

SWC HAMNER AVE & RIVERBOAT DR

EASTVALE, CA



PROPERTY FEATURES

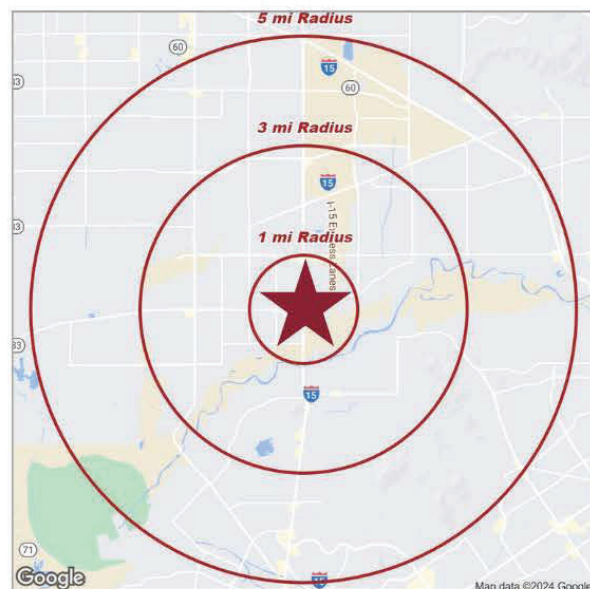
- Pad and shop space available for lease
- 1,500 SF drive-thru & 4,800 SF shop space available
- Excellent visibility and positioning on Riverboat Drive & Hamner Avenue
- Less than a quarter mile to Silverlakes Sports Complex with an estimated 1.7M visitors annually
- Large, established retail area with national and regional tenants

TRAFFIC COUNTS

- Hamner Avenue - 22,480 CPD
- Riverboat Drive - 2,623 CPD
- 15 Freeway - 158,134 CPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	20,155	113,319	240,044
Avg HH Income	\$184,645	\$178,203	\$153,399
Daytime Population	2,688	17,792	45,683



Jeff Reenders

CalBRE Lic #01349955

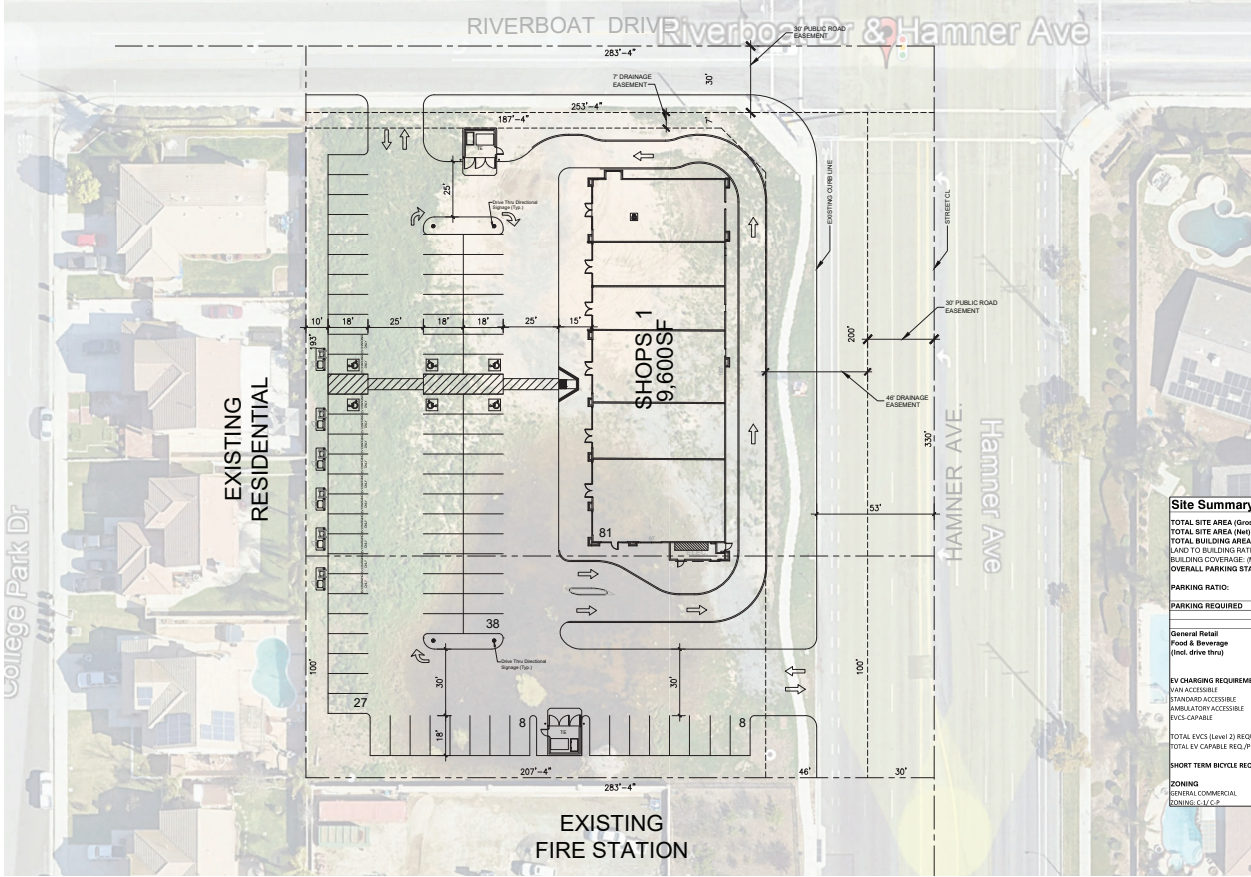
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STRATEGIC
RETAIL
ADVISORS

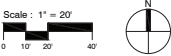
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Site Summary - Overall			
TOTAL SITE AREA (Gross)	2.15 Ac	93,450 SF	
TOTAL SITE AREA (Net)	1.29 Ac	60,559 SF	
TOTAL BUILDING AREA		9,600 SF	
LAND TO BUILDING RATIO		8.73 :1	
BUILDING COVERAGE (Max. 20%)		10.27 %	
OVERALL PARKING STALLS:		81 Stalls	
PARKING RATIO:		8.44 / 1,000 SF	
PARKING REQUIRED			
General Retail			
USE	REQ.	AREA (SF)	STALLS
Food & Beverage (incl. drive thru)	1,000 SF	4,800	24
	1,400 SF (SERVICE RATIO)	2,500	57
Total:			81
EV CHARGING REQUIREMENTS FOR 75-100 PARKING STALLS			
EV ACCESSIBLE	1		
STANDARD ACCESSIBLE	1		
AMULATORY ACCESSIBLE	0		
EVCL-CAPABLE	17		
TOTAL EVCS (Level 2) REQUIRED	13 STALLS		
TOTAL EV CAPABLE REQ./PROV.	17 STALLS		
SHORT TERM BICYCLE REQUIREMENTS			
ZONING			
GENERAL COMMERCIAL			
UNUSUAL C.U.C.P.			

DATE:	04.22.2026
MCS JOB #:	TBD
DATE:	04.08.2026
REVISIONS:	SP-1
MCS ARCHITECTURE 2026 ALL RIGHTS RESERVED	
NOTE: This information is conceptual in nature and is subject to change pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.	

RIVERBOAT PLAZA
EASTVALE, CALIFORNIA



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SP-1

CLEVELAND
DENVER
GLENORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO



SWC HAMNER AVE & RIVERBOAT DR

EASTVALE, CA

Trade Area



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