

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 ±138,855 cars per day on Hwy 60 and ±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: ±191,653

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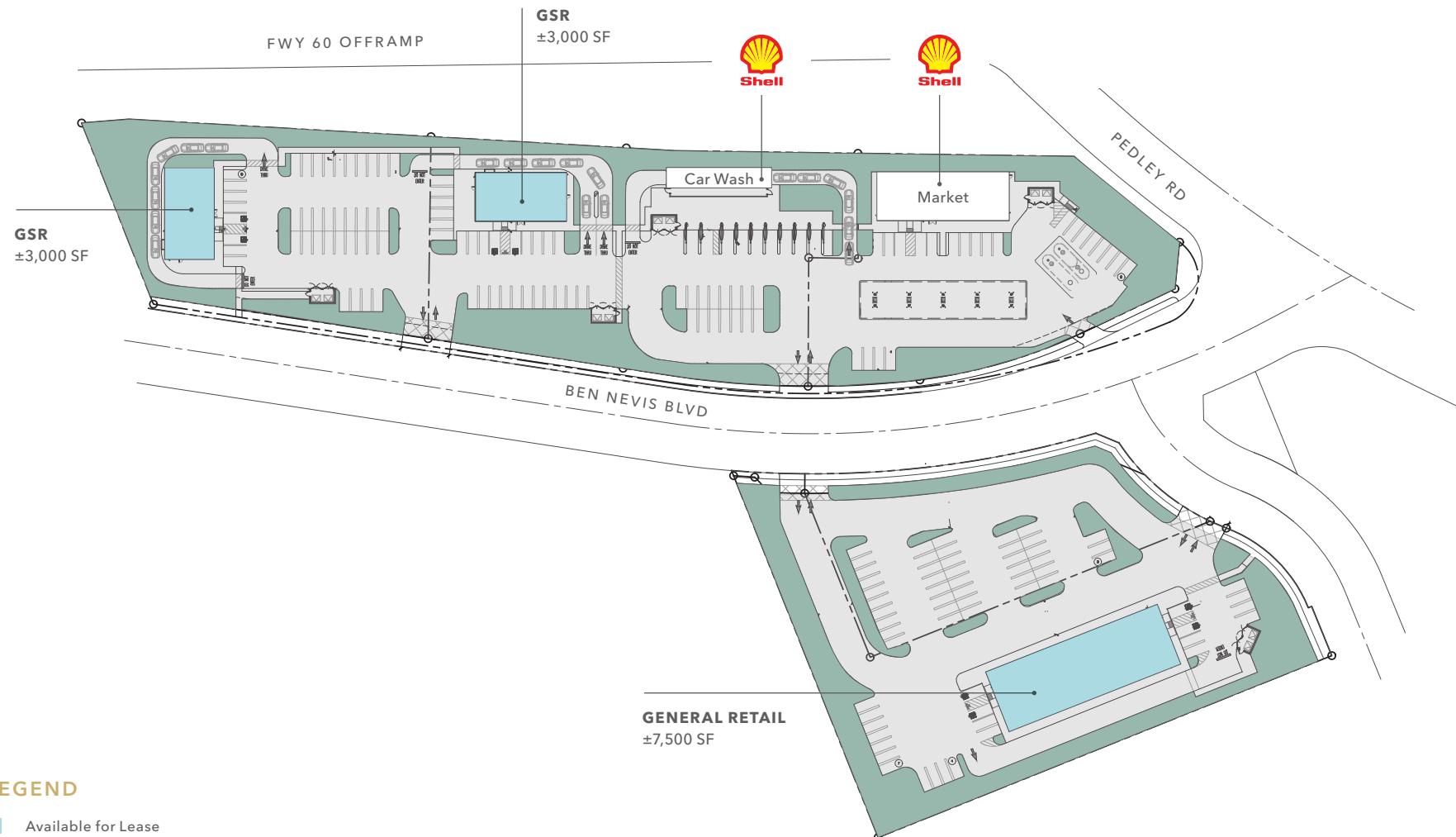
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SITE PLAN



