

EASTVALE 2ND GEN QSR DRIVE THRU
±2,240 SF 2ND GEN DRIVE THRU RESTAURANT & ±2,800 SF RETAIL SPACE FOR LEASE

12491 Riverside Dr. & 3828 Hamner Ave., Eastvale, CA 91752

YOUR NAME HERE

YOUR NAME HERE

**±2,240 SF Fully Built Out
2nd Gen Drive Thru
FOR LEASE**

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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.



PROPERTY OVERVIEW

- ±2,240 SF second generation drive thru restaurant that is fully built out. The space includes a dedicated underground grease interceptor, full kitchen with hood, three compartment sink, walk ins, restrooms, and a built-out dining room with finished interior.
- 282,888 residents within a 15-minute drive, creating a deep and stable consumer pool.
- 203,756 daytime population within 15 minutes, supported by surrounding warehouse and logistics facilities that generate consistent employee traffic.
- \$148,389 average household income within 10 minutes, supporting strong discretionary spending.
- Direct access to CA-60 and I-15 with a combined ±374,476 cars per day, providing visibility and seamless regional connectivity.
- Adjacent to Ontario Ranch, a master planned community anticipated to deliver new homes along with schools, parks, and neighborhood retail, driving sustained population growth immediately next to the site. (See page 7 for more details)
- Located 3 miles from Downtown Eastvale and surrounded by new and growing retail development.

