

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

PARCEL 3 - 109,928 SF (2.52 AC)

- **A** Anchor 35,000 SF

PARCEL 4 - 258,314 SF (5.93 AC)

- **M-A** Market/Retail 59,736 SF

PARCEL 5 - 102,247 SF (2.35 AC)

- **S** Shops 18,806 SF

PARCEL 6 - 29,754 SF (0.68 AC)

- **P1** EV Station 30 EV Stalls

PARCEL 7 - 34,783 SF (0.80 AC)

- **P2** Pad 2 5,780 SF + 660 SF PATIO

PARCEL 8 - 65,390 SF (1.50 AC)

- **P3** Pad 3 7,889 SF + 3,838 SF PATIO

PARCEL 9 - 71,135 SF (1.63 AC)

- **P4** Pad 4 / Drive-Thru 4,841 SF

PARCEL 10 - 42,515 SF (0.98 AC)

- **P6** Pad 6 / Drive-Thru 3,238 SF + 357 SF PATIO

PARCEL 11 - 21,436 SF (0.49 AC)

- **P7** Pad 7 / Drive-Thru 2,180 SF

PARCEL 12 - 33,427 SF (0.77 AC)

- **P8** Pad 8 / Drive-Thru 950 SF + 390 SF PATIO

PARCEL 13 - 36,874 SF (0.85 AC)

- **P9** Pad 9 / Car Wash 3,605 SF

PARCEL 14 - 46,930 SF (1.08 AC)

- **P10** Pad 8 / Drive-Thru 4,158 SF

PARCEL 15 - 40,293 SF (0.92 AC)

- **P11** Pad 8 / Drive-Thru 3,680 SF

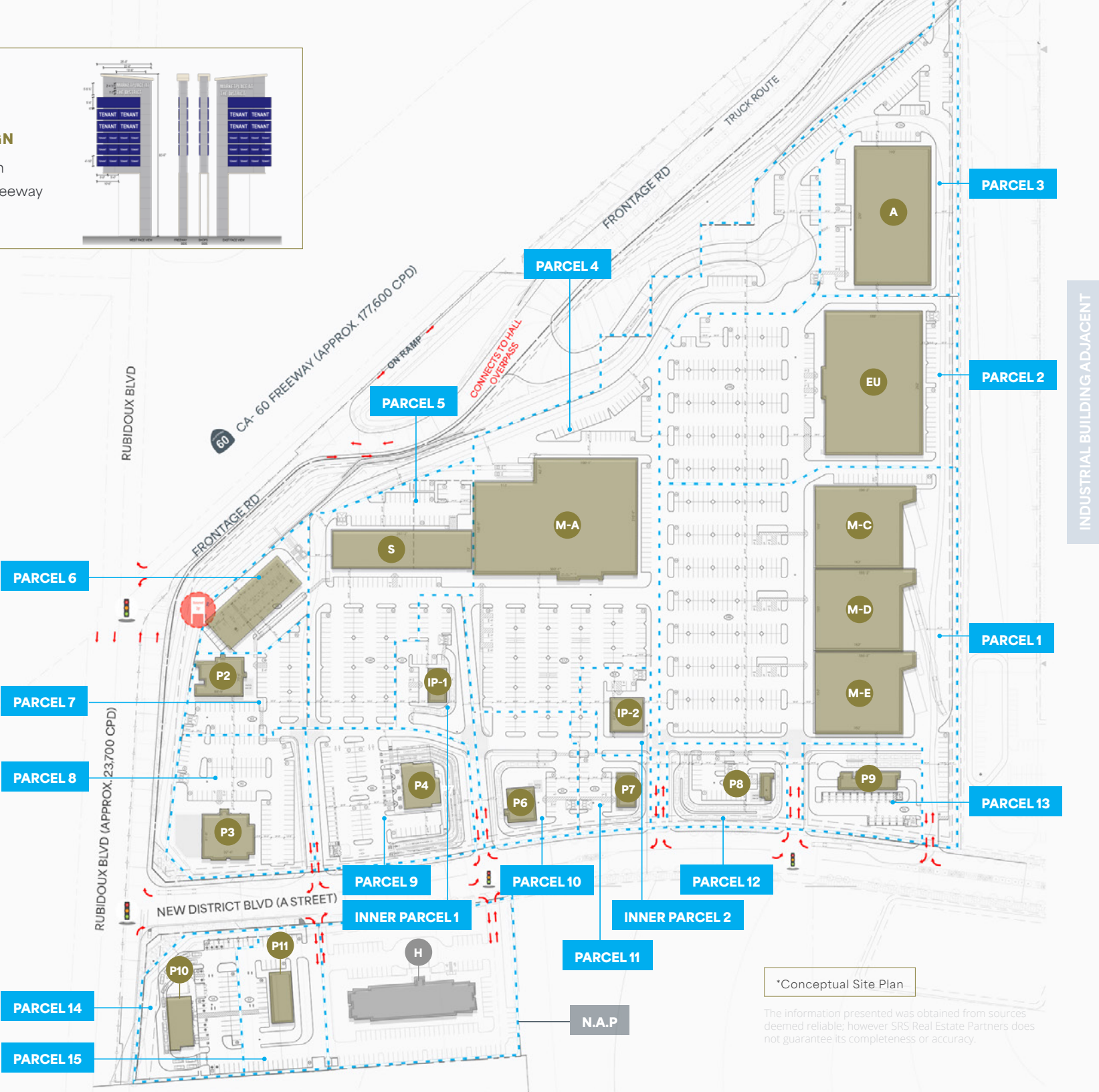
INNER PARCEL 1 - 33,236 SF (0.76 AC)

