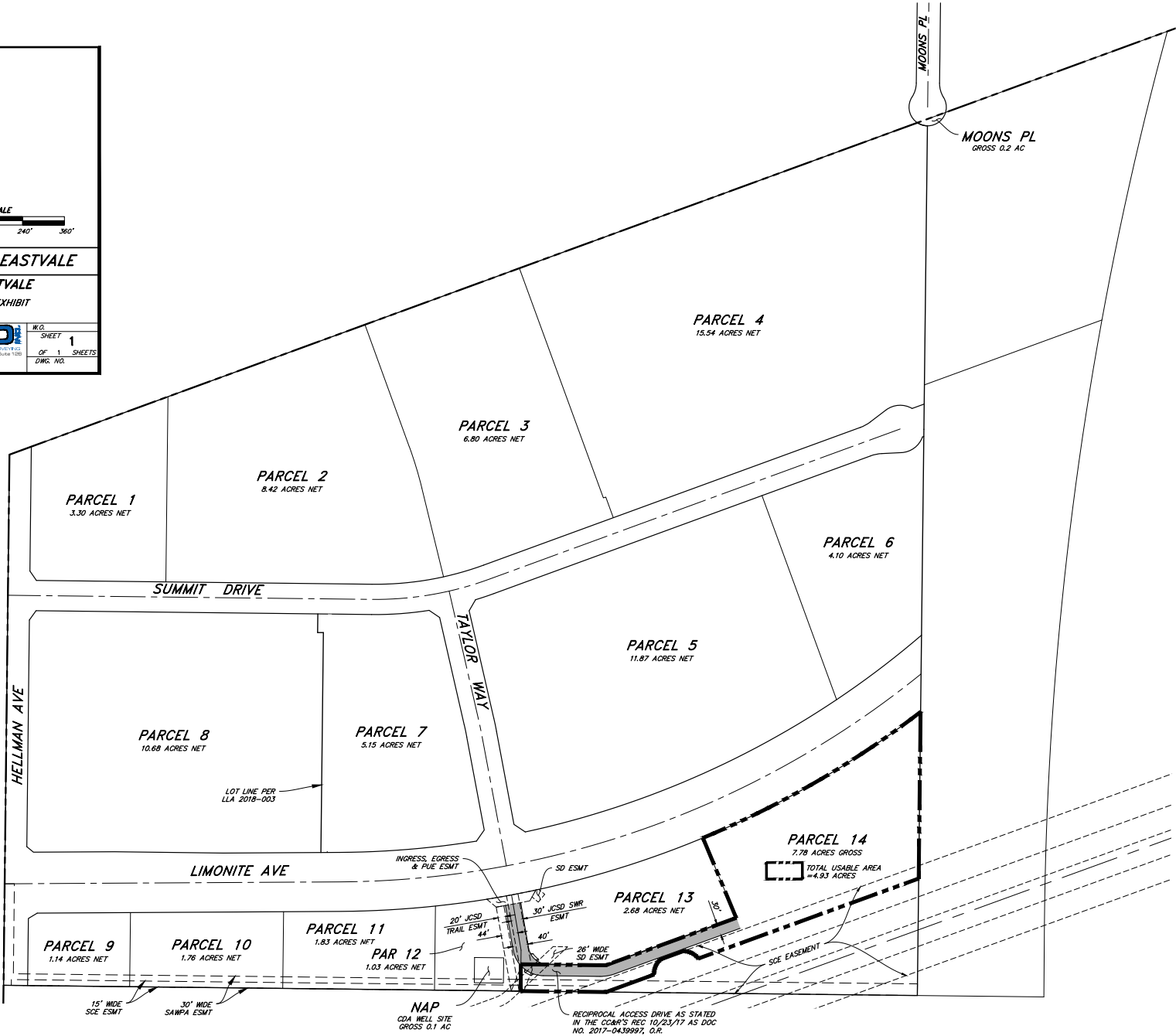
OVERALL MASTER PLAN



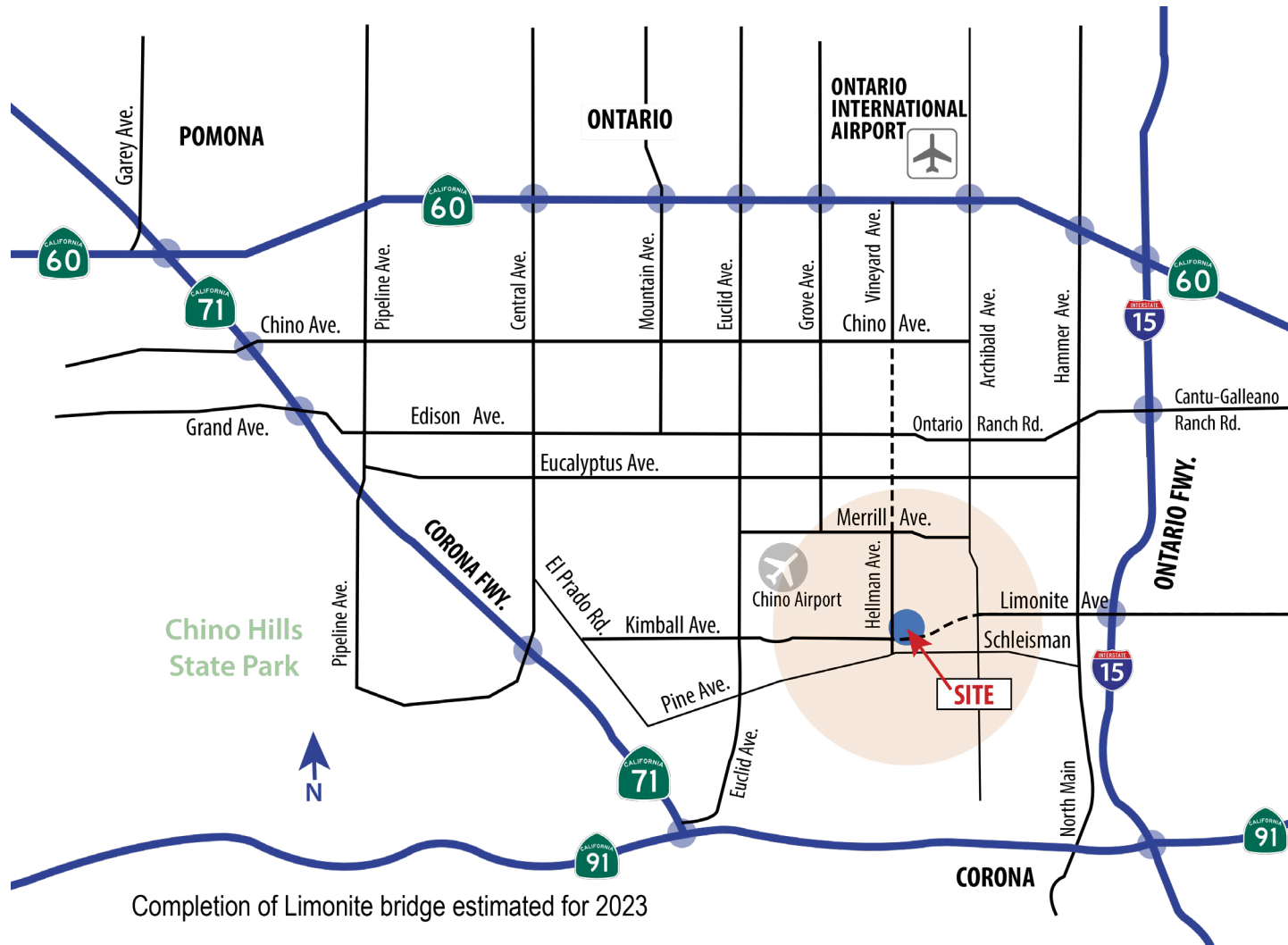
# THE RANCH-NET ACREAGE EXHIBIT

**THE RANCH AT EASTVALE**  
**CITY OF EASTVALE**  
**NET AREAS EXHIBIT**

SCALE: AS SHOWN		M.O.
DATE: 3/19/20		SHEET 1
		OF 1 SHEETS
		DWG. NO.



# SMALL FINISHED RETAIL LAND SITES FOR SALE OR LEASE



For further information contact:

**Nelson C. Wheeler**

Principal  
LICENSE NO. 00781070

Nelson@StrategicRetailAdvisor.com

949 640.6678 Ex. 14



**Owned and Developed by:**

Kraemer Land Company  
Cardinal Development Company  
Summit Development Corporation