EASY ACCESS TO BOTH CA-60 & I-15 FREEWAYS



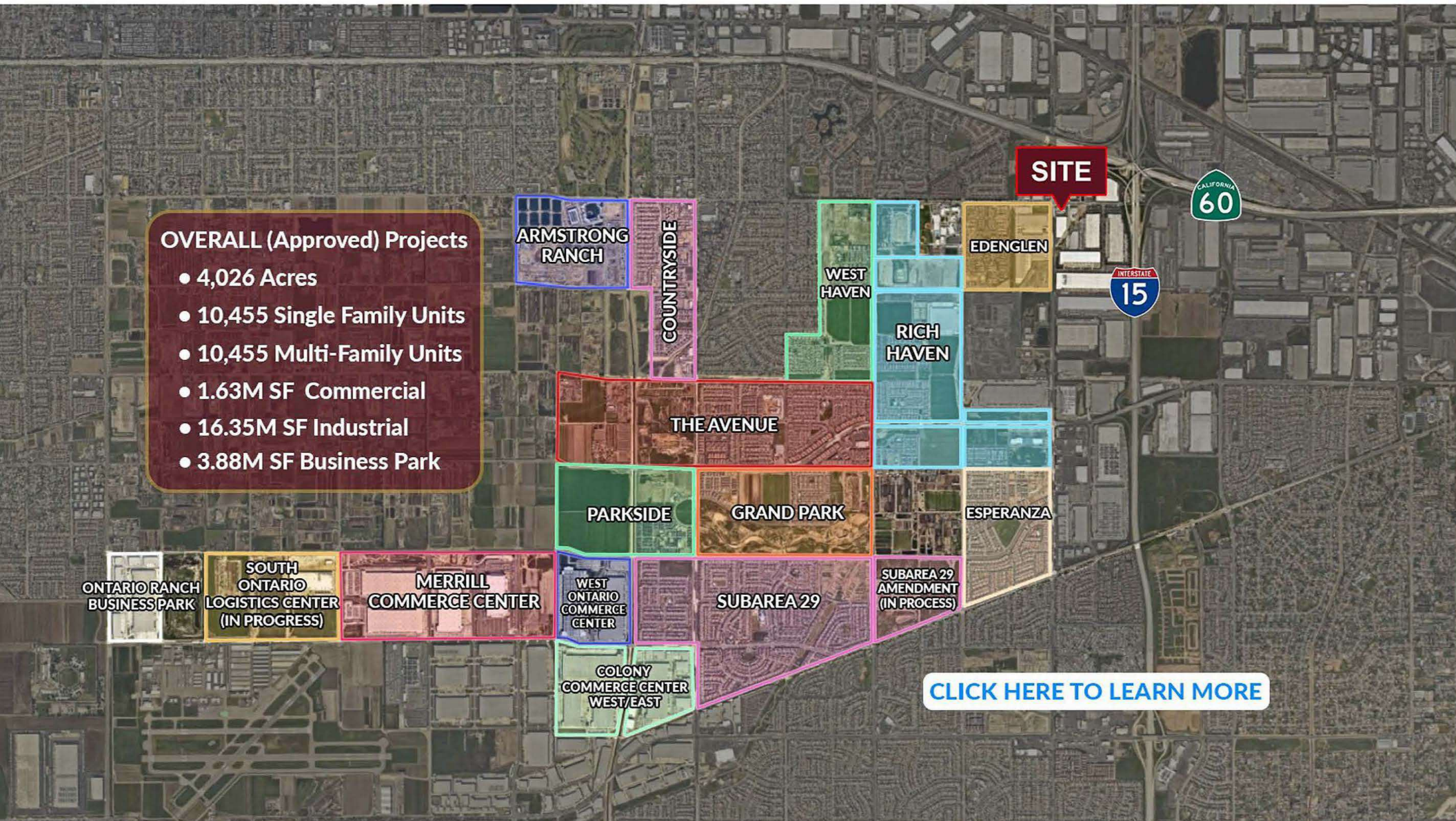
FULLY BUILT-OUT 2ND GEN DRIVE THRU RESTAURANT - INTERIOR PHOTOS



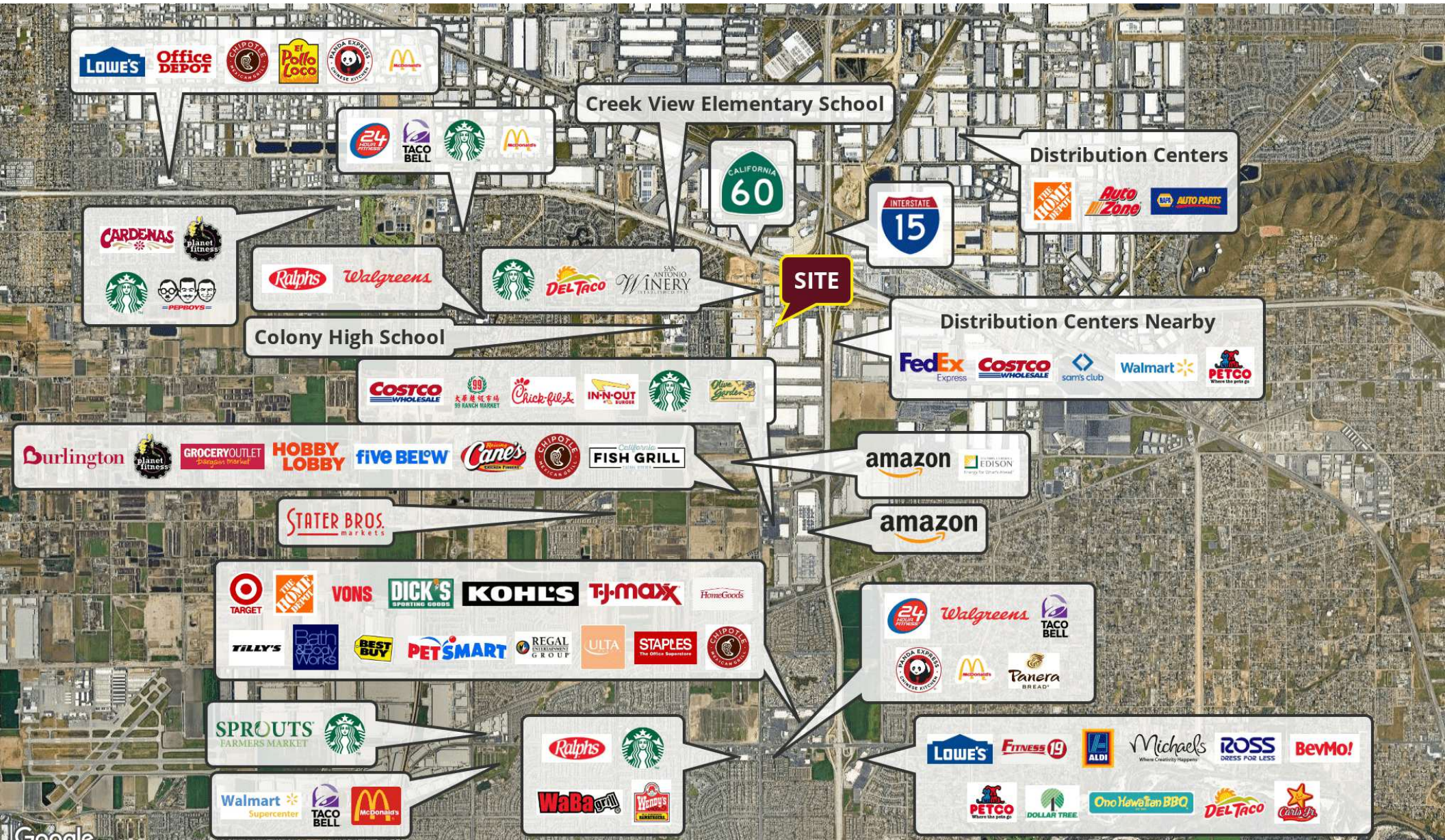
LOCATED ON HIGH TRAFFICKED INTERSECTION WITH $\pm 35,131$ CPD



