

GRADING/CONSTRUCTION UNDERWAY!



MARKETPLACE AT
THE DISTRICT
JURUPA VALLEY

Anchor, Co-Anchor, Pad & Shop Development

FREEWAY FRONTING RETAIL FOR LEASE

RUBIDOUX BLVD & 60 FWY • JURUPA VALLEY, CA 92509



MARKETPLACE AT THE DISTRICT JURUPA VALLEY

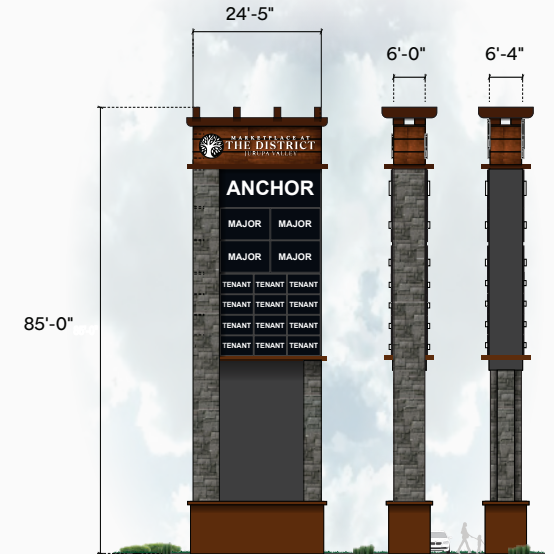
MASTER SITE PLAN (CONCEPTUAL) | PHASE 1



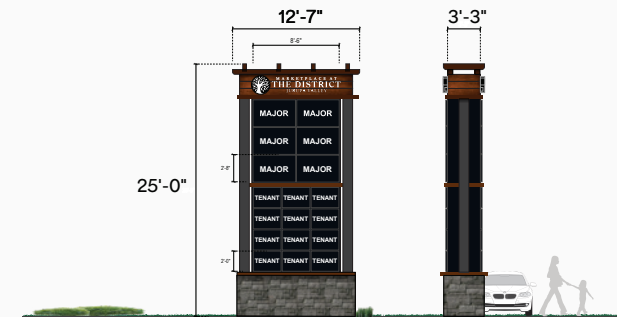
PROPOSED STREET MONUMENT SIGN

Proposed pylon, monument, and pad tenant signage locations

• Conceptual, subject to jurisdictional approval



FP FREEWAY PYLON SIGN



SP STREET PYLON SIGN

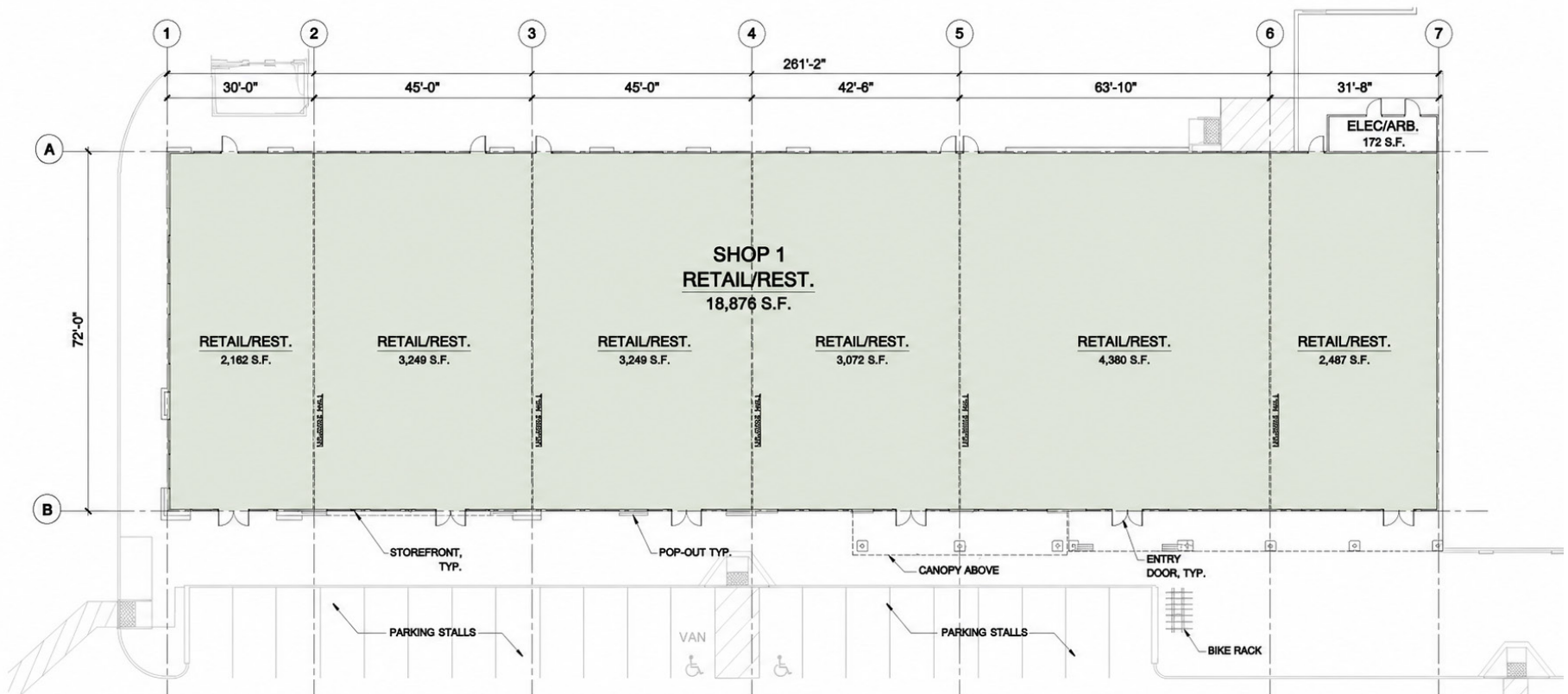


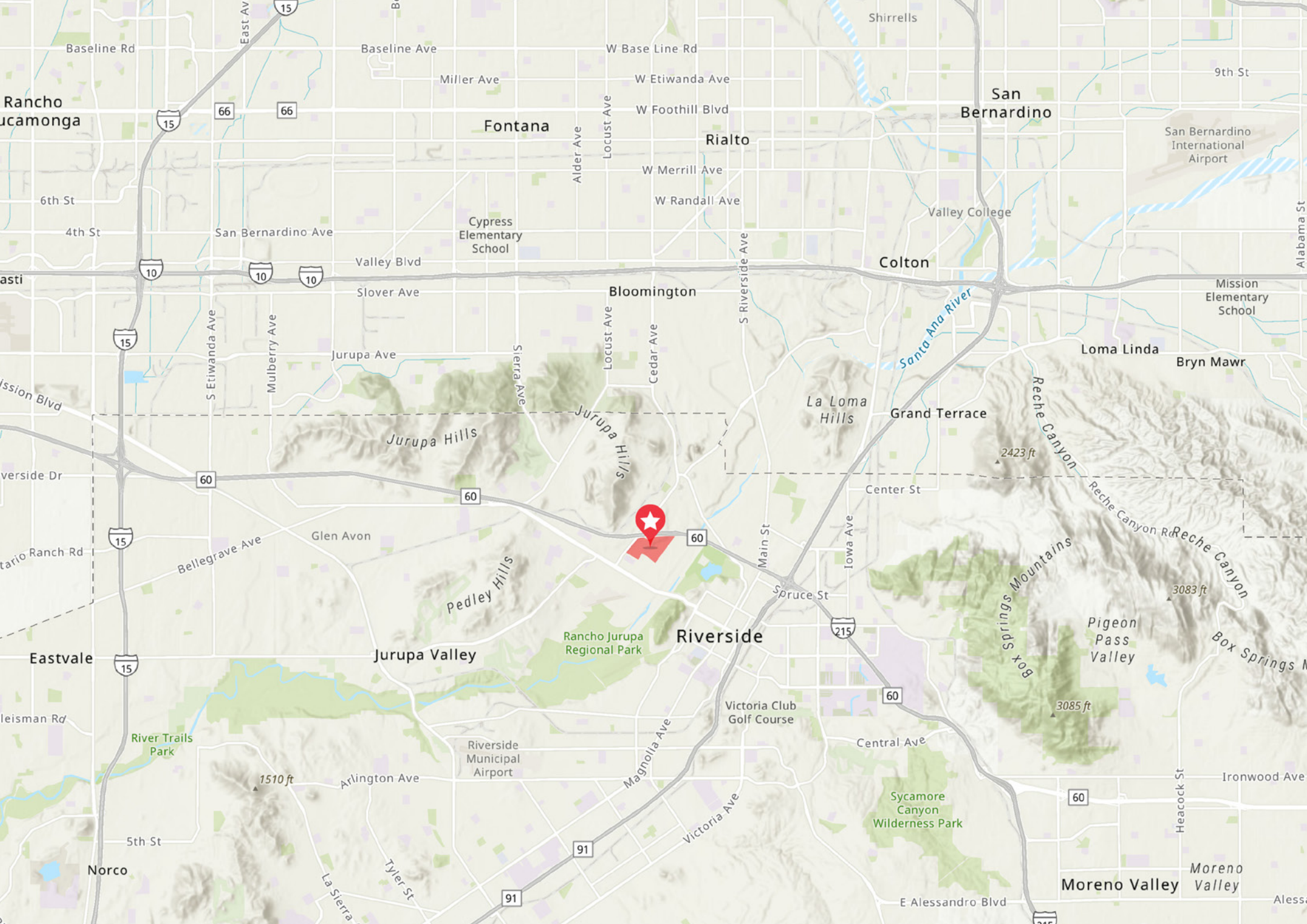
MS PAD TENANT MONUMENT SIGN

Anchor, Co-Anchor, Pad & Shop Opportunities

- Anchor / $\pm 35,000$ - $\pm 59,000$ SF
- Co-Anchor / $\pm 25,000$ SF
- Pads / ± 0.5 - ± 2.0 Acres
(QSR + Drive-Thru)
- Shops / $\pm 7,500$ - $\pm 18,800$ SF

