

5934 Mission, Jurupa Valley, CA 92509

Allowed Uses Summary – C-1 / C-P Zoning (Jurupa Valley)

1. Retail & Commercial Uses

- Restaurants (sit-down)
- Quick-service restaurants (drive-thru typically requires CUP)
- Coffee shops, juice bars
- Convenience stores
- Grocery stores / mini-markets
- Retail shops (clothing, cellular, smoke shop, liquor store*, shoes, gifts, etc.)
- Drug store / pharmacy
- Furniture, appliance, hardware sales
- Florist, bakery, dessert shop
- Pet store / grooming
- Fitness centers / gyms (small to medium)
- Day spas, salons, barbers

2. Office, Professional & Service Uses

- Medical clinics, urgent care
- Dental office
- Professional office (real estate, escrow, insurance, CPA, law, etc.)
- Financial services
- Chiropractic / acupuncture
- Physical therapy
- Veterinary clinic (no outdoor kennels)

3. Automotive-Related Uses

- Auto sales office (indoor display)
- Used-car broker office
- Auto rental office
- Car wash (usually CUP required)
- Auto parts retail
- Tire shop (light service)

4. Residential Uses

- Mixed-use residential (units above ground-floor commercial, may require CUP)
- Standalone apartments NOT permitted unless rezoned

5. Lodging & Hospitality

- Hotel / motel
- Boutique inn
- Extended-stay motel (CUP)

6. Community, Public, and Institutional Uses

- Private school, tutoring center
- Daycare center (may require CUP depending on size)
- Church / temple / place of worship
- Community center
- Government office
- Museum or small event space

7. Light Commercial & Specialty Uses

- Banks / credit unions

- Pawn shops (CUP)
- Smoke shops / CBD stores (City review required)
- Laundry / cleaners (pickup only)
- Print shop
- Massage establishment (CUP)
- Small indoor recreation (kids play area, martial arts studio)

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8. Uses Not Allowed

- Industrial / warehouse
- Manufacturing
- Outdoor auto repair yard
- Wrecking yard / junkyard
- Storage units / mini-storage
- Recycling center
- Truck parking / tow yard
- Cannabis retail (currently prohibited)

**** Buyer to verify all zoning and land use details with the City of Jurupa Valley.**