

GOODMAN COMMERCE CENTER EASTVALE FLEX



5200-5270 Hamner Ave, Eastvale, CA

SPACE FOR ACCESS TO CONSUMERS

Part of one of the largest, mixed-use developments in Southern California, Goodman Commerce Center Eastvale Flex delivers brand new, modern, centrally located commercial space surrounded by amenities and key transport infrastructure.

Explore the flexible, freestanding, and multitenant opportunities to suit your business' growth.

- + Multiple flex spaces available ranging from ~25,000 to 58,795 sqft requirements

- + Extensive parking opportunity and outdoor working spaces for employees

- + Close proximity to restaurants, retail and gyms

- + Easy access to the 15, 60, and 10 Freeways

- + Premium, campus style setting with scalability

GOODMAN COMMERCE CENTER EASTVALE FLEX

AVAILABLE NOW



AERIAL VIEW

THE STATION

ONE OF THE MOST
VISITED RETAIL
CENTERS IN CA

EASTVALE FLEX

INTERSTATE 15

AMAZON

~1,500 RESIDENTIAL HOMES
BEING CONSTRUCTED



PROPERTY PHOTOS



AVAILABILITIES

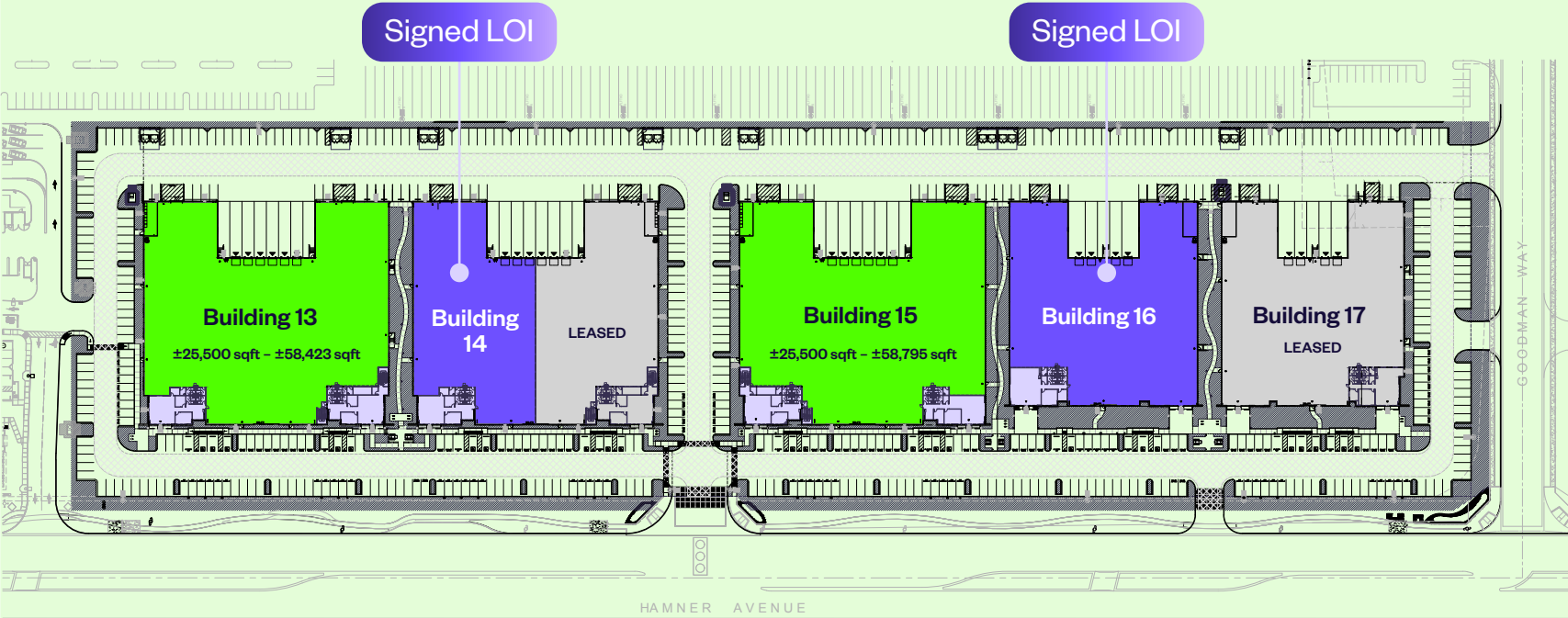
BUILDING 13	
Available Space	58,423 sqft
Divisible	±25,500 sqft up to ±58,423 sqft

BUILDING 14	
Leased	30k sqft
Signed LOI	28k sqft

BUILDING 15	
Available Space	58,795 sqft
Divisible	±25,500 sqft up to ±58,795 sqft

