

# FREEWAY ORIENTED RETAIL PADS AVAILABLE FOR LEASE



## *Pedley Road Offramp of CA State Route 60 Jurupa Valley, CA*

Currently obtaining entitlements so flexible on  
size requirements

Site benefits from  $\pm 138,855$  cars per day on  
Hwy 60 and  $\pm 10,084$  on Pedley Road

Offered for ground lease

Build to suit would be considered for  
credit tenants

Zoned Commercial Retail providing a broad  
range of retail commercial services, including  
office and visitor serving commercial uses.

2025 average household income within 5 miles:  
\$119,398

2025 median household income within 5 miles:  
\$98,531

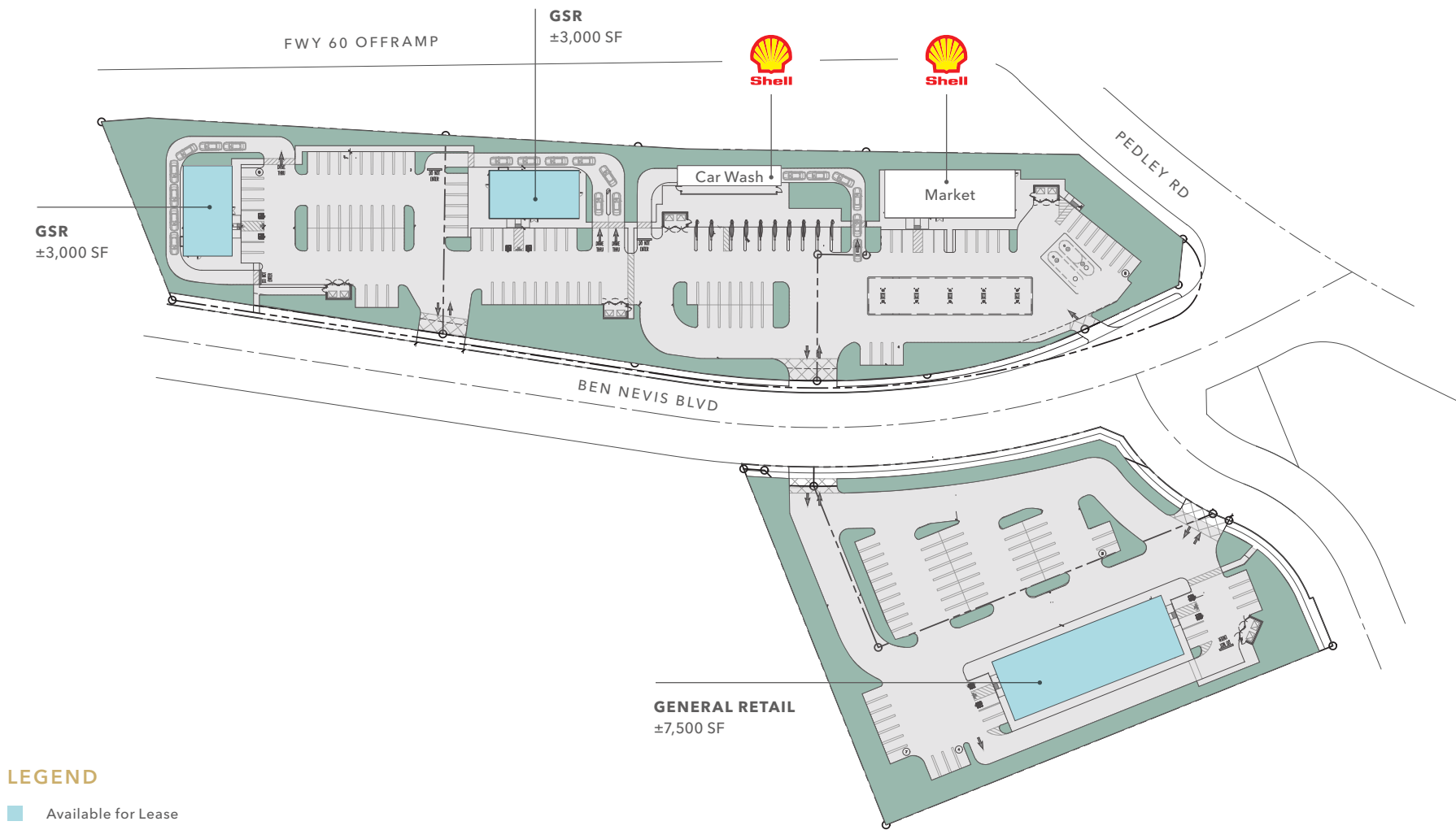
2025 estimated population within 5 miles:  
 $\pm 191,653$

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# SITE PLAN



**LEGEND**

■ Available for Lease

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## *The City of Jurupa Valley is a Strategic Location for Business and Living in the Inland Empire*

The City of Jurupa Valley offers strong transportation infrastructure that provides direct access to major highways using a well-developed road network. This strong connectivity is a significant asset for both commercial businesses and residential commuters by facilitating efficient regional access. The city blends residential, commercial, and agricultural sectors to create a desirable living environment that appeals to a broad spectrum of individuals and families.