- **IP-1** Inner Pad 1 / Drive-Thru 2,180 SF

INNER PARCEL 2 - 20,420 SF (0.47 AC)

- **IP-2** Inner Pad 2 4,032 SF

- **H** HOTEL **N.A.P** 14,145 SF



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Site Summary

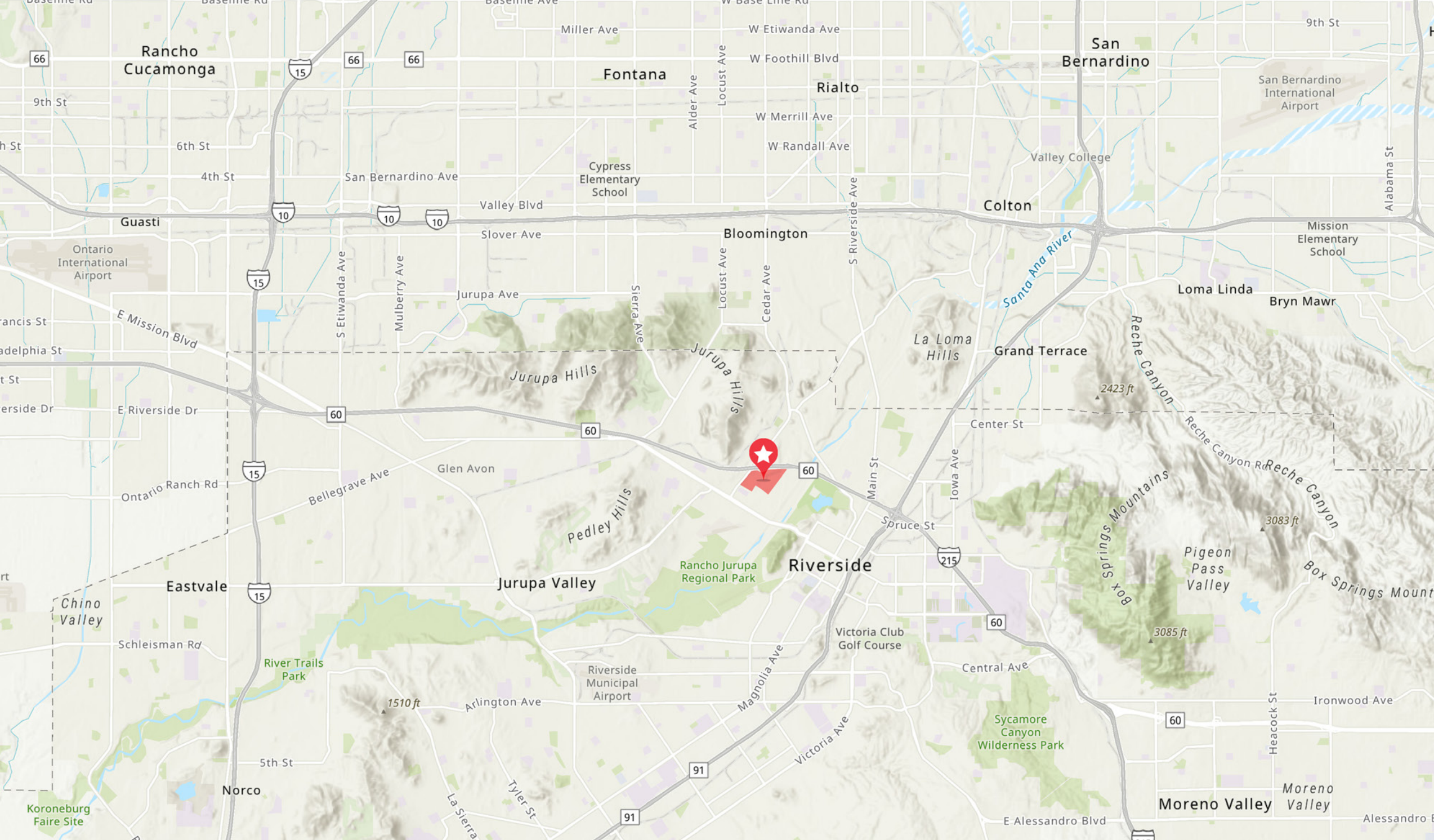
OVERALL

- **TOTAL SITE AREA** **34.12 AC** **1,573,454 SF**
- **TOTAL BUILDING AREA** **270,744 SF**
- LAND TO BUILDING RATIO 4.81/1
- BUILDING COVERAGE: (MAX. 20%) 17.21%
- **OVERALL PROPOSED PARKING STALLS:** **1,641 stalls**
- **PROPOSED PARKING RATIO:** **6.06 / 1,000 SF**



D|CAPITAL GROUP





Anchor, Co-Anchor, Pad & Shop Opportunities

- Anchor / **±35,000 - ±59,000 SF**
- Co-Anchor / **±25,000 SF**
- Pads / **±0.5 - ±2.0 Acres**
(QSR + Drive-Thru)
- Shops / **±7,500 - ±18,800 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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**RED MOUNTAIN
GROUP**

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



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RED MOUNTAIN
GROUP

CAPITAL GROUP



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