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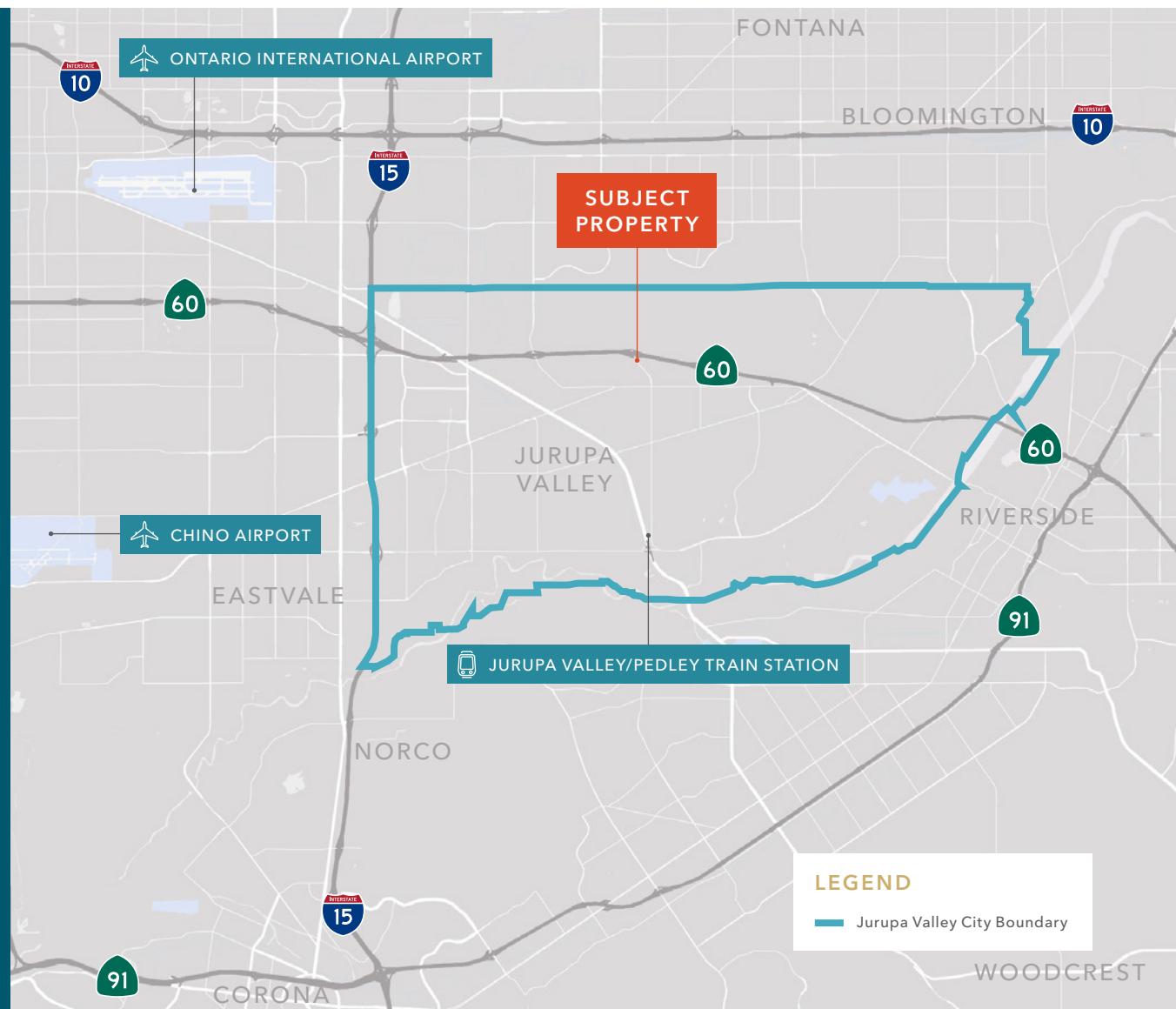
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The City of Jurupa Valley is a Strategic Location for Business and Living in the Inland Empire

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.



