

## ENTITLEMENTS IN PLACE: ZONING/SPECIFIC PLAN AND CEQA APPROVED



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**

**PARCEL 1** - 286,024 SF (6.57 AC)

• M-C	Retail	25,063 SF
• M-D	Retail	25,063 SF
• M-E	Retail	25,063 SF

**PARCEL 2** - 168,448 SF (3.87 AC)

• EU	Entertainment / Fitness User	47,474 SF
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**PARCEL 3** - 109,928 SF (2.52 AC)

• A	Anchor	35,000 SF
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**PARCEL 4** - 258,314 SF (5.93 AC)

• M-A	Market/Retail	59,736 SF
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**PARCEL 5** - 102,247 SF (2.35 AC)

• S	Shops	18,806 SF
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**PARCEL 6** - 29,754 SF (0.68 AC)

• P1	EV Station	30 EV Stalls
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**PARCEL 7** - 34,783 SF (0.80 AC)

• P2	Pad 2	5,780 SF + 660 SF PATIO
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**PARCEL 8** - 65,390 SF (1.50 AC)

• P3	Pad 3	7,889 SF + 3,838 SF PATIO
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**PARCEL 9** - 71,135 SF (1.63 AC)

• P4	Pad 4 / Drive-Thru	4,841 SF
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**PARCEL 10** - 42,515 SF (0.98 AC)

• P6	Pad 6 / Drive-Thru	3,238 SF + 357 SF PATIO
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**PARCEL 11** - 21,436 SF (0.49 AC)

• P7	Pad 7 / Drive-Thru	2,180 SF
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**PARCEL 12** - 33,427 SF (0.77 AC)

• P8	Pad 8 / Drive-Thru	950 SF + 390 SF PATIO
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**PARCEL 13** - 36,874 SF (0.85 AC)

• P9	Pad 9 / Car Wash	3,605 SF
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**PARCEL 14** - 46,930 SF (1.08 AC)

• P10	Pad 8 / Drive-Thru	4,158 SF
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**PARCEL 15** - 40,293 SF (0.92 AC)

• P11	Pad 8 / Drive-Thru	3,680 SF
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**INNER PARCEL 1** - 33,236 SF (0.76 AC)

• IP-1	Inner Pad 1 / Drive-Thru	2,180 SF
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**INNER PARCEL 2** - 20,420 SF (0.47 AC)

• IP-2	Inner Pad 2	4,032 SF
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• H	HOTEL	N.A.P.
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14,145 SF
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Anchor, Co-Anchor, Pad & Shop Development



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## Site Summary

**OVERALL**

• TOTAL SITE AREA	34.12 AC	1,573,545 SF
• TOTAL BUILDING AREA		270,744 SF
LAND TO BUILDING RATIO		4.811
BUILDING COVERAGE: (MAX. 20%)		77.21%
• OVERALL PROPOSED PARKING STALLS:		1,641 stalls
• PROPOSED PARKING RATIO:		6.06 / 1,000 SF