Jurupa Valley is committed to enhancing the quality of life through its green spaces and diverse outdoor recreational amenities. Parks, open areas, and the Santa Ana River provide ample opportunities for leisure and sports.

The local economy is multifaceted and underpinned by industries including logistics, manufacturing, and agriculture. The city's diverse business environment and available land have successfully attracted new enterprises, contributing significantly to job creation and sustained economic stability, making it an ideal location for commercial investment.



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# DEMOGRAPHICS

## POPULATION

|                | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2010 CENSUS    | 8,386  | 74,513  | 185,589 |
| 2020 CENSUS    | 8,745  | 75,761  | 194,526 |
| 2025 ESTIMATED | 8,310  | 73,016  | 191,653 |
| 2030 PROJECTED | 8,394  | 73,081  | 194,079 |

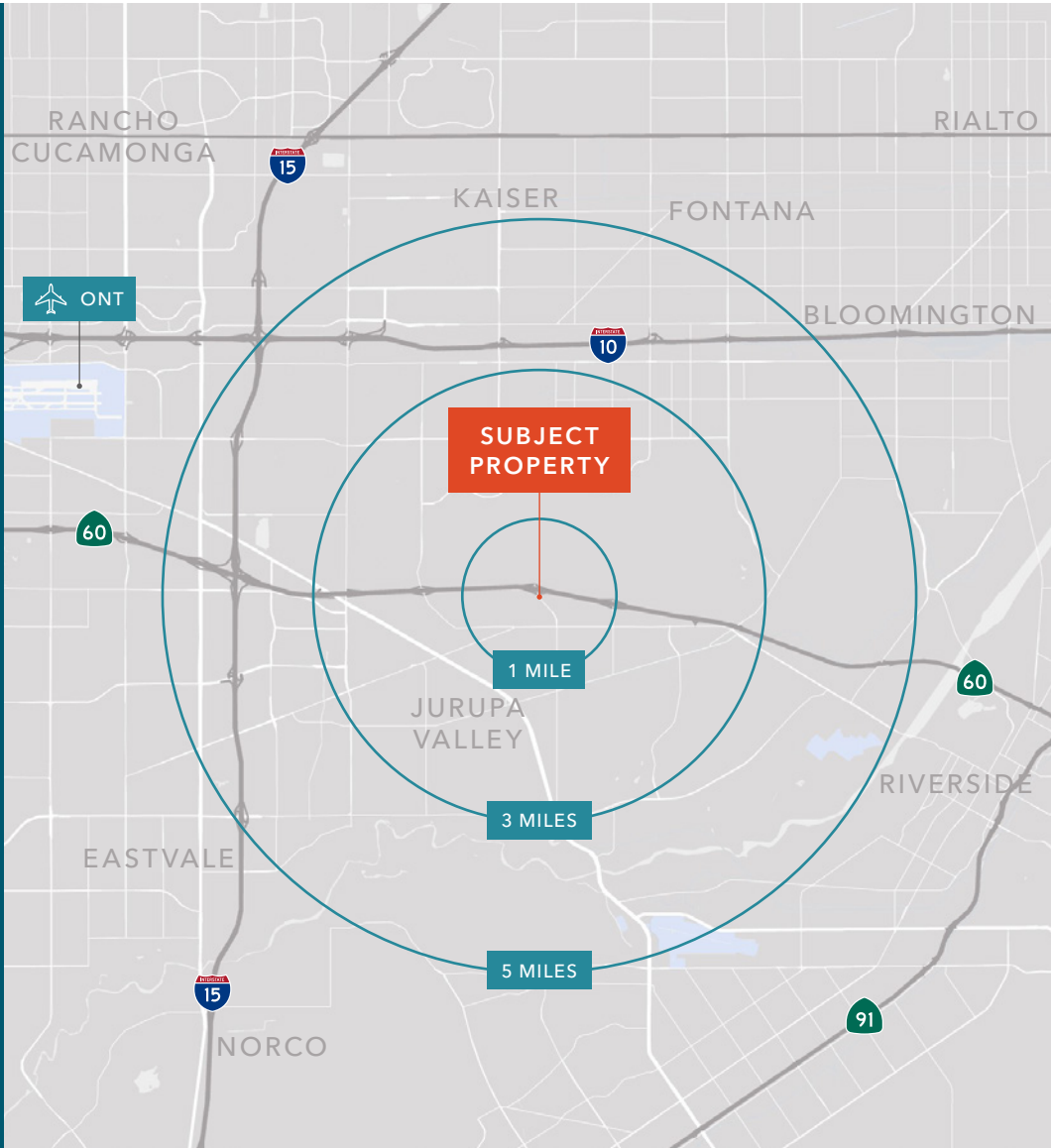
## MEDIAN AGE & GENDER

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 32.1   | 33.6    | 32.8    |
| % FEMALE   | 49.0%  | 49.9%   | 49.9%   |
| % MALE     | 51.0%  | 50.1%   | 50.1%   |

