

Eastvale Gateway

NWC I-15 FWY. & LIMONITE AVE.
MIRA LOMA, CA



PROJECT FEATURES

- 842,000 square foot community center on a 75+ acre site
- Excellent freeway visibility
- Situated at the entry to one of the fastest growing areas in Riverside and San Bernardino counties
- Serving the communities of Mira Loma, Ontario, Corona, Norco and Chino
- 53,105 proposed residential units within six miles*

TRAFFIC COUNTS

I-15@Limonite/Cloverdale exit 154,000 Avg. ADT
Limonite west of I-15 27,970 Avg. ADT

Source: CalTrans and Albert A. Webb Associates

DEMOGRAPHICS*

	Trade Area**	5-Mile Radius	Community Trade Area
November 2007 Updated Population Estimate	60,615	162,103	133,279
Total Population at Buildout of All Units Proposed	102,036	317,426	275,193
2007 Median Household Income	\$81,393	\$74,921	\$78,770

* Derrigo Demographic Studies

**Approx 3 miles

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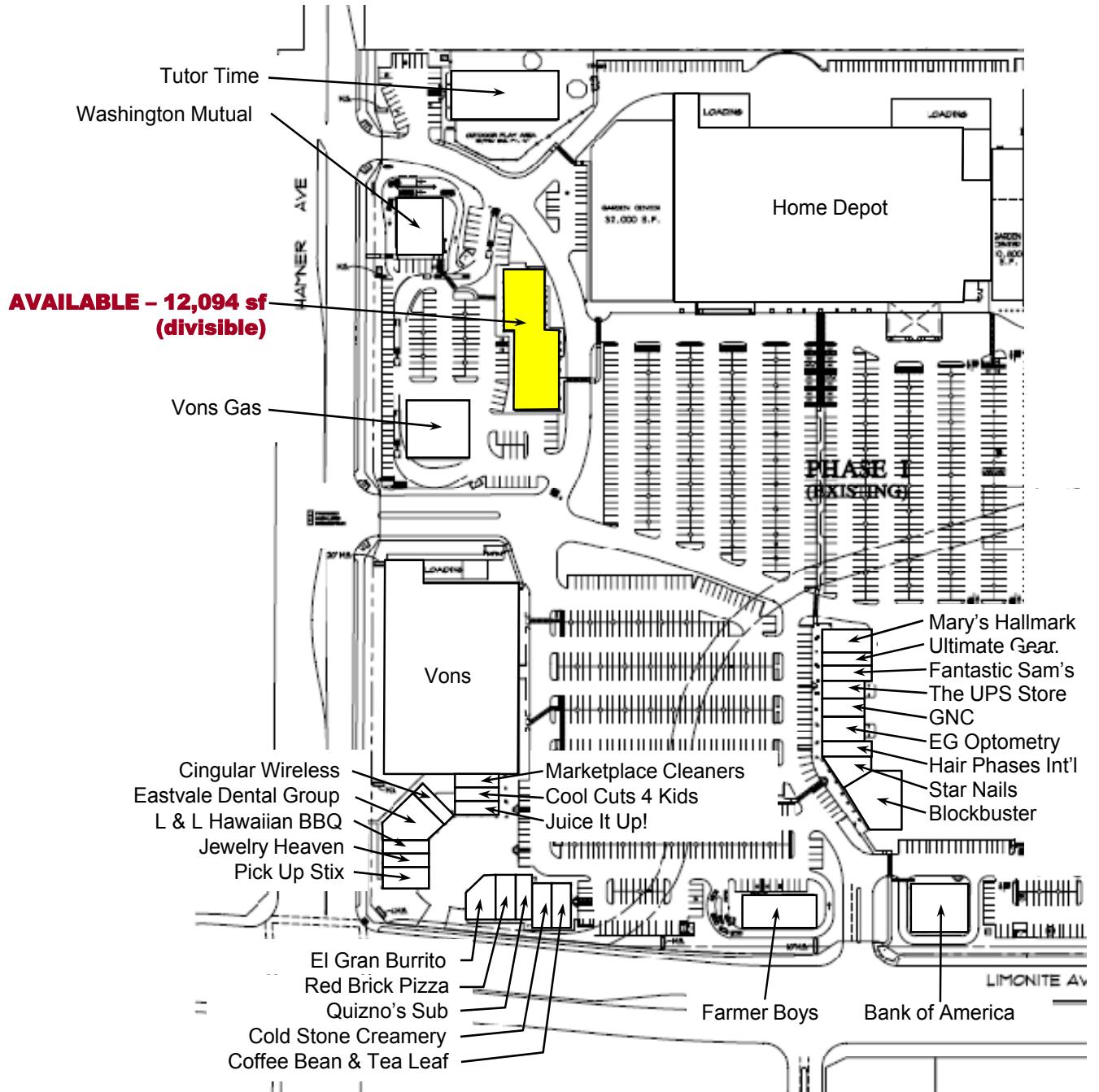
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Note: This site plan shows landlord's plan for configuration of the shopping center as of the date of this plan only, and it shall not be deemed to be a representation by landlord respecting (a) the particular buildings, (b) the configuration, location, or floor area of any particular building or space, or (c) the proposed use or occupancy of any particular building or space.