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

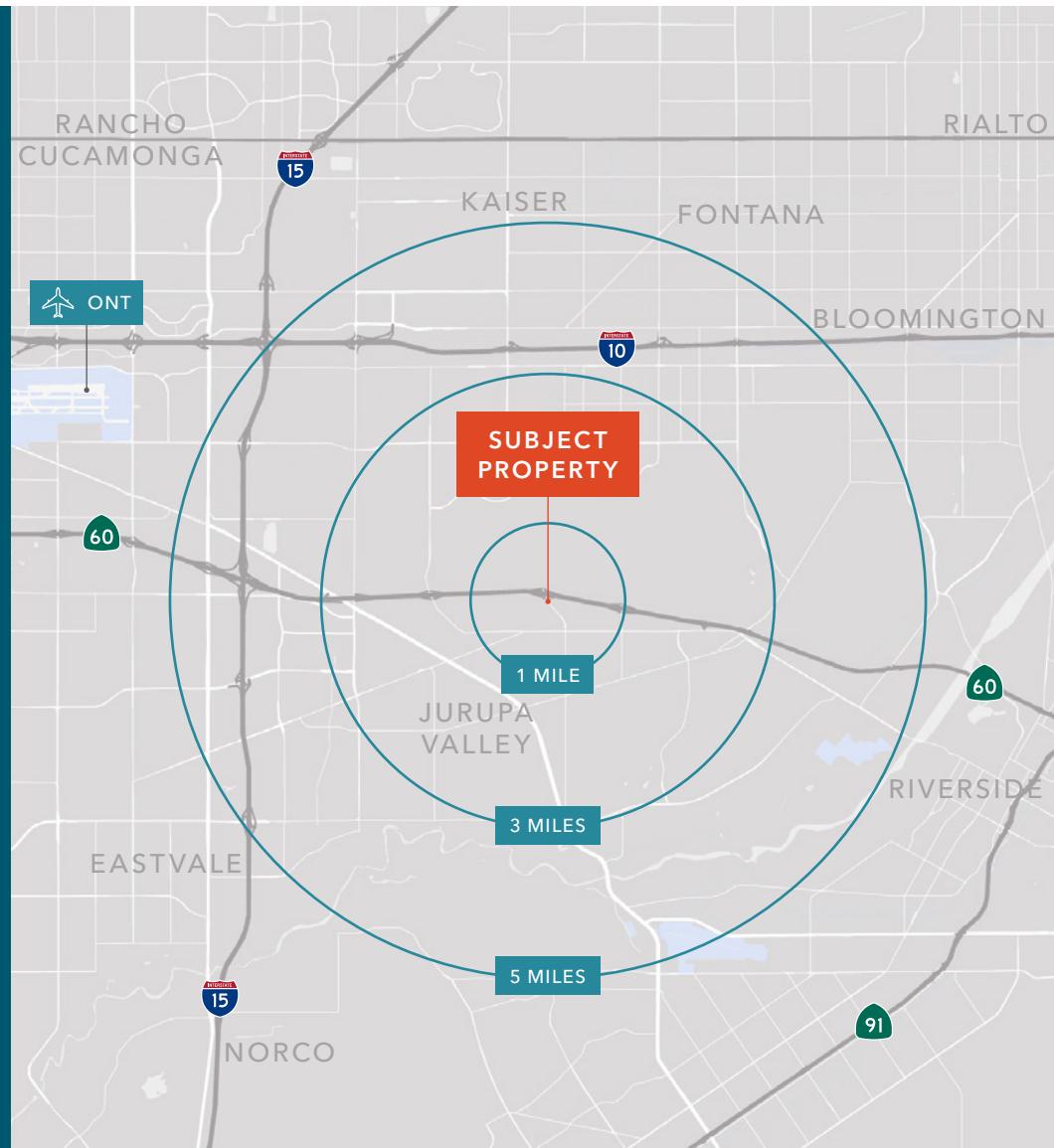
MEDIAN AGE & GENDER

	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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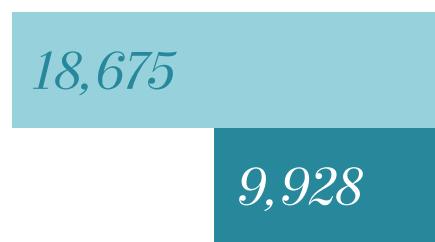
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JURUPA VALLEY, CA

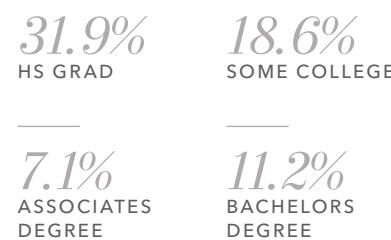
DEMOGRAPHICS

HOUSING OCCUPIED BY

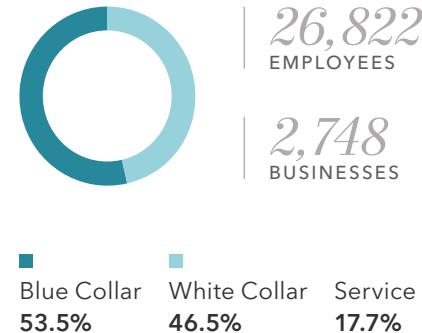


■ Renters ■ Owners

EDUCATION



EMPLOYMENT



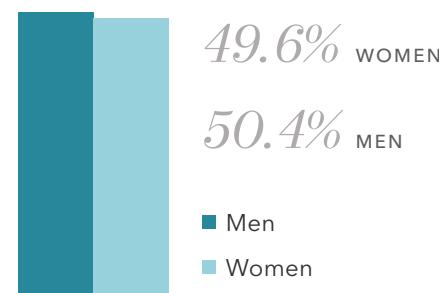
MONTHLY CONSUMER SPENDING

\$1,646	\$188
Shelter	Apparel
\$1,627	\$584
Transportation	Entertainment
\$136	\$226
Personal Care	Education
\$269	\$702
HH Furnishings and Equipment	Grocery

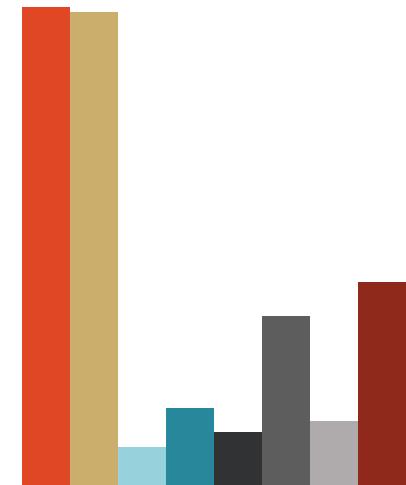
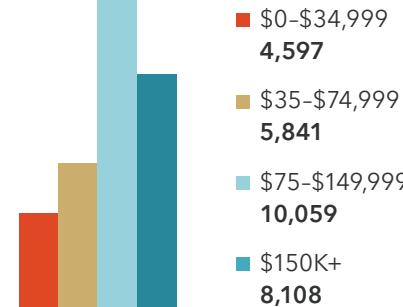
RACE & ETHNICITY

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



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