

FOR LEASE

3190 CORNERSTONE DR.
EASTVALE, CA

±88,000 SF WITH ± 2 ACRES INDUSTRIAL LAND



FOR MORE INFORMATION, CONTACT:

NOAH SAMARIN | E.V.P.
P: 909.912.0007 | F: 909.912.0017
E: nsamarin@daumcre.com
CA License #01755814

CHRISTINA GURDZHIAN | V.P.
P: 909.912.0010
E: cgurdzhyan@daumcre.com
CA License #02071335

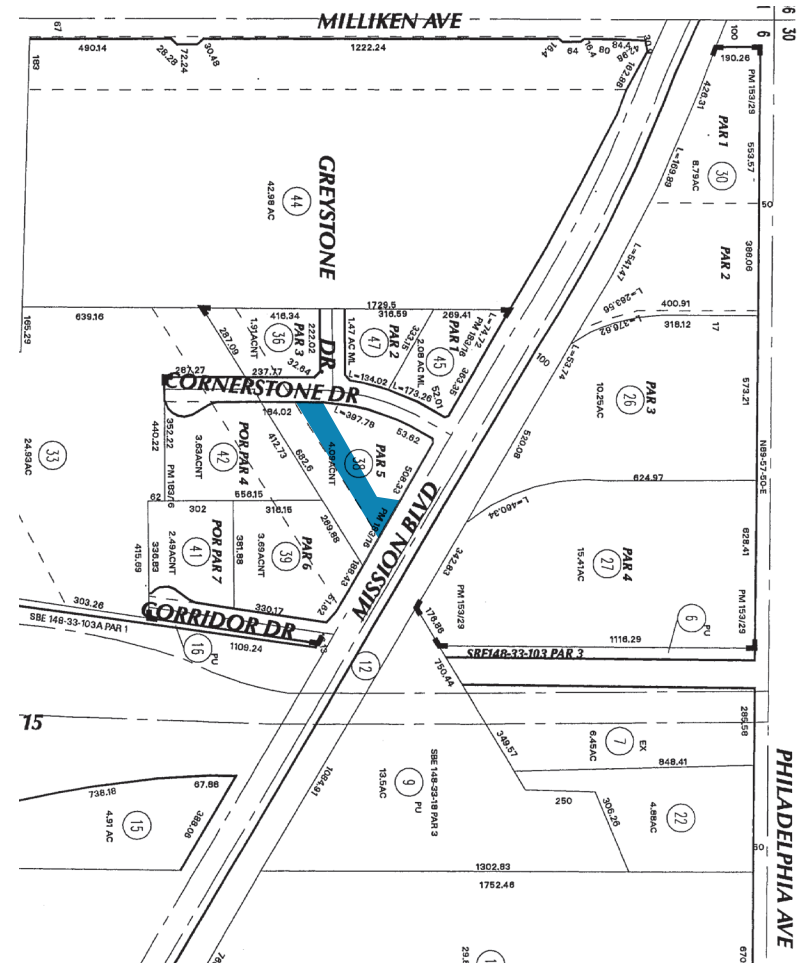
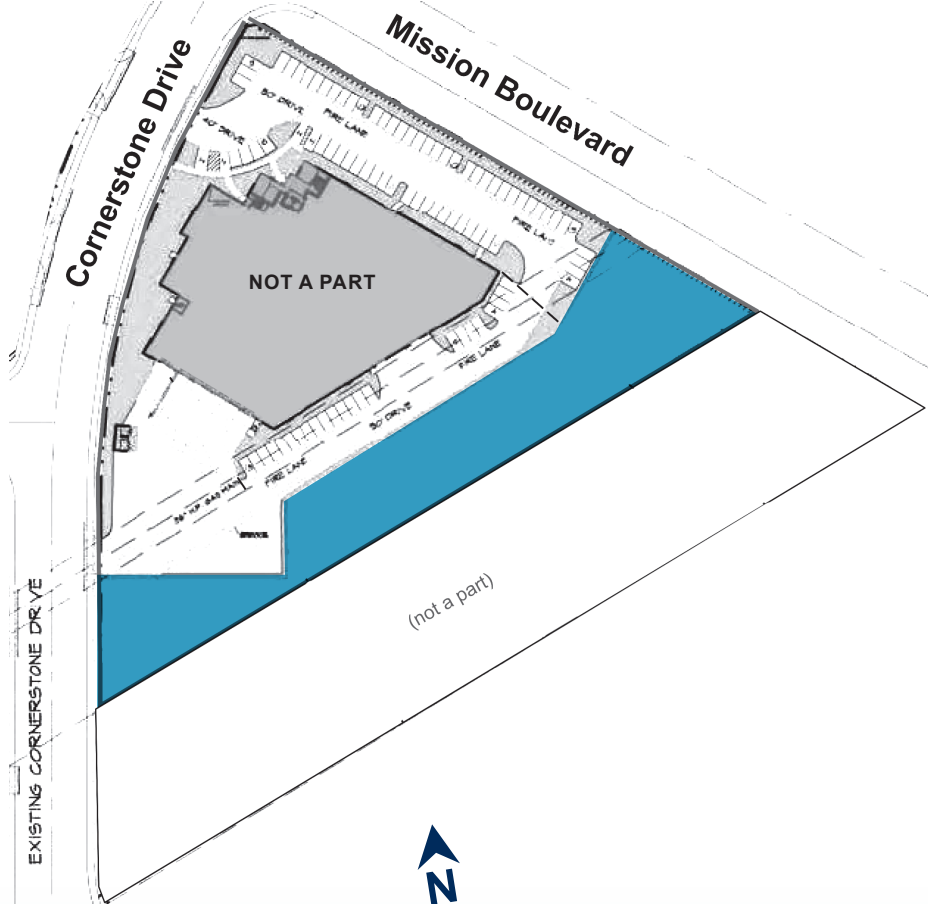