SHOP 1 FLOOR PLAN (CONCEPTUAL) | PHASE 1





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OVERVIEW

- New 248 acre site fully entitled with CEQA completion, including approximately 42 acres of commercial/retail
- Jurupa Valley's new Specific Plan provides flexibility for a wide range of retail, commercial, residential, and employment uses
- 1,200 residential apartment units coming soon
- New employment/business parks equaling 2.5M SF
- Substantial circulation/access upgrades coming soon including on Rubidoux Boulevard and (new) District Boulevard
- Flexible site plan configuration
- 1 large freeway pylon planned to flank the site
- Third-party analysis identifies meaningful unmet retail and commercial demand within the surrounding trade area, supported by substantial sales leakage that presents a compelling opportunity for targeted tenant recruitment and repositioning
- Strong new housing data/growth in immediate area

Anchor, Co-Anchor, Pad & Shop Development

SITE SUMMARY

PHASE 1

• TOTAL OVERALL SITE AREA	36.12 AC	1,573,454 SF
• TOTAL PHASE I SITE AREA	19.52 AC	850,324 SF
• TOTAL PHASE I BUILDING AREA		116,352 SF
LAND TO BUILDING RATIO		6.31/ 1
BUILDING COVERAGE: (MAX. 20%)		13.68%
• OVERALL PROPOSED PARKING STALLS:		950 stalls
• PROPOSED PARKING RATIO:		8.16 / 1,000 SF





**24,829
HOUSEHOLDS**

AVERAGE HH SIZE / 4.26

OWNER-OCCUPIED / 68.9%

FAMILY HOUSEHOLDS / 83%

APPROVED RESIDENTIAL UNITS / 5,320

**20 MILES
drive-time west from site**



**CALIFORNIA'S
YOUNGEST CITY**
Incorporated July, 2011



44 square miles



**20 MILES
drive-time west from site**



5 MILES from Ontario International Airport

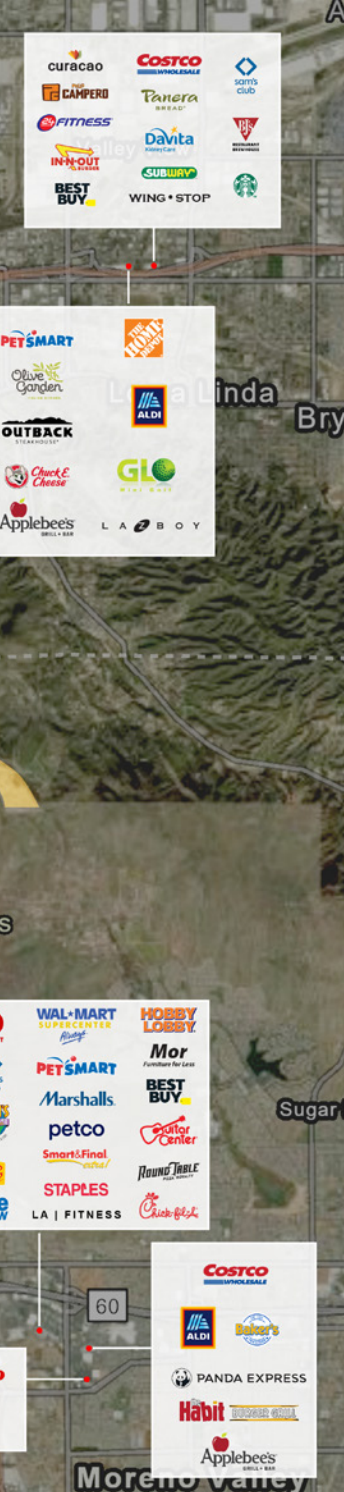
The information presented herein is obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.