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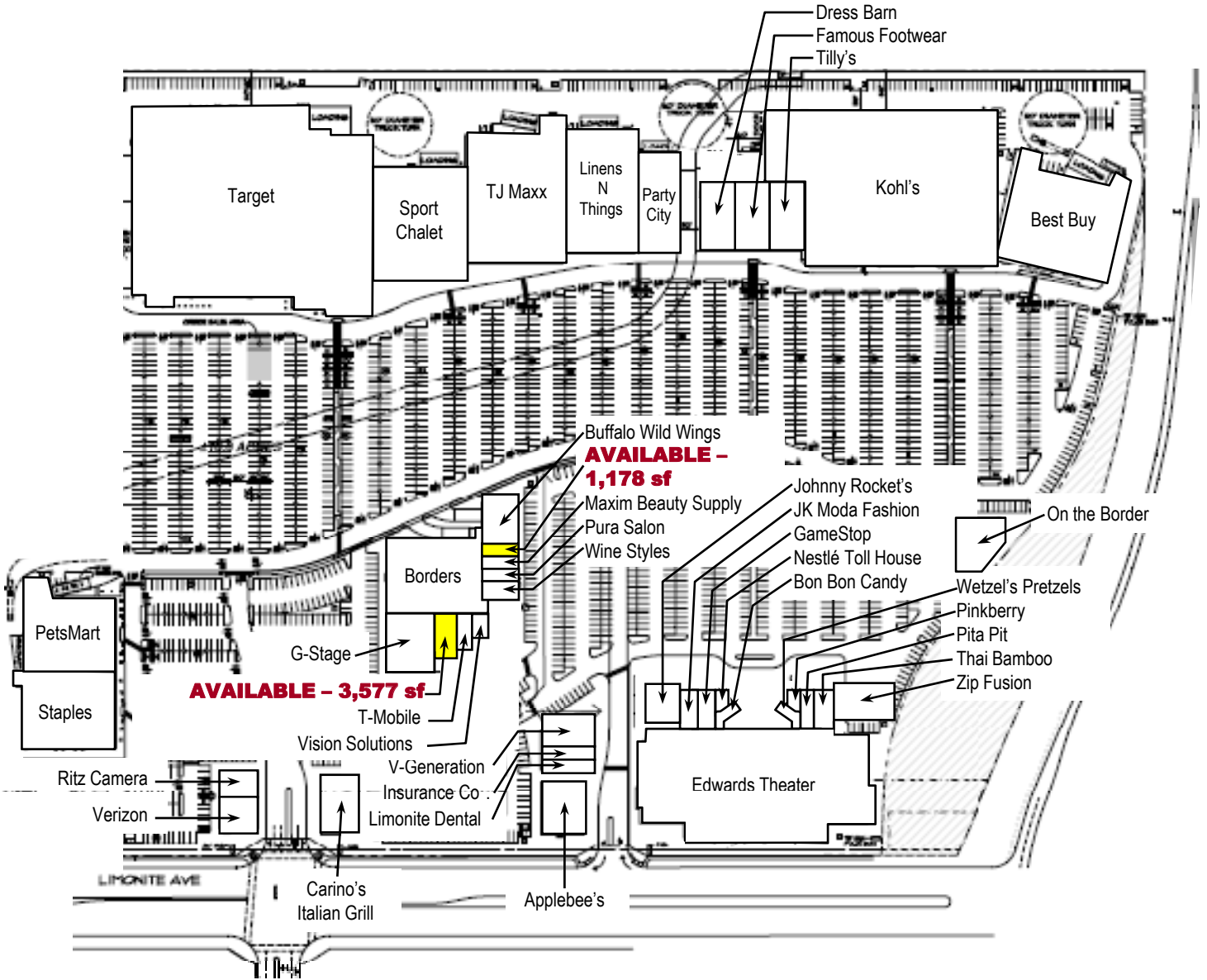


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