



Limonite Plaza

NWC Limonite Ave & Felspar Street, Jurupa Valley, CA 91782

JASON KEYZ

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CalDRE #01906778

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| | |
|-------------------|---|
| Property Name: | Limonite Plaza |
| Property Address: | NWC Limonite Ave & Felspar Street, Jurupa Valley, CA 91782 |
| Property Type: | Retail |
| Lot Size: | 5.0 AC |
| Building Size: | 30,000 SF |

PROPERTY OVERVIEW

Unique opportunity to lease space at one of the most desired shopping centers in Jurupa Valley. With a recently opened anchor Arco gas station and AM/PM Mini-mart, this center is already attracting over 3,000 visitors per day and that number is only growing. Built to Suit or Ground Lease Pads available.

Currently planned pads include a 4,000 sf restaurant or retail pad and a 3,000 sf drive-thru pad with high capacity 16-car stack drive-thru!! Also a vanilla shell building of 21,000 sf under construction with lease opportunities ranging from 1,500 sf to 21,000 sf.

This neighborhood Shopping center is on Limonite Ave and Felspar St in the rapidly growing Jurupa Valley, CA. Nearby Walmart anchored shopping center at Van Buren Blvd which experiences over 75,000 CPD and hundreds of thousands of shoppers a year. Jurupa Valley is considered one of the top growing cities in all of Riverside County with a population growth of 14% since 2010.

Current tenants include ARCO, AM/PM, GoGo Express Carwash and Chelo's burgers. We're seeking amazing local, regional and national tenants in all industries, especially service businesses! Restaurants, nails, hairs, cleaners, dentists, doctors, insurance agents, and all other local businesses, come find your home here!

We have another center in our portfolio called Valley Square, located on Mission and Pyrite. Call 909-317-0300 or visit JurupaRetail.com for more information!

**LEASE HIGHLIGHTS**

- 3.5 miles from I-15 Freeway
- 5 miles from 60 Freeway
- Arco gas station and AM/PM convenience store located in the same plaza
- 25 ft monument sign available on Limonite Ave
- Spacious amount of space for parking

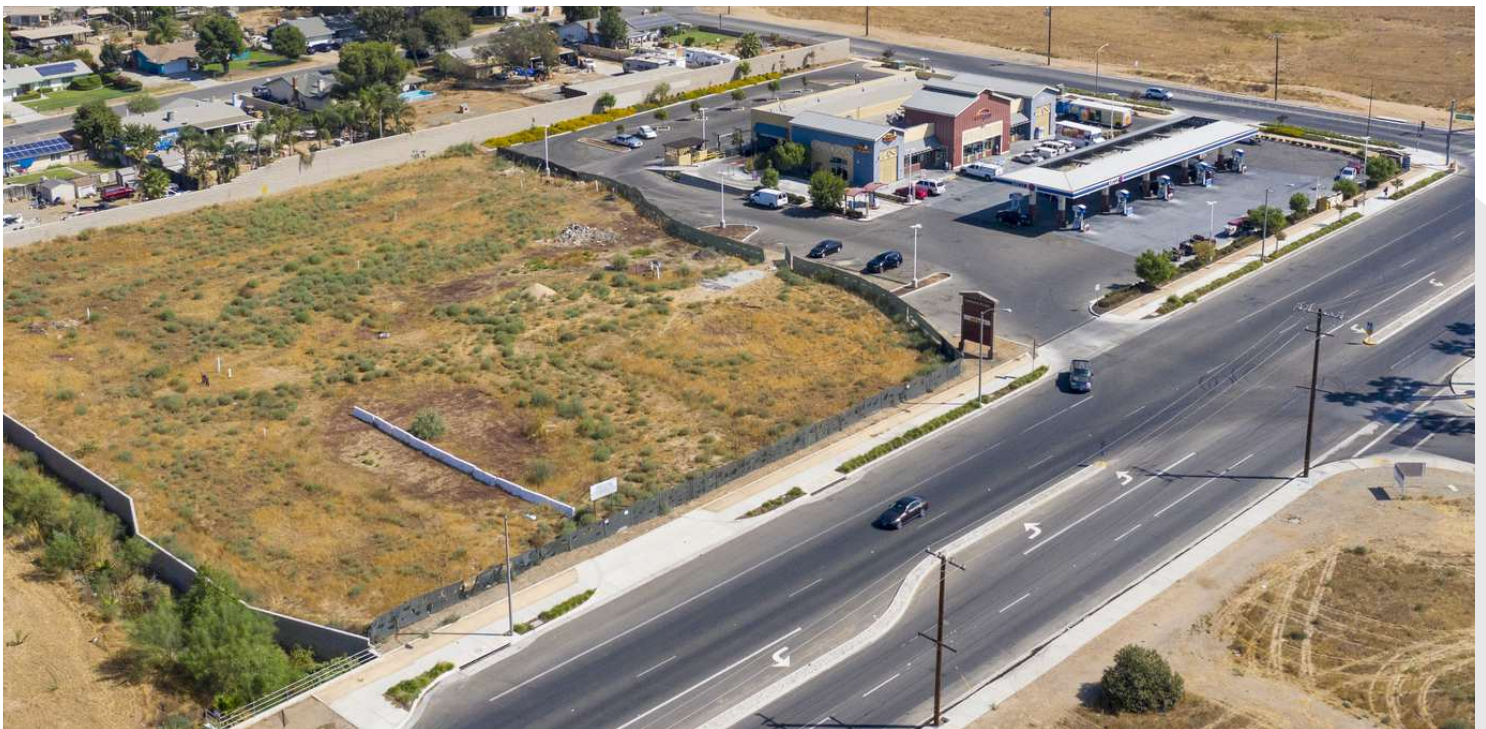
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LEASE TYPE | NNN **TOTAL SPACE** | 1,500 - 21,000 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$3.50 - \$4.50 SF/month



| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------------------------------|-----------|-------------------|------------|--------------------------|---|
| 4,964 SF Restaurant Space | Available | 4,964 SF | NNN | \$4.50 SF/month | This space is ideally for a restaurant. |
| 21,000 SF Retail/Restaurant Space | Available | 1,500 - 21,000 SF | NNN | \$3.50 - \$4.50 SF/month | - |

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 6,252 | 83,849 | 273,304 |
| Median age | 34.4 | 30.4 | 30.7 |
| Median age (Male) | 29.6 | 29.2 | 29.9 |
| Median age (Female) | 37.8 | 31.0 | 31.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,837 | 21,686 | 74,440 |
| # of persons per HH | 3.4 | 3.9 | 3.7 |
| Average HH income | \$66,894 | \$65,459 | \$68,020 |
| Average house value | \$382,285 | \$359,899 | \$366,902 |

* Demographic data derived from 2020 ACS - US Census

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