

SPROUTS & CRUNCH FITNESS ANCHORED CENTER - PRIME SHOP SPACES FOR LEASE

8032 Limonite Ave. Jurupa Valley, CA 92509



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PROGRESSIVE
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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+

PROPERTY OVERVIEW



HIGHLIGHTS

- **National Brand Presence:** Join national brands including Sprouts, Crunch Fitness, Big 5, Starbucks, AT&T, and Walgreens. Additionally, the U.S. Post Office, DaVita, Wingstop, T-Mobile, Verizon, Juan Pollo, L&L Hawaiian BBQ, and Yogurtland are tenants at the Jurupa Valley Spectrum.
- **Top-Performing:** The Starbucks and Walgreens are top-ranking locations, with Starbucks in the top 9% and Walgreens in the top 4% of California stores (Placer.ai).
- **High-Traffic Riverside County location:** Situated in Riverside County, between Eastvale and Riverside, and with a high daily traffic count of over 37,000 cars per day on Limonite Avenue, the Jurupa Valley Spectrum is an ideal location for retail businesses.
- **Second-Generation Spaces:** Available for lease are two second-generation spaces ($\pm 1,211$ SF and $\pm 1,619$ SF), well suited for retail or service uses, along with a potential drive-thru pad available for ground lease.
- **Abundant Parking:** With $\pm 1,100$ parking spaces, tenants and customers alike benefit from abundant parking. With $\pm 1,100$ parking spaces, tenants and customers alike benefit from abundant parking.

SITE PLAN



AVAILABLE SPACES - INTERIOR PHOTOS



Space 109: ±1,619 SF (Last Tenant Beauty Classes)



Space 111: ±1,211 SF (Last Tenant Zumba)