BUILDING 16	
Signed LOI	39,546 sqft

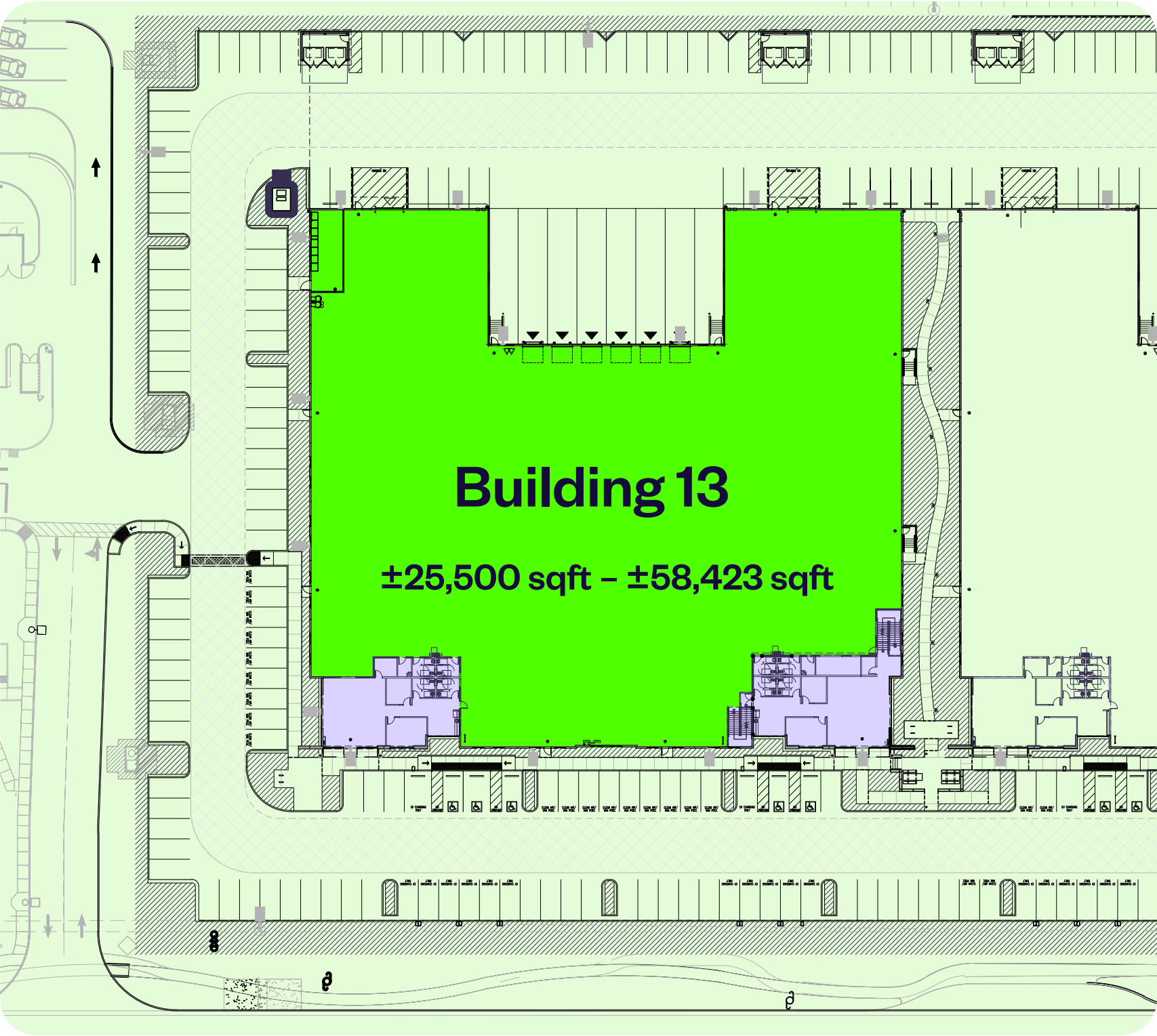
BUILDING 17	
Leased	38,209 sqft



■ OFFICE SPACE
■ FOR LEASE

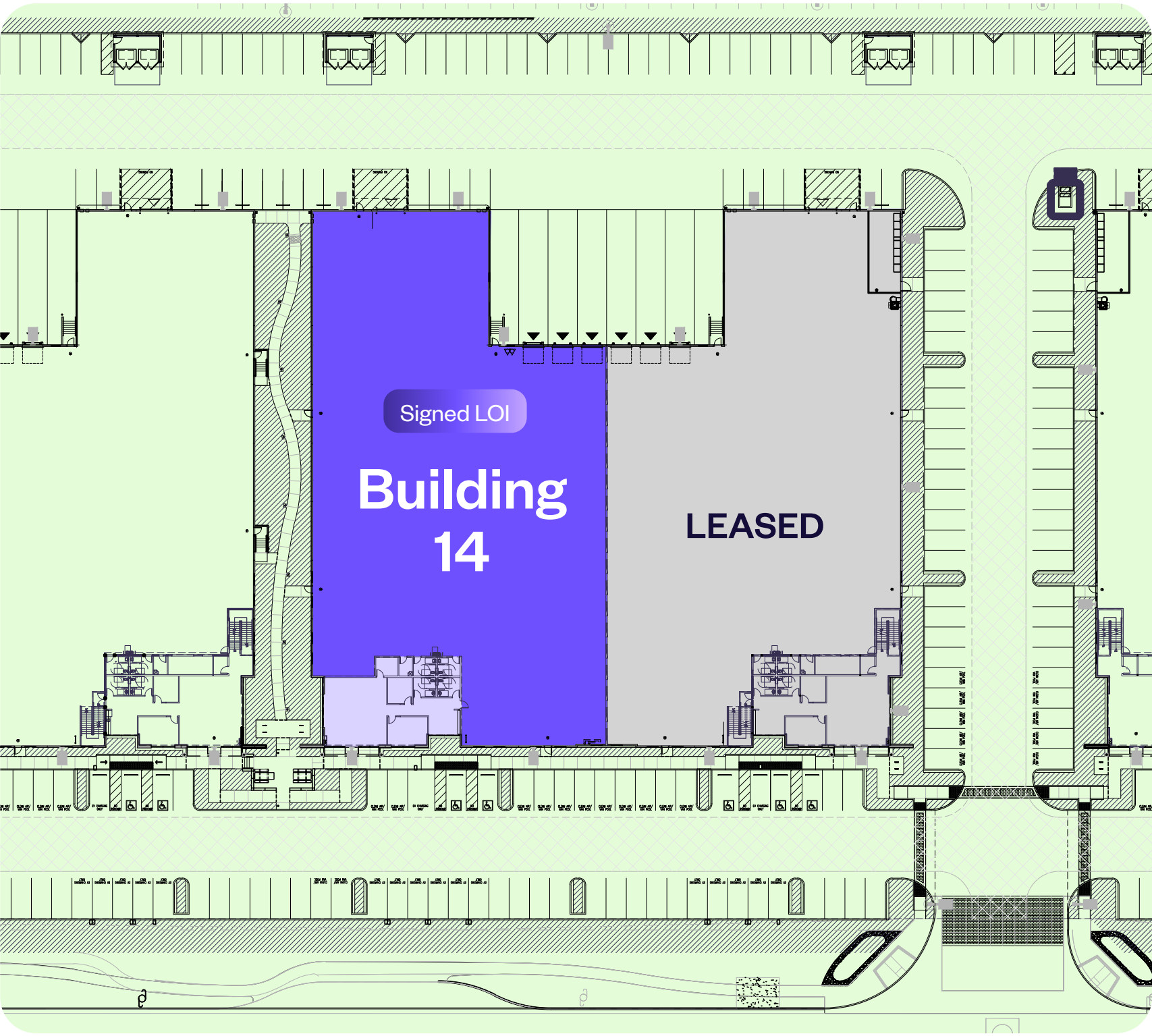
AVAILABILITIES

BUILDING 13	
Available Space	58,423 sqft
Divisible	±25,500 sqft up to ±58,423 sqft
Office (North) - Ground Floor	1,890 sqft
Office (South) - Ground Floor	2,234 sqft
Office Mezzanine - (South)	2,365 sqft
Clear Height	32'
Dock High Door	±6
Grade Level Doors	2
Power	1600A, 480/277V Service
Fire Sprinkler Calc	ESFR
Car Parking	147



