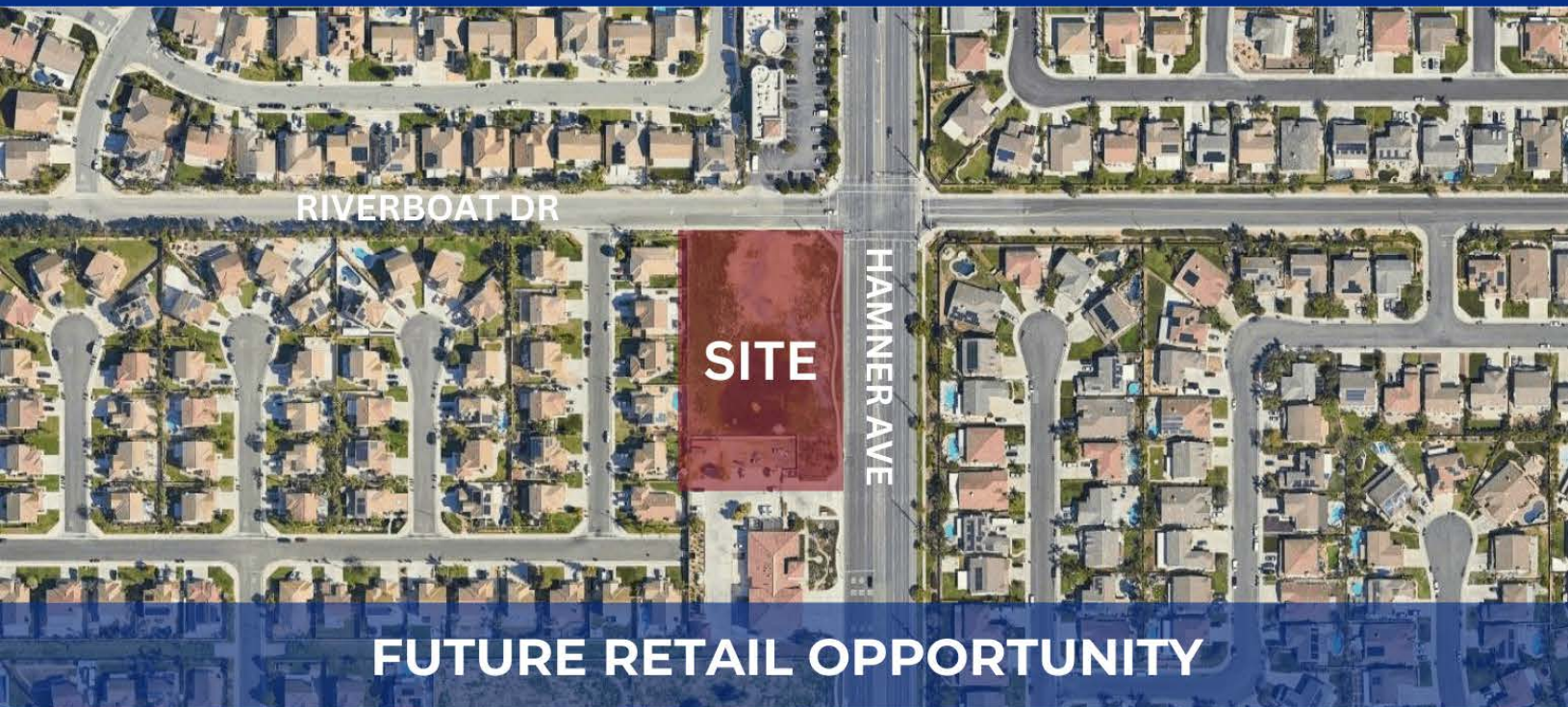


# SWC HAMNER AVE & RIVERBOAT DR

EASTVALE, CA



## FUTURE RETAIL OPPORTUNITY

### 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
<b>Population</b>	20,155	113,319	240,044
<b>Avg HH Income</b>	\$184,645	\$178,203	\$153,399
<b>Daytime Population</b>	2,688	17,792	45,683