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



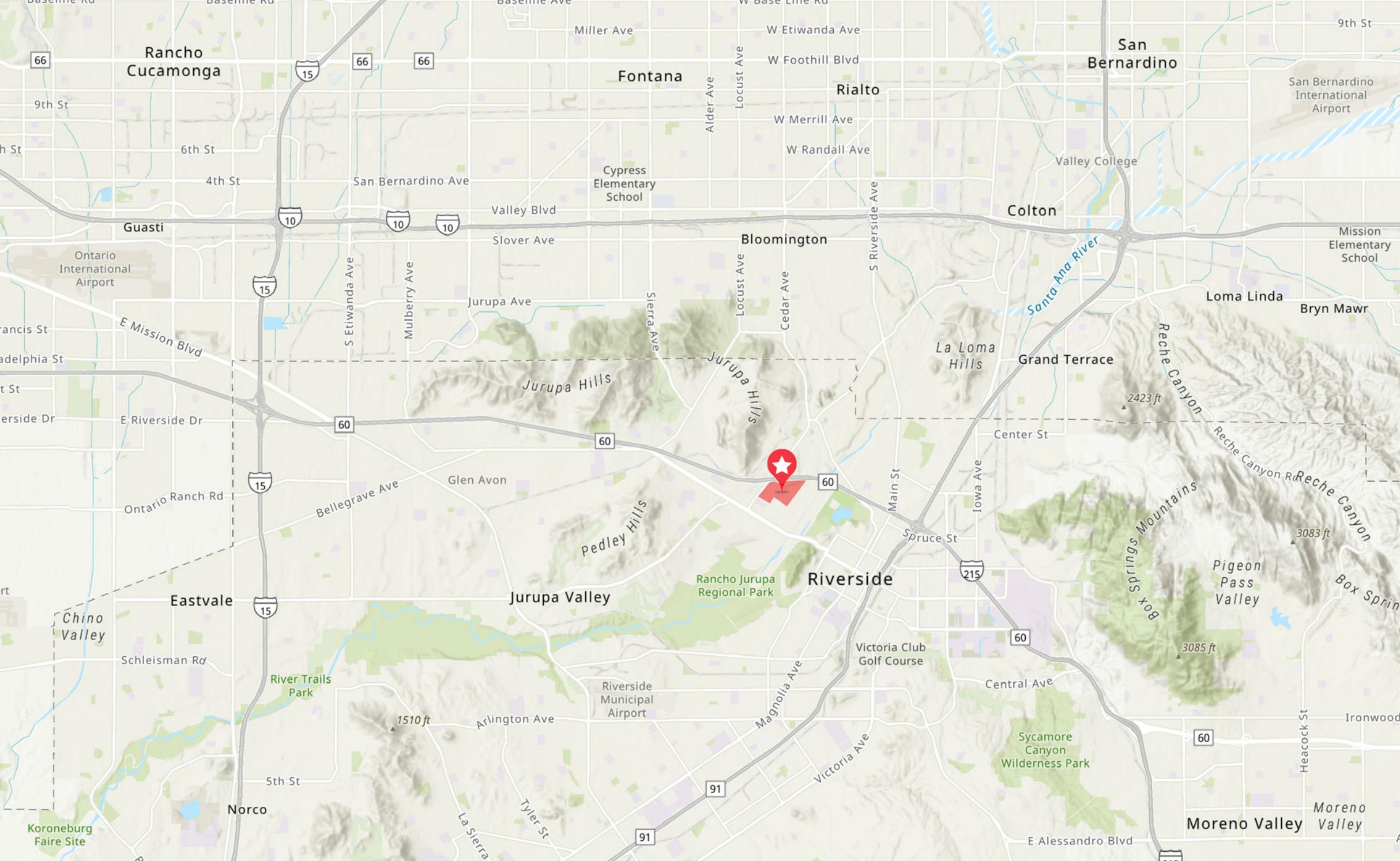
RED MOUNTAIN  
GROUP



D CAPITAL GROUP



SRS



## Anchor, Co-Anchor, Pad & Shop Opportunities

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

### OVERVIEW

- New 248 acre site fully entitled with CEQA completion, including approximately 42 acres of commercial/retail
- New Jurupa Valley specific plan provides for a variety of 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
- 3rd party analysis indicates strong retail/commercial demand for subject site including substantial sales leakage of surrounding market to be capitalized on with
- Strong new housing data/growth in immediate area



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**RUBIDOUX BLVD & 60 FWY • JURUPA VALLEY, CA 92509**

