

# NWC SIERRA AVE & ARMSTRONG RD

JURUPA VALLEY, CA

# PADS AVAILABLE FOR LEASE

## DEMOGRAPHICS



ESTIMATED  
POPULATION

73,291



DAYTIME  
DEMOGRAPHICS

35,962



HOUSEHOLD  
INCOME

\$123,240



ESTIMATED  
HOUSEHOLDS

18,178



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**JEFF STANLEY**  
951.276.3612 // DRE#: 01016463  
JSTANLEY@LEERIVERSIDE.COM

**SRS**  
Real Estate Partners

**NICK WIRICK**  
951.669.1002 // DRE#: 01304661  
NICKWIRICK@SRSRE.COM

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## PROPERTY HIGHLIGHTS

- Pads Available for Ground Lease or Build to Suit
- Close Proximity to the On/Off Ramp of the 60 Freeway with Over 166,000 Cars per Day
- Located off of Sierra Ave, A Major North South Artery for Jurupa Valley and Fontana
- Household Income Exceeding \$123,240 within 3 miles



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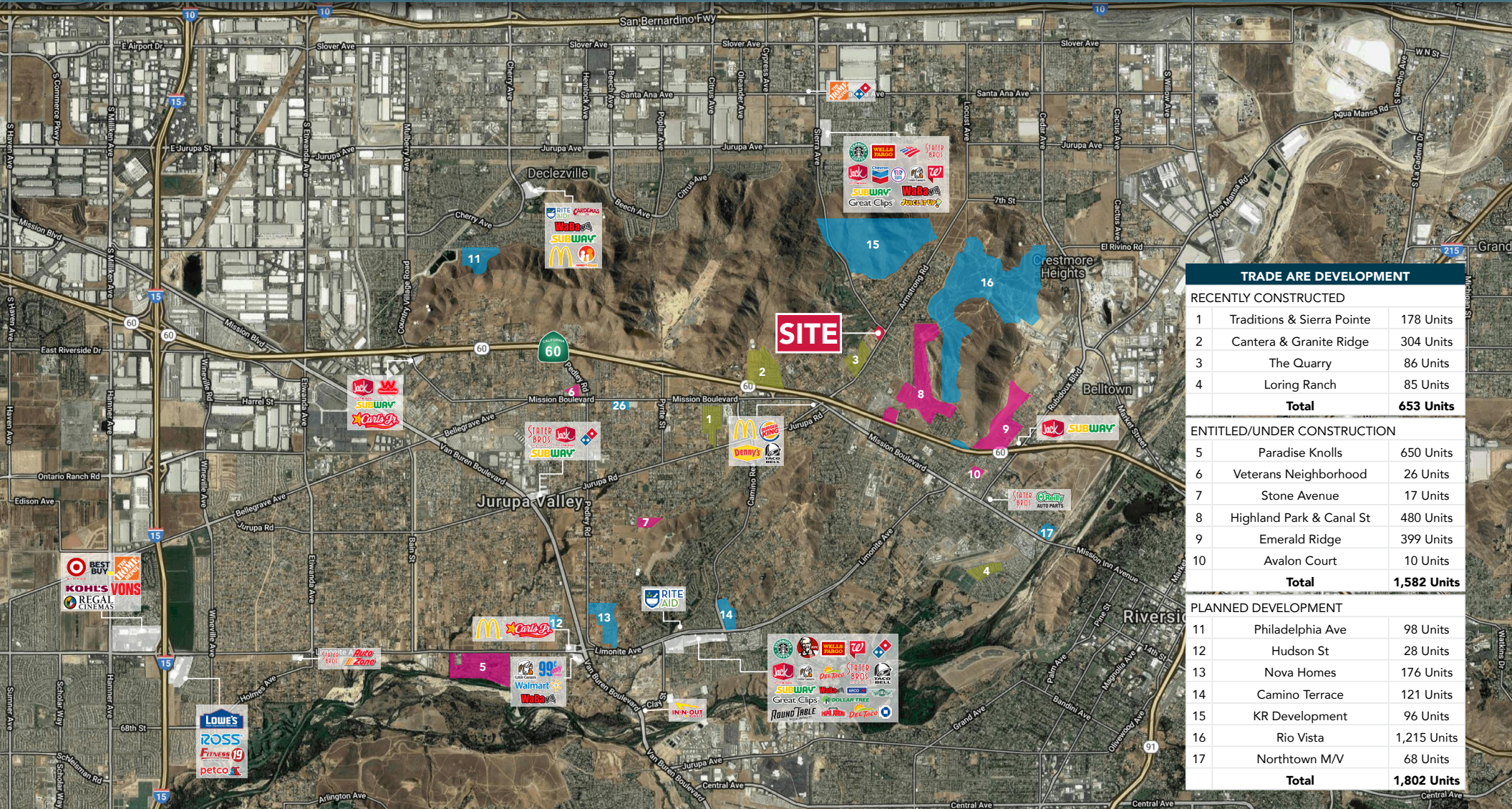


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# PADS AVAILABLE FOR LEASE

## NWC SIERRA AVE & ARMSTRONG RD, JURUPA VALLEY



TRADE ARE DEVELOPMENT		
RECENTLY CONSTRUCTED		
1	Traditions & Sierra Pointe	178 Units
2	Cantera & Granite Ridge	304 Units
3	The Quarry	86 Units
4	Loring Ranch	85 Units
<b>Total</b>		<b>653 Units</b>
ENTITLED/UNDER CONSTRUCTION		
5	Paradise Knolls	650 Units
6	Veterans Neighborhood	26 Units
7	Stone Avenue	17 Units
8	Highland Park & Canal St	480 Units
9	Emerald Ridge	399 Units
10	Avalon Court	10 Units
<b>Total</b>		<b>1,582 Units</b>
PLANNED DEVELOPMENT		
11	Philadelphia Ave	98 Units
12	Hudson St	28 Units
13	Nova Homes	176 Units
14	Camino Terrace	121 Units
15	KR Development	96 Units
16	Rio Vista	1,215 Units
17	Northtown M/V	68 Units
<b>Total</b>		<b>1,802 Units</b>

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