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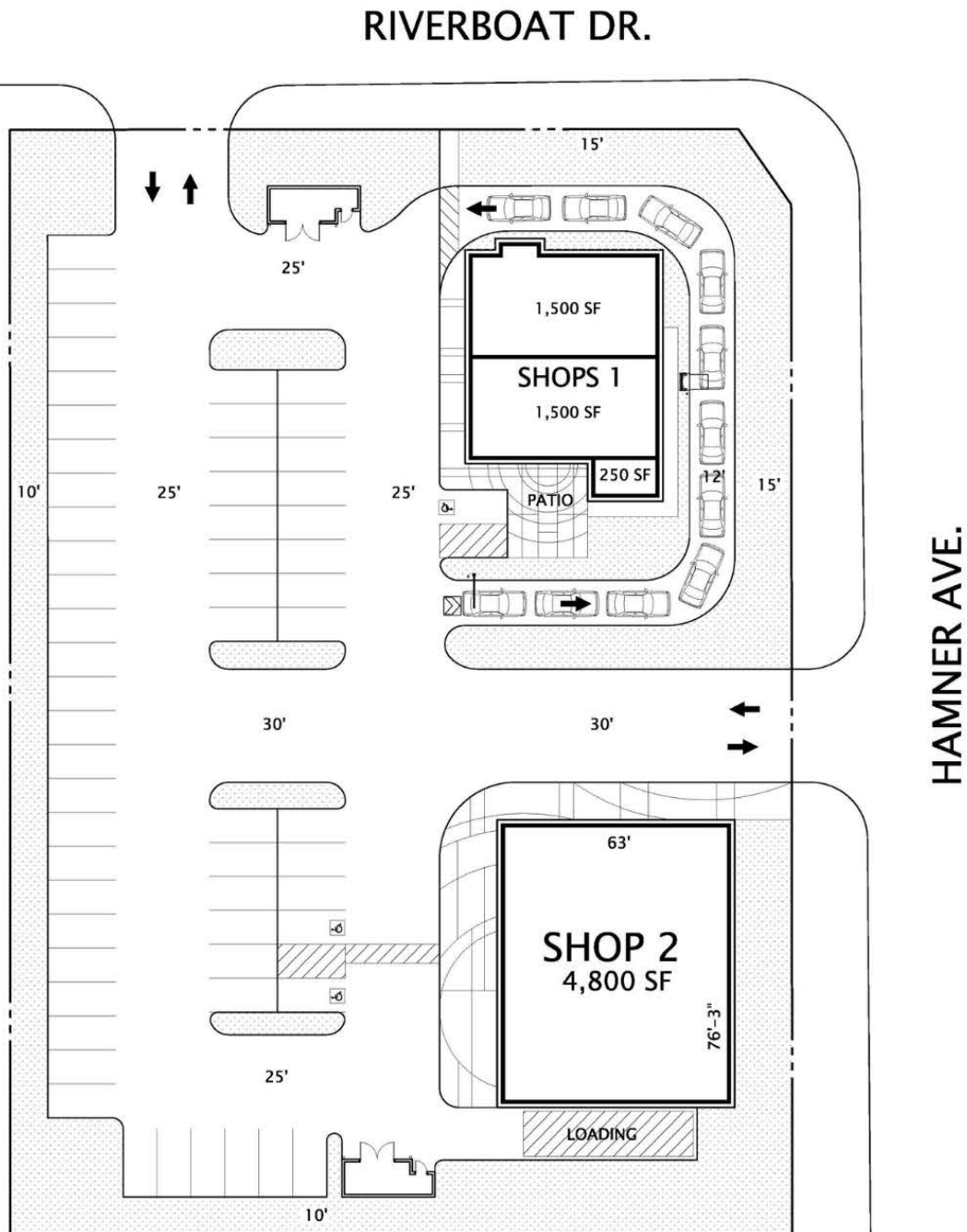


**LEWIS**  
RETAIL CENTERS

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## Site Plan

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STRATEGIC  
RETAIL  
ADVISORS**LEWIS**  
RETAIL CENTERS

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## Trade Area



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