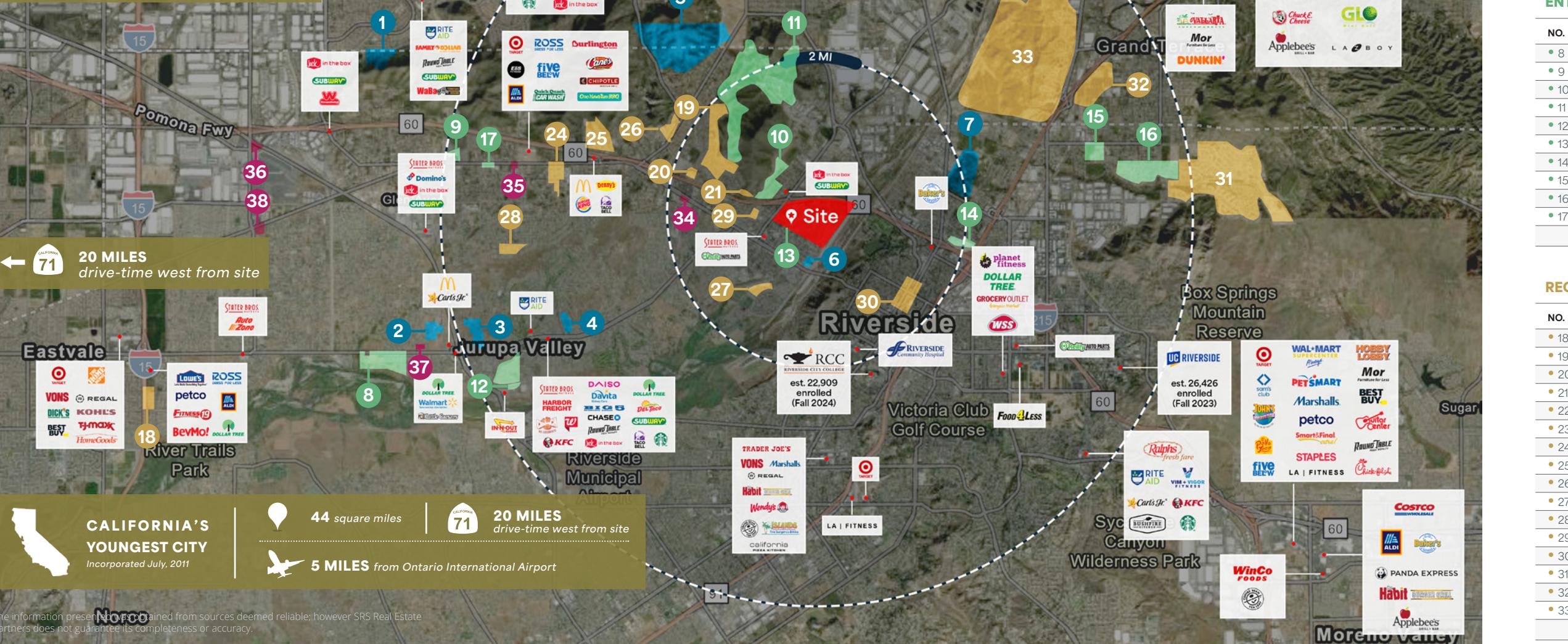
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**24,829  
HOUSEHOLDS**

AVERAGE HH SIZE / 4.26  
OWNER-OCCUPIED / 68.9%  
FAMILY HOUSEHOLDS / 83%  
APPROVED RESIDENTIAL UNITS / 5,320



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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
	<b>TOTAL: 1,309</b>	

## CONSTRUCTED COMMERCIAL SITES

No.	Project
• 34	Legend Shopping Center (under construction): 50,000 SF retail & office center on 1.5 acre site
• 35	Valley Square Commercial: New ARCO gas station, 3,800 SF AM/PM in 1 mi. mt, 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 w/ 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 @ Belgrave: 10,000 SF neighborhood shopping center approximately 1.6 acres

## 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
	<b>TOTAL: 6,029</b>	

## RECENTLY CONSTRUCTED

NO.	PROJECT	UNITS
• 18	Vernola Gateway Apartments	397
• 19	Highland Park & Canal St	480
• 20	Sequoia 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)	
	<b>TOTAL: 6,604</b>	

## DEMOGRAPHICS (Source: Esri)

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	12,456	87,444	24,792
<b>2023-2028 POPULATION: ANNUAL GROWTH RATE</b>	0.55%	0.75%	0.56%
<b>MEDIAN AGE</b>	31	34.5	39
<b>TOTAL HOUSEHOLDS</b>	3,183	25,344	7,751
<b>2023-2028 HOUSEHOLDS: ANNUAL GROWTH RATE</b>	0.27%	0.96%	0.75%
<b>TOTAL HOUSING UNITS</b>	3,622	26,422	7,757
<b>AVERAGE HOUSEHOLD SIZE</b>	3.2	3.36	3.1
<b>MEDIAN HOUSEHOLD INCOME</b>	\$55,52	\$85,04	\$80,48
<b>AVERAGE HOUSEHOLD INCOME</b>	\$85,04	\$107,40	\$105,50
<b>PER CAPITA INCOME</b>	\$21,42	\$30,93	\$31,00
<b>WHITE ALONE</b>	15.5%	23.5%	30.0%
<b>BLACK ALONE</b>	4.5%	4.8%	5.8%
<b>AMERICAN INDIAN/ALASKA NATIVE ALONE</b>	3.1%	2.6%	2.4%
<b>ASIAN ALONE</b>	0.8%	3.4%	5.4%
<b>PACIFIC ISLANDER ALONE</b>	0.2%	0.3%	0.3%
<b>HISPANIC ORIGIN (ANY RACE)</b>	62.6%	42.7%	38.4%
<b>TWO OR MORE RACES</b>	13.9%	17.7%	11.8%
<b>DAYTIME POPULATION</b>	2,972	52,093	11,855