ADJACENT TO ONTARIO RANCH MASTER PLAN COMMUNITY



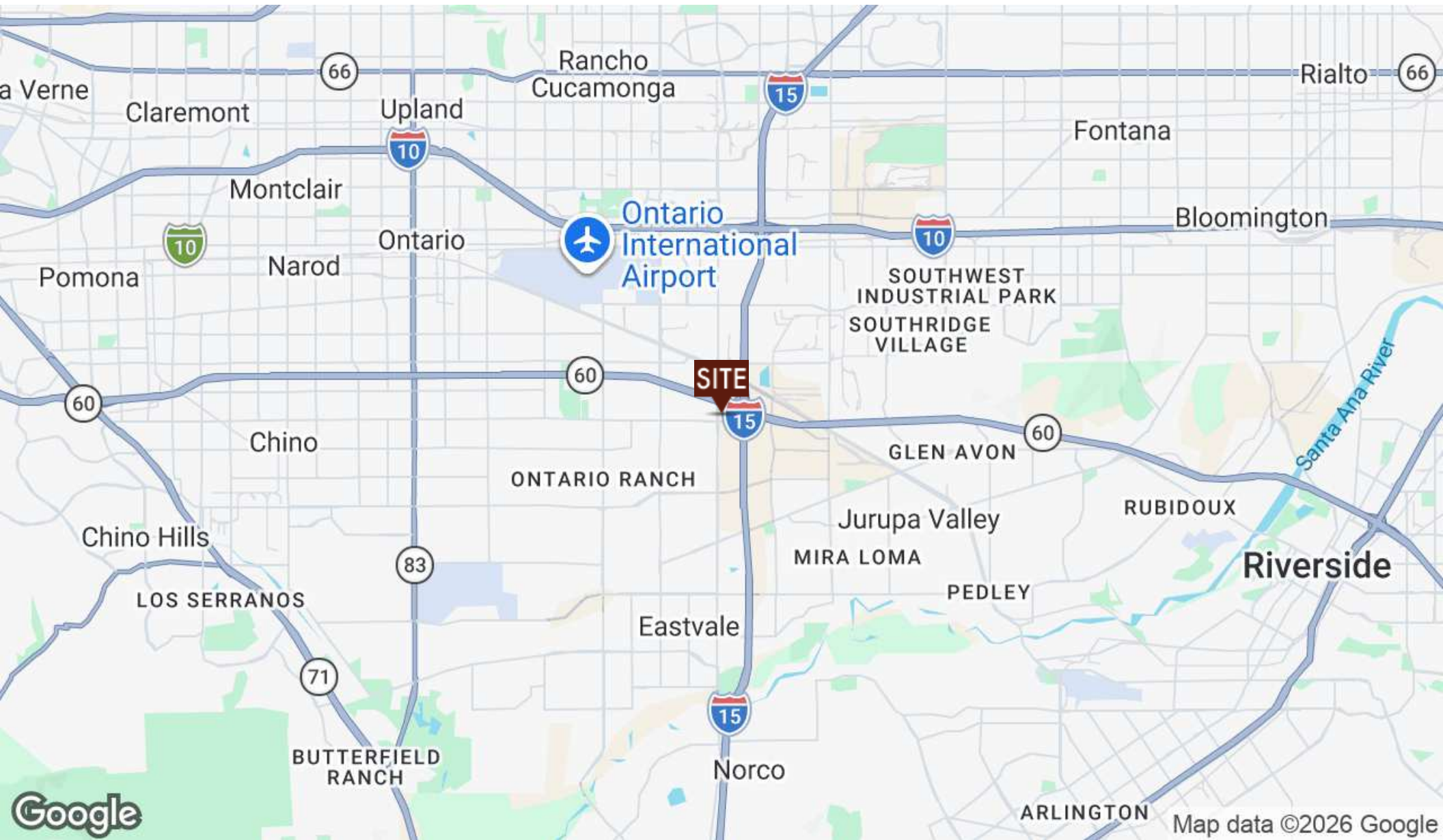
RETAILER & TRAFFIC GENERATOR MAP MAP



ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS

	5 min	10 min	15 min
<u>POPULATION</u>			
2025 Total Population	20,053	123,655	282,888
2025 Median Age	35.9	34.4	34.3
2025 Total Households	6,769	34,782	80,150
2025 Average Household Size	3.0	3.5	3.5
<u>INCOME</u>			
2025 Average Household Income	\$131,885	\$148,389	\$140,012
2025 Median Household Income	\$110,463	\$124,851	\$118,358
2025 Per Capita Income	\$44,574	\$41,773	\$39,723
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	834	5,264	12,631
2025 Total Employees	11,784	61,553	131,767