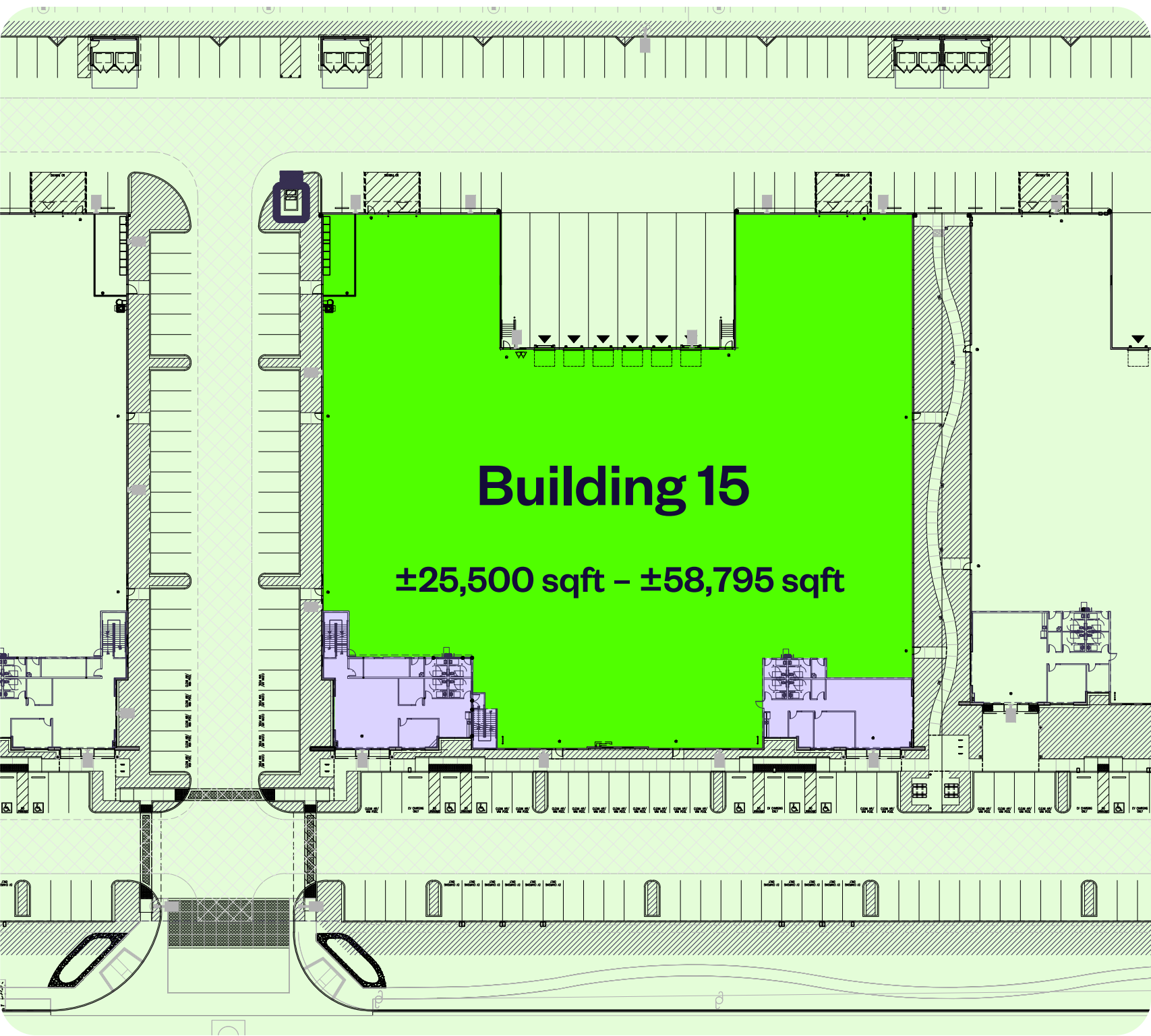
AVAILABILITIES

BUILDING 14	
Leased	30k sqft
Signed LOI	28k sqft
Office (North) - Ground Floor	1,890 sqft
Clear Height	32'
Dock High Door	3
Grade Level Doors	1
Power	1600A, 480/277V Service
Fire Sprinkler Calc	ESFR
Car Parking	113