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PARCEL MAP



Another
Glover Family, LLC
Real Estate Investment



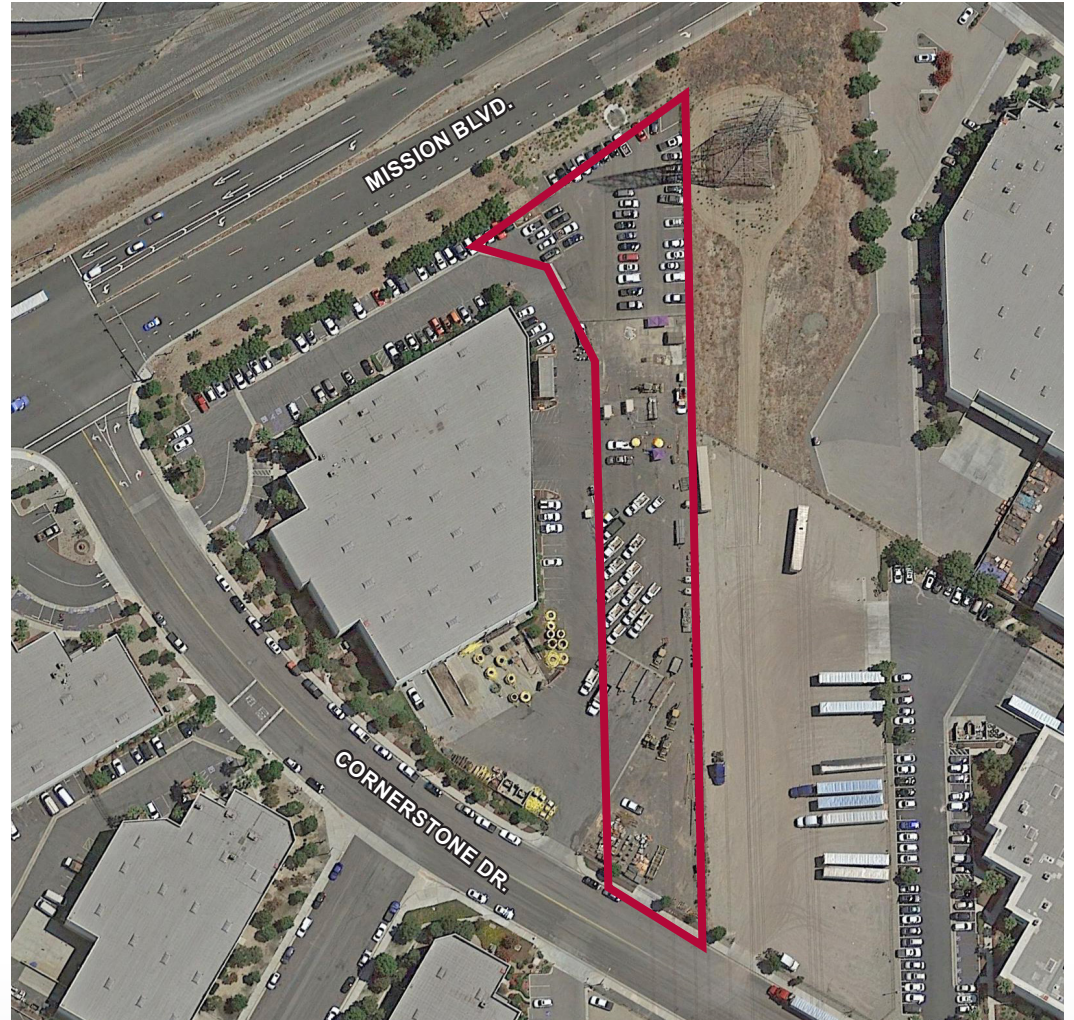
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PROPERTY PHOTOS