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PLANNED DEVELOPMENT

NO.	PROJECT	UNITS
1	Philadelphia Avenue Subdivision	98
2	Hudson Street Subdivision	28
3	Nova Homes	176
4	Camino Terrace	121
5	KR Development	96
6	Northtown Mixed Use Project	68
7	Northside Village	722
TOTAL:		1,309

ENTITLED / UNDER CONSTRUCTION

NO.	PROJECT	UNITS
8	Paradise Knolls	650
9	Veterans Neighborhood	26
10	Emerald Ridge	399
11	Rio Vista	1,215
12	Appaloosa Spring	254
13	The District	1,200
14	The Exchange	482
15	Highgrove Town Center	800
16	KB Spring Mountain	723
17	DR Horton	280
TOTAL:		6,029

RECENTLY CONSTRUCTED

NO.	PROJECT	UNITS
18	Vernola Gateway Apartments	397
19	Highland Park & Canal St	480
20	Sequanota Heights	48
21	La Rue Apartment	66
22	Montecito Collection	26
23	Pinnacle at Summit Canyon	138
24	Traditions & Sierra Pointe	178
25	Cantera & Granite Ridge	304
26	The Quarry	86
27	Loring Ranch	85
28	Stone Avenue	17
29	Avalon Court	10
30	Downtown Riverside	819
31	Spring Ranch Mountain	1,650
32	Grand Terrace Apartments	800
33	1,000- 1,500 units sold to KB Homes (Q4-2024)	
TOTAL:		6,604

CONSTRUCTED COMMERCIAL SITES

No.	Project
34	Legend Shopping Center (under construction): 50,000 SF retail & office center on 4.5 acre site
35	Valley Square Commercial: New ARCO gas station, 3,800 SF AM/PM mini mart, 3,600 SF car wash, 21,600 SF retail development & 3,000 SF drive-thru restaurant
36	Farmer Boys Commercial Center: 8,000 SF commercial building with drive-thru on northern parcel and 4,908 SF retail commercial building on southern parcel
37	Limonite Plaza: 38,000 SF Neighborhood retail center
38	Shops @ Bellegrave: 10,000 SF neighborhood shopping center on approximately 1.6 acres

DEMOGRAPHICS (Source: Esri)

	1 Mile	3 Miles	5 Miles
POPULATION	12,546	87,434	249,792
2023-2028 POPULATION: ANNUAL GROWTH RATE	0.55%	0.75%	0.56%
MEDIAN AGE	31.3	34.5	33.9
TOTAL HOUSEHOLDS	3,158	25,304	72,751
2023-2028 HOUSEHOLDS: ANNUAL GROWTH RATE	0.72%	0.96%	0.75%
TOTAL HOUSING UNITS	3,262	26,422	75,617
AVERAGE HOUSEHOLD SIZE	3.92	3.36	3.31
MEDIAN HOUSEHOLD INCOME	\$57,552	\$85,084	\$84,048
AVERAGE HOUSEHOLD INCOME	\$85,704	\$107,240	\$106,050
PER CAPITA INCOME	\$21,642	\$30,938	\$31,020
WHITE ALONE	15.5%	28.5%	30.0%
BLACK ALONE	4.5%	4.8%	5.8%
AMERICAN INDIAN/ALASKA NATIVE ALONE	3.1%	2.6%	2.4%
ASIAN ALONE	0.8%	3.4%	5.4%
PACIFIC ISLANDER ALONE	0.2%	0.3%	0.3%
HISPANIC ORIGIN (ANY RACE)	62.1%	42.7%	38.4%
TWO OR MORE RACES	13.9%	17.7%	17.8%
DAYTIME POPULATION	2,792	52,093	118,585