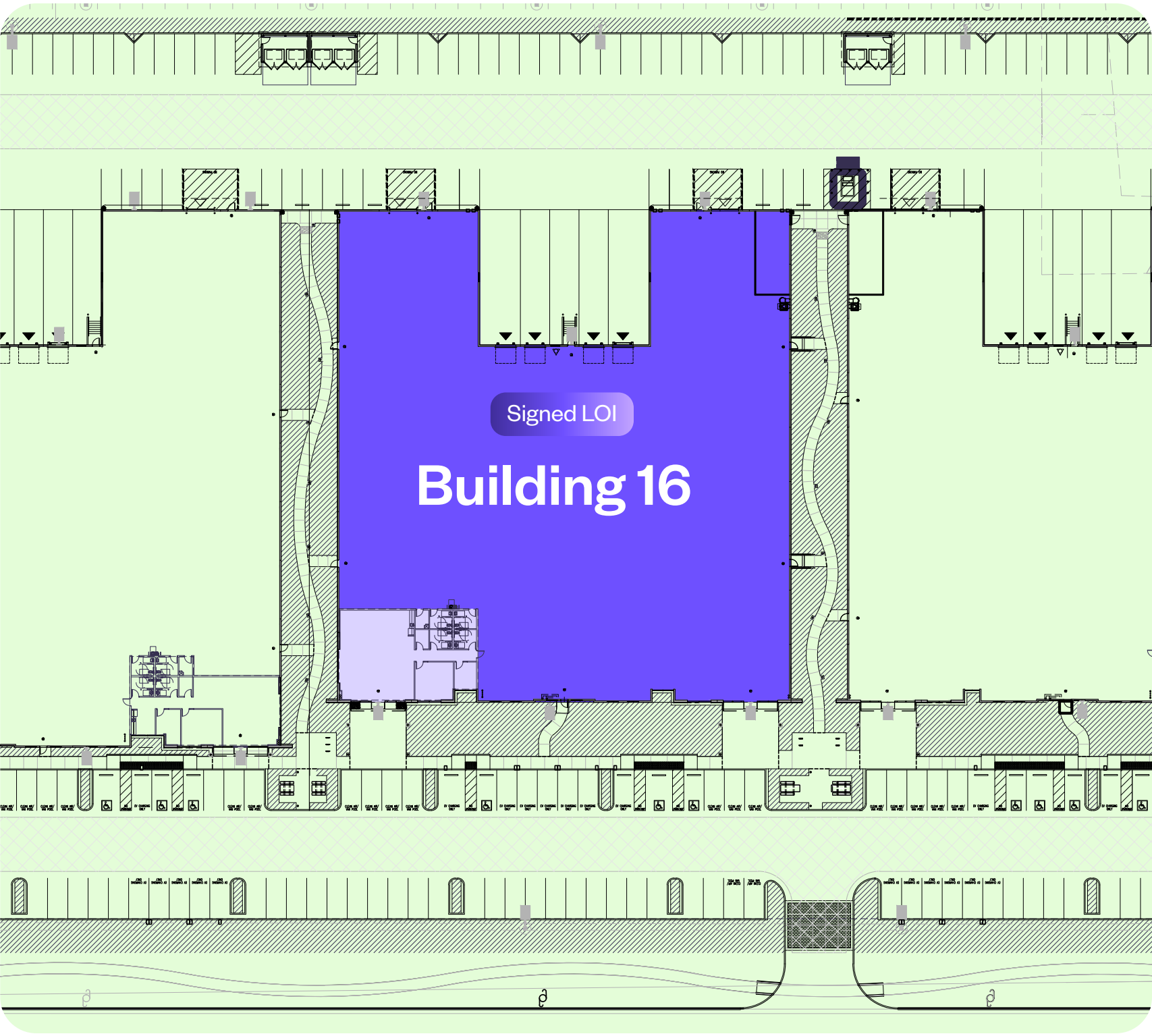
AVAILABILITIES

BUILDING 15	
Available Space	58,795 sqft
Divisible	±25,500 sqft up to ±58,795 sqft
Office (North) - Ground Floor	2,242 sqft
Office (South) - Ground Floor	1,988 sqft
Office Mezzanine - (North)	2,380 sqft
Clear Height	32'
Dock High Door	±6
Grade Level Doors	2
Power	1600A, 480/277V Service
Fire Sprinkler Calc	ESFR
Car Parking	115



AVAILABILITIES

BUILDING 16	
Signed LOI	39,546 sqft
Office (North) - Ground Floor	2,197 sqft
Clear Height	32'
Dock High Door	±4
Grade Level Doors	2
Power	800A, 480/277V (1600A UGPS - for easy expansion)
Fire Sprinkler Calc	ESFR
Car Parking	72



STRATEGIC LOCATION



Easily accessible by the I-15 freeway your employees will appreciate the convenience, and local amenities available.



LOCATION

Positioned for success, your employees and customers will enjoy unrivaled convenience and access to onsite amenities and major transport routes.

The modern campus is strategically located with direct access to the I-15 freeway. The property is in close proximity to restaurants, retail and fitness centers.



ROAD

I-15 freeway	0.1 mile
60 freeway	2 miles
I-10 freeway	5.5 miles
91 freeway	7 miles



AIRPORTS

Ontario International Airport	8 miles
Los Angeles International Airport	60 miles



PORTS

Port of Los Angeles / Long Beach	59 miles
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HUBS