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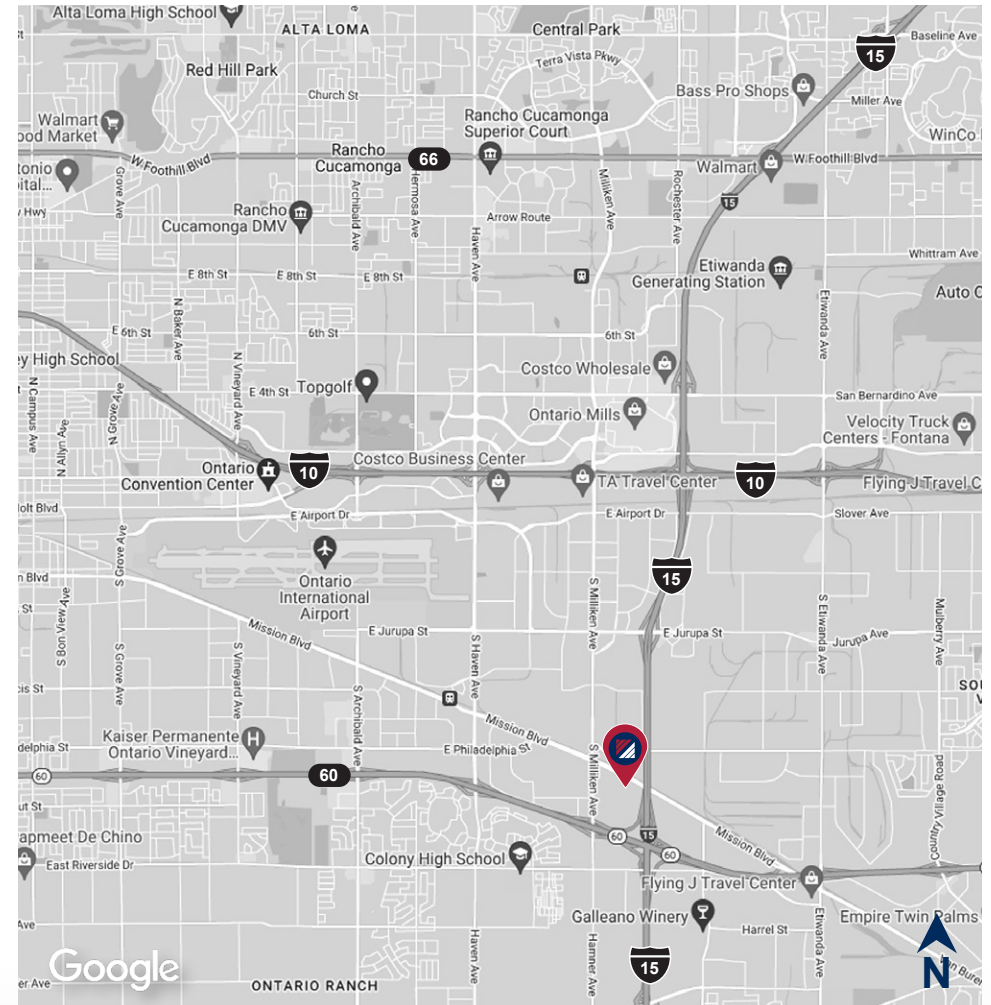
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INDUSTRIAL LAND

DEMOGRAPHICS			
	1 Mile	2 Miles	5 Miles
2010 Population	1,556	9,968	160,988
2021 Population	1,665	12,132	190,608
2026 Population Projection	1,714	12,742	200,254
2010 Households	450	3,040	43,787
2021 Households	483	3,683	52,551
2026 Household Projection	498	3,864	55,27
Total Specified Consumer Spending (\$)	\$20.8M	\$145.8M	\$2.1B
Avg Household Income	\$121,642	\$104,383	\$102,295
Median Household Income	\$101,429	\$91,569	\$86,011

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Mission Blvd	Hamner Ave NW	6,554	2018	0.18 mi
I- 15	Mission Blvd S	242,910	2020	0.20 mi
Hamner Ave	E Mission Blvd N	16,654	2020	0.31 mi
Philadelphia Ave	Rochester Ave E	8,969	2020	0.31 mi
Ontario Freeway	-	225,195	2020	0.32 mi
I- 15	Philadelphia Ave S	235,604	2020	0.44 mi
Not Available	Not Available No	186,326	2020	0.44 mi
E Mission Blvd	Hamner Ave SE	16,081	2020	0.45 mi
Pomona Freeway	-	197,431	2020	0.47 mi
Ontario Freeway	-	225,195	2020	0.56 mi



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LOCATION MAP



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