

2 Buildings on 1.18 ac For Sale

8,960 SF Commerical/Warehouse

1,500 SF Office Building



8551 & 8559 Mission Blvd, Jurupa Valley, CA 92509

MGR
Real Estate

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Property Type:	Owner-User or Investment
Price:	\$2,615,000 (\$250 per sqft.)
Occupancy (Current):	100 %
Building Size Total	Approx. 10,460 Building Sqft.
8551 Mission Blvd Commercial/Warehouse	8,960 SF +/- 90% Warehouse, 2,000 SF previous Cold Storage
8559 Mission Blvd Office/House	1,500 SF +/- 3 Offices, 2 Bathrooms, Kitchen, Bullpen
Total Land SQFT:	Approx. 51,401 SF +/-
Year Built:	1954, 1974, 1996 and Rehabbed/Improved 2023
APN: 3 parcels	171-090-004, 171-090-008, 171-090-009
Zoning and Use:	C-P-S Scenic Highway Commercial (attached below) Live/ work permitted
Parking:	4.78/1,000 SF (50)
Power:	3-Phase, 120/240 Volts
Location:	Close to 60, 15 and 91 Fwy
Environmental Report:	Phase 2 dated 10/9/2023 (Soil Testing) CLEAN!

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(C-P-S) Zoning - Scenic Highway Commercial

1. Ambulance services.
2. Antique shops.
3. Appliance stores, household.
4. Art supply shops and studios.
5. Athletic, fitness, and health facilities including swimming, yoga, spin classes and martial arts.
6. Auditoriums and conference rooms.
7. Automobile parts and supply stores.
8. Bakery goods distributors.
9. Bakery shops, including baking only when incidental to retail sales on the premises.
10. Banks and financial institutions.
11. Barber and beauty shops.
12. Bicycle sales and rentals.
13. Billiard and pool halls.
14. Blueprint and duplicating services.
15. Book stores and binders.
16. Bowling alleys.
17. Catering services.
18. Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed sixteen (16) cubic feet.
19. Churches, temples and other places of religious worship.
20. Cleaning and dyeing shops.
21. Clothing stores.
22. Confectionery or candy stores.
23. Convenience stores, not including the sale of motor vehicle fuel.
24. Costume design studios.
25. Dance halls, drama and music classes.
26. Day care centers.
27. Delicatessens.
28. Department stores.
29. Drug stores.
30. Dry goods stores.
31. Electrical substations.
32. Employment agencies.
33. Escort bureaus.
34. Feed and grain sales.
35. Fishing and casting pools.
36. Florist shops.
37. Food markets and frozen food lockers.
38. Gasoline service stations, not including the concurrent sale of beer and wine for off- premises consumption, excluding truck stops/travel centers.
39. Gift shops.

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40. Golf cart sales and service.
41. Hardware stores.
42. Household goods sales and repair, including, but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.
43. Hobby shops.
44. Hotels, resort hotels and motels.
45. Ice cream shops.
46. Ice sales, not including ice plants.
47. Interior decorating shops.
48. Jewelry stores with incidental repairs.
49. Labor temples.
50. Laboratories, film, dental, medical, research or testing.
51. Laundries and laundromats.
52. Leather goods stores.
53. Locksmith shops.
54. Mail order businesses.
55. Manufacturer's agent.
56. Market, food, wholesale or jobber.
57. Massage parlors, Turkish baths, health centers and similar personal service establishments.
58. Meat markets, not including slaughtering.
59. Mimeographing and addressograph services.
60. Mobilehomes, provided they are kept mobile and licensed pursuant to state law, use for:
61. Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, providing they are inconspicuously located.
62. Agricultural worker employment offices for a maximum of ninety (90) days in any calendar year.
63. Caretakers or watchmen and their families provided no rent is paid, where a permitted and existing commercial use is established. Not more than one (1) mobilehome shall be allowed for a parcel of land or a shopping center complex.
64. Music stores.
65. News stores.
66. Notions or novelty stores.
67. Nurseries and garden supply stores.
68. Offices, business.
69. One on-site operator's residence, which may be located in a commercial building.
70. Paint and wallpaper stores, not including paint contractors.
71. Parking lots and parking structures.
72. Pawn shops.
73. Pet shops and pet supply shops.
74. Photography shops and studios and photo engraving.
75. Plumbing shops, not including plumbing contractors.
76. Poultry markets, not including slaughtering or live sales.
77. Printers or publishers.

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- 78. Produce markets.
- 79. Radio and television broadcasting studios.
- 80. Recording studios.
- 81. Recycling collection facilities.
- 82. Refreshment stands.
- 83. Restaurants and other eating establishments.
- 84. Shoe stores and repair shops.
- 85. Shoeshine stands.
- 86. Signs, on-site advertising.
- 87. Sporting goods stores.
- 88. Stained glass assembly.
- 89. Stationery stores.
- 90. Stations, bus, railroad and taxi.
- 91. Taxidermist.
- 92. Tailor shops.
- 93. Telephone exchanges.
- 94. Theaters, not including drive-ins.
- 95. Tobacco shops.
- 96. Tourist information centers.
- 97. Toy shops.
- 98. Travel agencies.
- 99. Typewriter sales and rental and incidental repairs.
- 100. Watch repair shops.
- 101. Wedding chapels.
- 102. Wholesale businesses with samples on the premises, but not to include storage.

Uses permitted by conditional use permit. The following uses are permitted, provided a conditional use permit has been granted pursuant to the provisions of Section 9.240.280:

- 103. Automobile repair garages, body shops, spray painting shops.
- 104. Automobile sales and rental agencies.
- 105. Boat sales, rentals and services.
- 106. Car washes.
- 107. Drive-in theaters.
- 108. Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding twenty (20) cubic feet in capacity and other similar equipment.
- 109. Heliports.
- 110. Liquid petroleum service stations, with or without the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed ten thousand (10,000) gallons pursuant to Section 9.240.490, excluding truck stops/travel centers.
- 111. Mortuaries.
- 112. Sale, rental, repair, or demonstration of motorcycles, scooters or motorbikes of two (2) horsepower or greater.

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- 113. Animal hospitals.
- 114. Sports and recreational facilities, not including motor-driven vehicles and riding academies, but including archery ranges, athletic fields, beaches, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools.
- 115. Tire recapping.
- 116. Tire sales and services, not including recapping.
- 117. Trailer and boat storage.
- 118. Travel trailers, mobile homes and recreational vehicles sales and service.
- 119. Truck sales and services.
- 120. Trucks and trailers; the rental of trucks not over nineteen thousand, five hundred (19,500) pounds gross weight, with body not to exceed twenty-two (22) feet in length from the back of the cab to the end of the body; and the rental of trailers not exceeding six (6) feet in width or twenty-two (22) feet in length.
- 121. Underground bulk fuel storage.
- 122. All uses permitted in subsection A. of this section that have more than two hundred (200) square feet of outside storage of display of materials.
- 123. Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption, excluding truck stops/travel centers.
- 124. Convenience stores, including the sale of motor vehicle fuel.
- 125. Liquor stores pursuant to the provisions of Section 9.240.490 (Alcoholic Beverage Sales).
- 126. Billiard and pool halls, bowling alleys, dance halls, restaurants, theaters (not including drive-ins) hotels, resort hotels, sports and recreational facilities (including motor vehicle races) archery ranges, golf driving ranges, sports arenas, skating rinks, and stadiums with alcoholic beverage sales for on-premises consumption and markets, and convenience stores with the sale of alcoholic beverages for off-premises consumption pursuant to the provisions of Section 9.240.490.

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