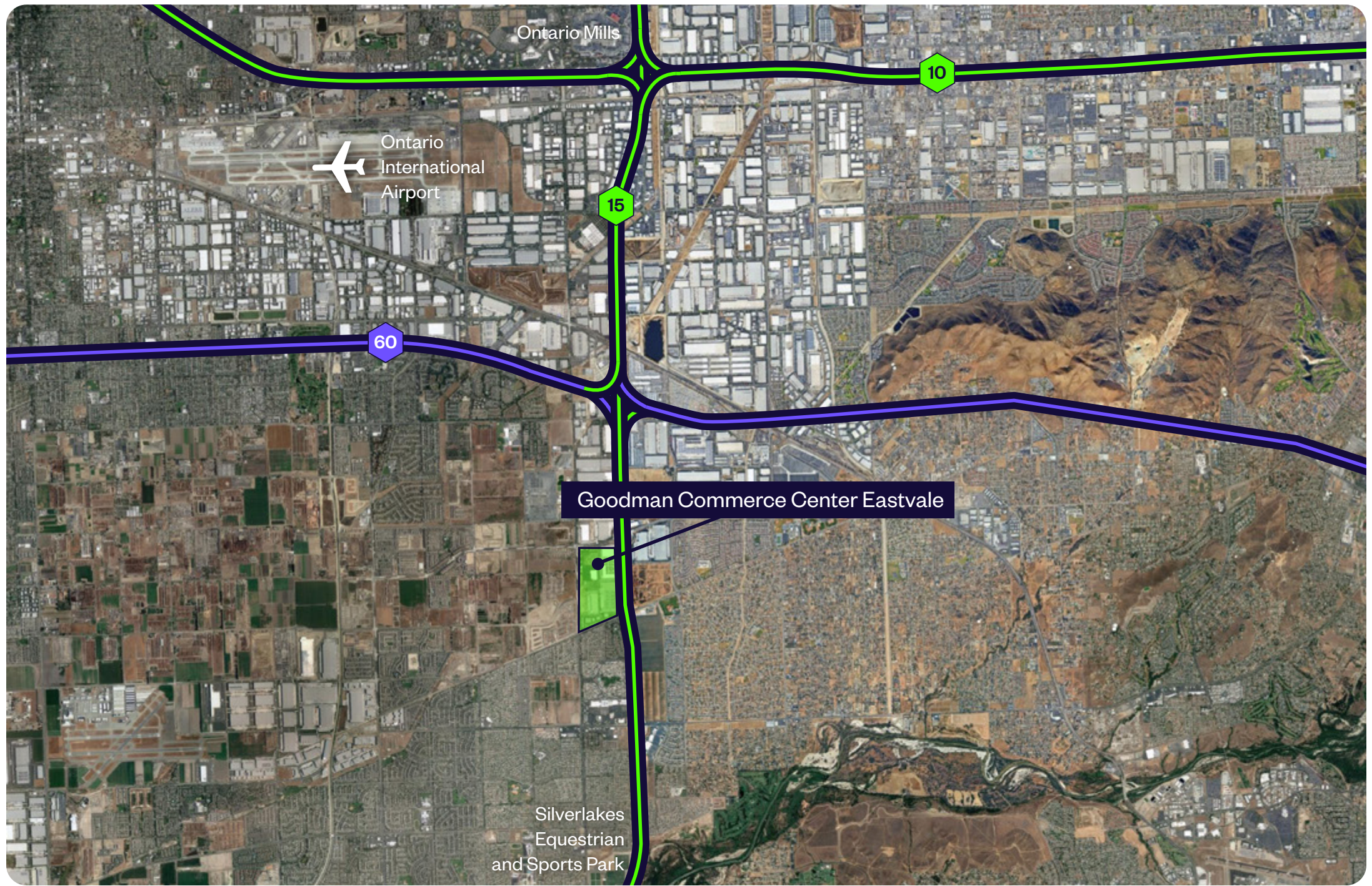
FedEx Hub	3 miles
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ACCESS



ACCESS



DEMOGRAPHICS

Easily reach over 10 million consumers within a 60 minute drivetime. Located directly off the I-15 freeway, the properties retail center is the number 7 most visited retail center in the state.

See below key area stats within a 1 hour drivetime.



\$10.9M

Consumers within
easy reach



\$96,691

Average
disposable income



\$343BN

Total disposable
income

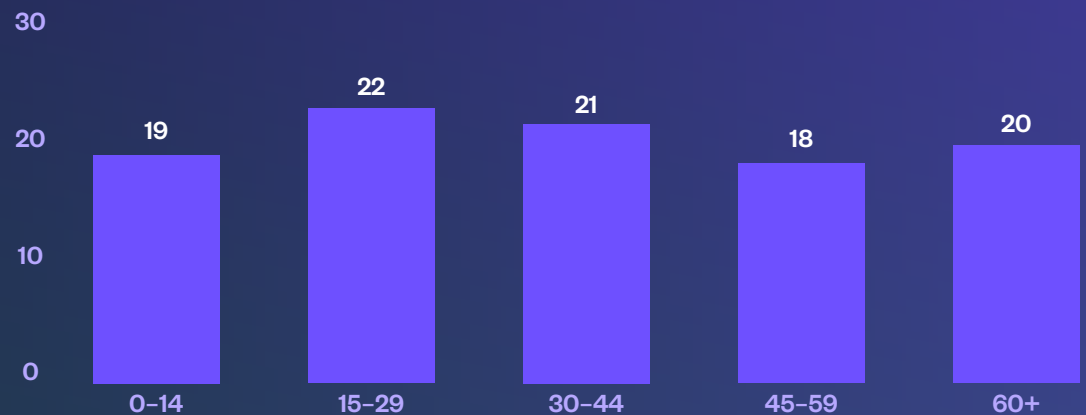


\$124.2BN

Spending on retail
goods



POPULATION BY AGE (%)



LEAKAGES

Opportunity for growth at this location, with over \$500million in unmet demand in Eastvale.