## HOUSEHOLD INCOME

|                        | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------|-----------|-----------|-----------|
| 2025 MEDIAN            | \$88,681  | \$99,162  | \$98,531  |
| 2030 MEDIAN PROJECTED  | \$88,951  | \$98,673  | \$98,411  |
| 2025 AVERAGE           | \$109,572 | \$123,698 | \$119,398 |
| 2030 AVERAGE PROJECTED | \$108,045 | \$121,912 | \$118,063 |

2025 Demographics Source: Regis Online, ©2025, Sites USA



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# JURUPA VALLEY, CA DEMOGRAPHICS

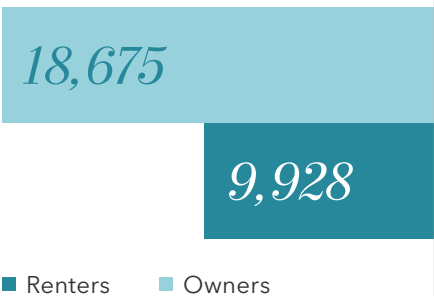
106,543  
POPULATION

3.7  
AVG HH SIZE

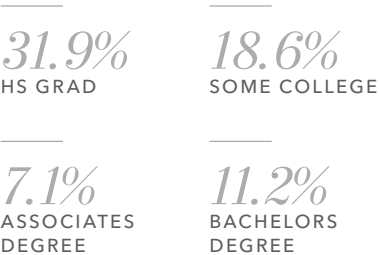
\$122,878  
AVG HH INCOME

33.4  
MEDIAN AGE

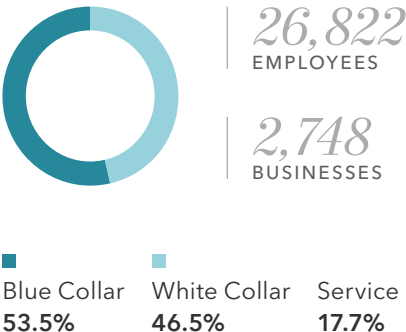
## HOUSING OCCUPIED BY



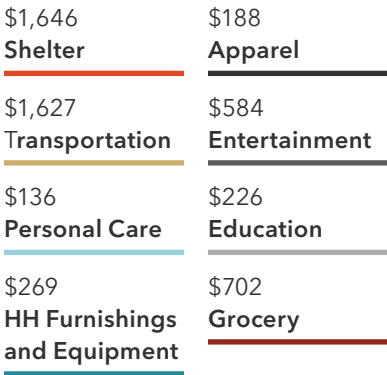
## EDUCATION



## EMPLOYMENT



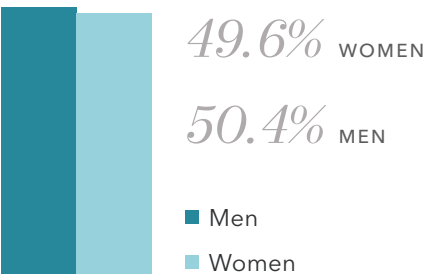
## MONTHLY CONSUMER SPENDING



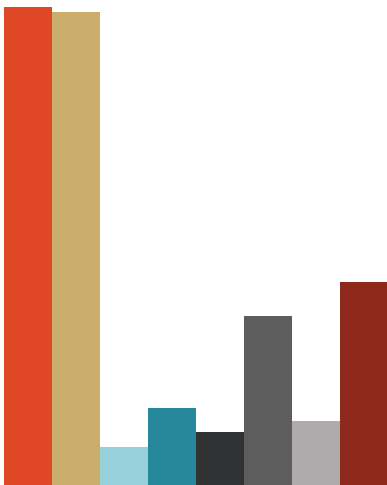
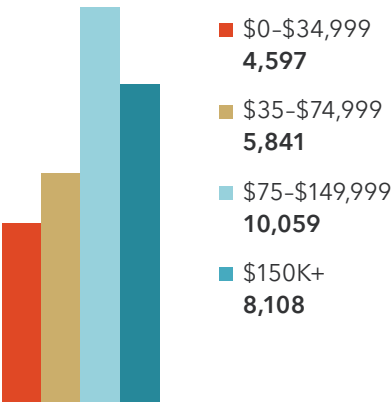
## RACE & ETHNICITY

|                   |       |
|-------------------|-------|
| WHITE             | 32.3% |
| HISPANIC          | 66.7% |
| ASIAN             | 6.1%  |
| AFRICAN-AMERICAN  | 5.2%  |
| PACIFIC ISLANDER  | 0.3%  |
| TWO OR MORE RACES | 18.6% |

## GENDER



## INCOME BY HOUSEHOLD





# FOR LEASE | PEDLEY ROAD OFFRAMP OF CA STATE ROUTE 60, JURUPA VALLEY, CA

FONTANA

BLOOMINGTON

COLTON



SUBJECT  
PROPERTY



GRAND  
TERRACE

HIGHGROVE



EASTVALE



RIVERSIDE



UNIVERSITY OF CALIFORNIA, RIVERSIDE

RIVERSIDE MUNICIPAL AIRPORT

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**km** Kidder  
Mathews