



FOR LEASE | ±38,062 SF FACILITY

3187 CORNERSTONE DRIVE, BLDG 1

EASTVALE | CA

FOR MORE INFORMATION, CONTACT:

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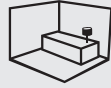
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PROPERTY HIGHLIGHTS



**±38,062 SF
FACILITY**



**±3,034 SF
OFFICE**



**±36,545 SF
WAREHOUSE**



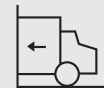
**±2.25 AC
LOT**



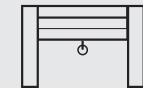
**3 - 5 YEAR
LEASE TERMS**



**24' - 26'
CLEAR HEIGHT**



**2 GROUND
LEVEL DOOR**



**4 DOCK
DOORS**



AMPLE ONSITE PARKING



**800 AMPS, 3 PHASE
(EXPANDABLE)**



**6" REINFORCED
CONCRETE SLABS**



**CONVENIENT ACCESS TO
60 & 10 FREEWAYS**

- Freestanding Building With Huge Private Lot on ±2.08 Acre Site
- Highly Visible with Over 363 FT of Frontage Along Mission Blvd
- Prime Corner Location - Signalized Intersection
- Concrete Tilt-Up Construction with Reinforced 6" Slabs

- 4 Dock High Level Loading with Mechanical Levelers
- Ontario Adjacent Location
- Immediate Access to the 15 Freeway - 1.5 Block East
- Quiet Corporate Business Environment

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PHOTOS

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AERIAL

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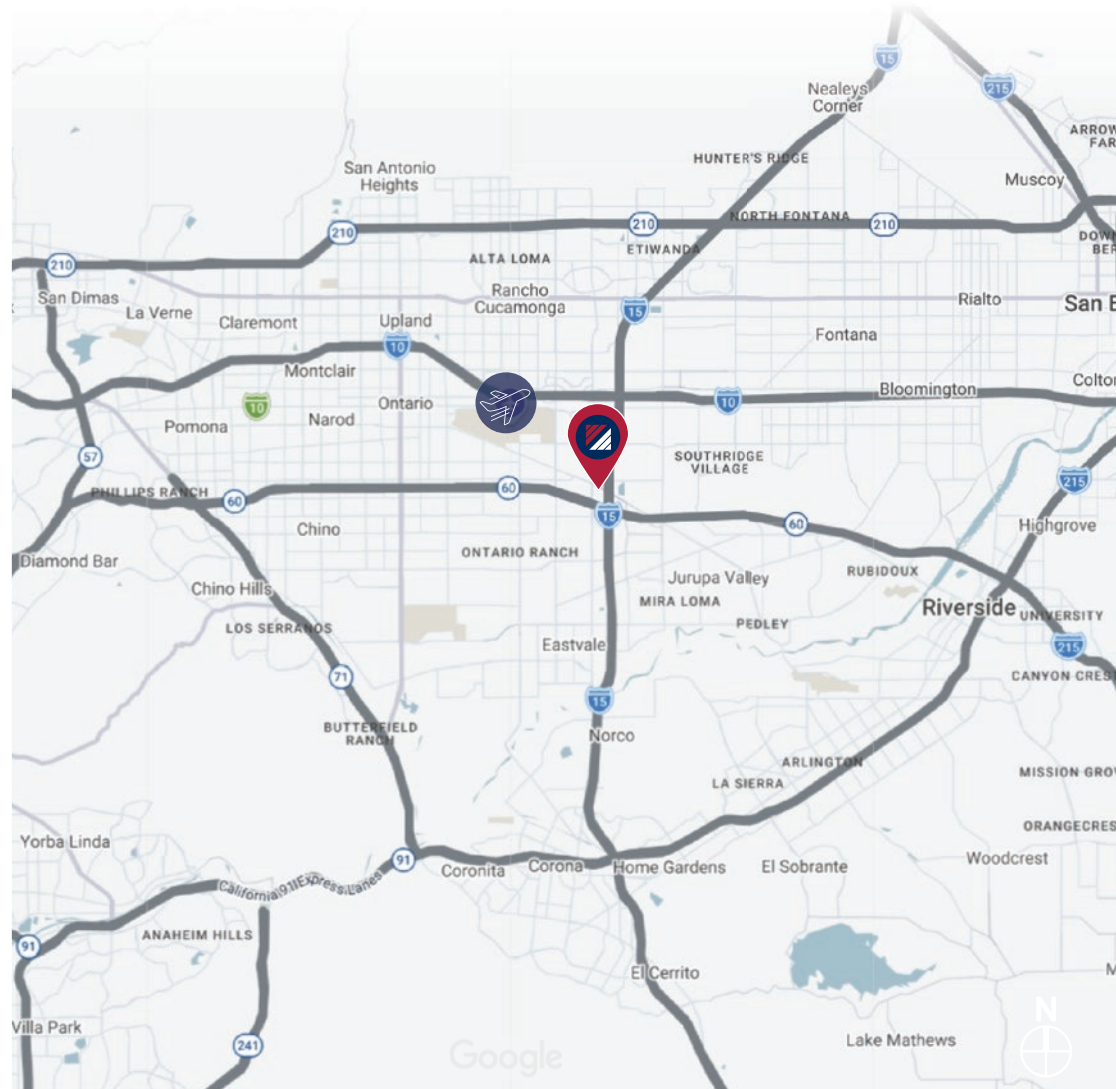
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DEMOGRAPHICS, TRAFFIC COUNTS, & LOCATION MAP

DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
2020 Population	39,802	188,079	1,210,502
2024 Population	42,669	191,484	1,209,085
2029 Population Projection	44,336	198,053	1,240,383
2020 Households	12,618	53,148	350,967
2024 Households	13,347	53,979	348,726
2029 Household Projection	13,844	55,737	357,240
Total Specified Consumer Spending (\$)	\$539.6M	\$2.2B	\$13.8B
Avg Household Income	\$119,502	\$116,623	\$109,506
Median Household Income	\$98,841	\$95,674	\$89,767

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Mission Blvd	Hamner Ave NW	7,945	2025	0.10 mi
Hamner Ave	E Mission Blvd N	18,461	2025	0.22 mi
I- 15	Mission Blvd S	231,112	2025	0.24 mi
Philadelphia Ave	Rochester Ave E	103,307	2024	0.25 mi
15	Mission Blvd S	224,992	2025	0.27 mi
East Philadelphia Street	Rochester Ave E	102,996	2025	0.34 mi
E Mission Blvd	Hamner Ave SE	16,697	2025	0.37 mi
15	I- 15 N	224,992	2025	0.39 mi
I- 15	Philadelphia Ave S	233,622	2025	0.44 mi
Milliken Avenue	-	185,196	2025	0.48 mi



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