CATEGORY	DEMAND	SUPPLY	UNMET NEED IN EASTVALE
Automobile Dealers	\$ 290,193,672.00	\$ 123,889,324.00	\$ 166,304,348.00
Electronic Shopping & Mail-Order Houses	\$ 292,478,717.00	\$ 141,017,711.00	\$ 151,461,006.00
Other General Merchandise Stores	\$ 164,885,044.00	\$ 129,422,385.00	\$ 35,462,659.00
Other Motor Vehicle Dealers	\$ 21,005,221.00	\$ -	\$ 21,005,221.00
Beer, Wine, & Liquor Stores	\$ 13,996,268.00	\$ -	\$ 13,996,268.00
Building Material & Supplies Dealers	\$ 95,782,371.00	\$ 83,118,264.00	\$ 12,664,107.00
Special Food Services	\$ 15,845,303.00	\$ 4,106,540.00	\$ 11,738,763.00
Sporting Goods, Hobby, & Musical Instrument Stores	\$ 18,484,203.00	\$ 6,977,735.00	\$ 11,506,468.00
Other Miscellaneous Store Retailers	\$ 28,212,212.00	\$ 17,112,823.00	\$ 11,099,389.00
Furniture Stores	\$ 15,563,050.00	\$ 5,413,993.00	\$ 10,149,057.00
Automotive Parts, Accessories, & Tire Stores	\$ 27,310,282.00	\$ 17,582,420.00	\$ 9,727,862.00
Home Furnishings Stores	\$ 13,376,255.00	\$ 4,982,107.00	\$ 8,394,148.00
Office Supplies, Stationery, & Gift Stores	\$ 7,785,916.00	\$ 1,262,573.00	\$ 6,523,343.00
Electronics & Appliance Stores	\$ 18,838,263.00	\$ 14,529,753.00	\$ 4,308,510.00
Specialty Food Stores	\$ 8,305,117.00	\$ 4,204,751.00	\$ 4,100,366.00

NEARBY AMENITY AND SERVICES



Food and beverage

- + Costco
- + Tacos Los Cholos
- + Chick-fil-A
- + 99 Ranch Market
- + Starbucks
- + Olive Garden
- + Yoshiharu Ramen
- + Little Eastern Café
- + In-N-Out

Health and fitness

- + Eastvale Athletics
- + America's Best contacts & eyeglasses
- + Bright Now! Dental
- + Orangetheory Fitness
- + Planet Fitness
- + Anytime Fitness

Other amenity

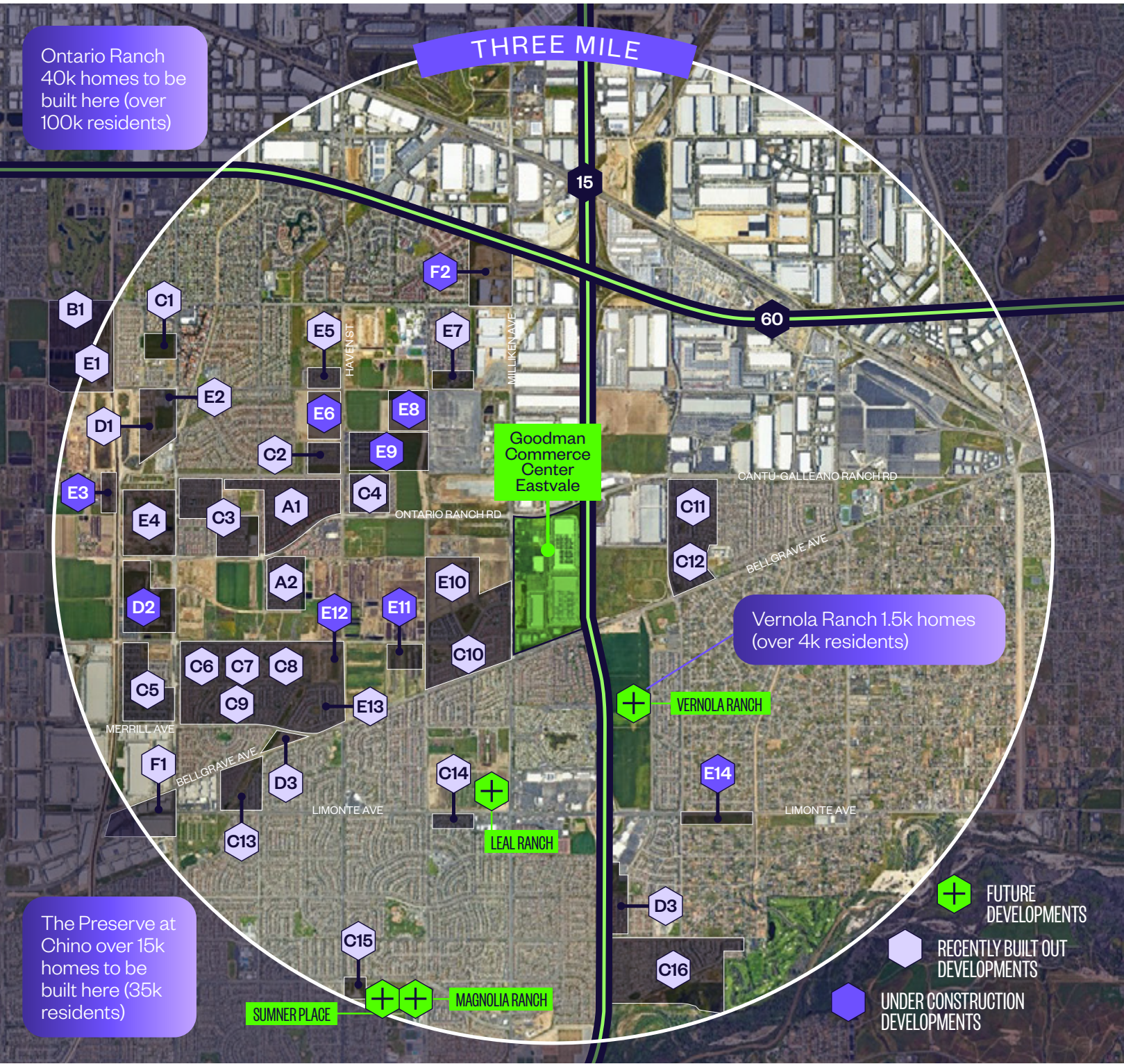
- + Costco Gasoline
- + Home Depot Eastvale
- + Quick Quack car wash
- + AT&T

NUMBER 7 MOST
VISITED RETAIL
CENTER IN THE STATE,
NUMBER 30 IN THE
NATION!



NEARBY DEVELOPMENTS

RECENT BUILD OUT		Type	Units
A1	Brookfield Residential	Mix	794
A2	Lennar	SF	329
IN DESIGN PLAN CHECK		Type	Units
B1	Nelson Chung	SF	192
UNDER CONSTRUCTION		Type	Units
C1	KB Home	SF	52
C2	Pulte	SF	93
C3	Dr. Horton, Lennar, Richland Communities	MIX	670
C4	Brookfield Homes	MIX	493
C5	Landsea Homes	TH	432
C6	KB Home	SF	190
C7	Pulte	SF	286
C8	Richmond American Homes	SF	79
C9	KB Home, Christopher Homes, Taylor Morrison, Woodstone Homes, Tri Pointe Homes, The New Home Company and Camden	MIX	491
C10	Lennar	SF	475
C11	Frontier Communities	SF	176
C12	Frontier Homes, Taylor Morrison	SF	300
C13	Lennar and Century Communities	SF	323
C14	Pulte	SF	79
C15	Lennar	CONDO	243
C16	Lennar	SF	466
FINAL MAP APPROVAL		Type	Units
D1	Foremost Communities	SF	235
D2	SC Ontario Development Corporation	SF	973
D3	Richland Communities	SF	117
D4	Vernola Trust	APT	397
TENTATIVE MAP APPROVAL		Type	Units
E1	OVRO Ontario Investments, LLC	MIX	480
E2	Richland Communities	SF	36
E3	Stratham Communities	SF	90
E4	Richland Communities	SF	357
E5	STG Communities II, LLC	SF	102
E6	Ontario Subdivision	SF	151
E7	Brookfield Homes	SF	50
E8	Brookfield Homes	MIX	304
E9	Richland Communities	MIX	967
E10	Richland Communities, Christopher Development Group, Inc.	MIX	619
E11	Taylor Morrison	SF	67
E12	LS-Ontario, LLC	SF	432
E13	Brookfield Homes	SF	108
E14	Ben Chai Group	SF	130
INDUSTRIAL DEVELOPMENT		Type	Units
F1	The Merge	Light Industrial / Warehouse Buildings	7
F2	The Vine	Light Industrial Buildings	5



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