CONCEPTUAL RENDERING



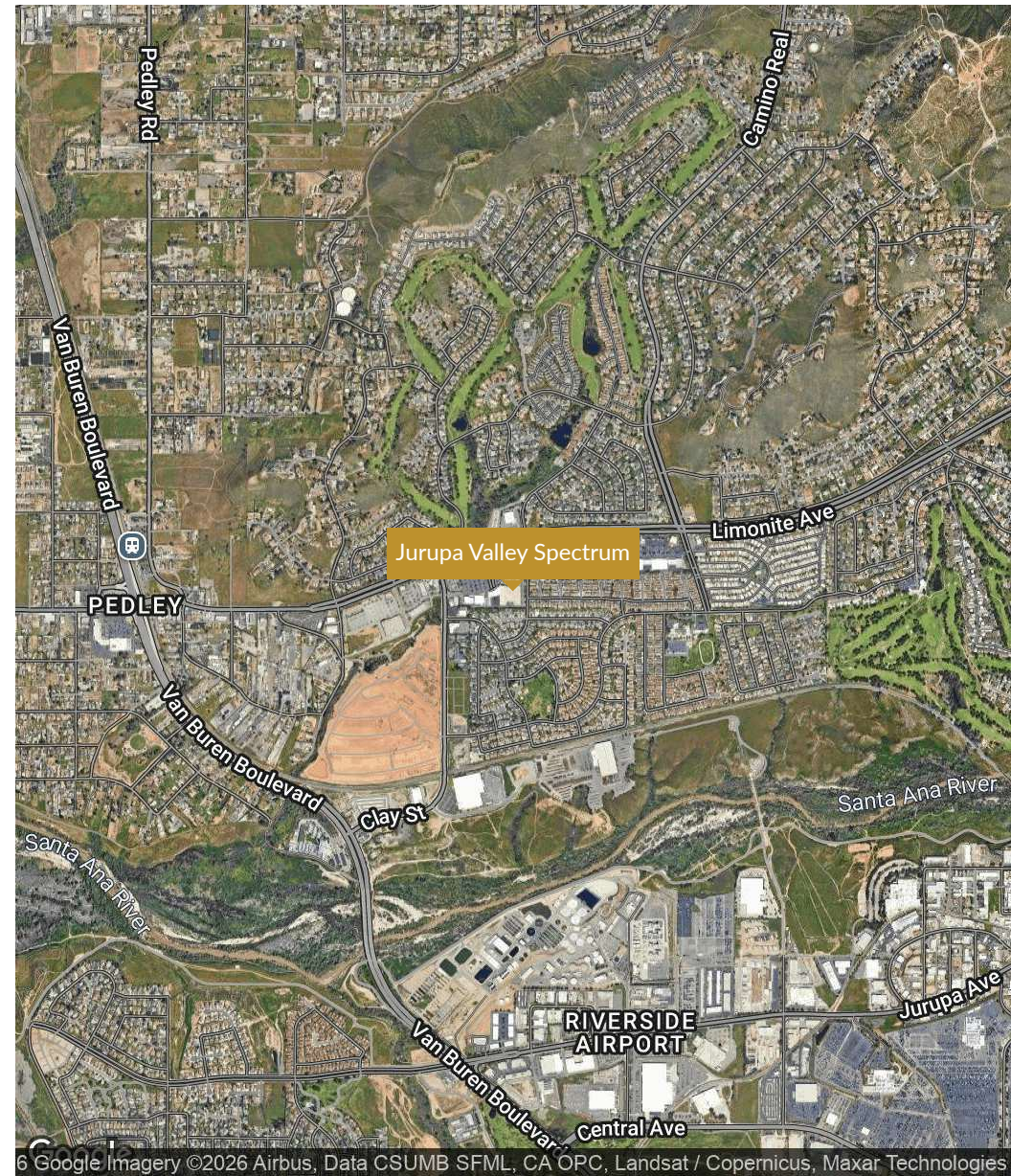
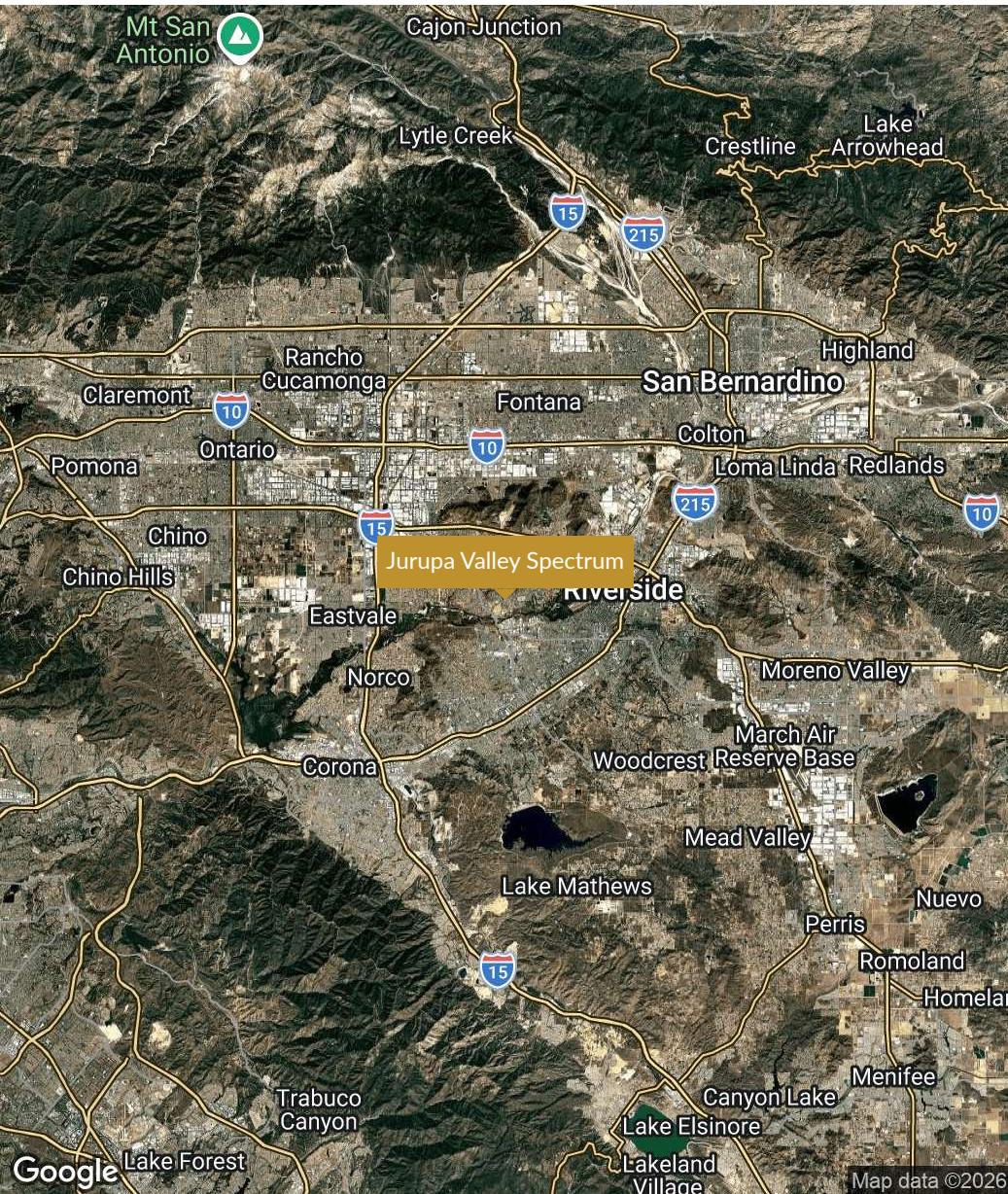
RETAILER AND SCHOOL MAP



ADDITIONAL PHOTOS



LOCATION MAPS



DEMOGRAPHICS

	5 min	10 min	15 min
<u>POPULATION</u>			
2025 Total Population	24,989	65,329	185,292
2025 Median Age	34.8	33.2	33.5
2025 Total Households	6,996	17,395	51,976
2025 Average Household Size	3.5	3.7	3.5
<u>INCOME</u>			
2025 Average Household Income	\$128,811	\$114,576	\$116,792
2025 Median Household Income	\$104,887	\$91,554	\$97,142
2025 Per Capita Income	\$36,202	\$30,641	\$32,888
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	592	1,994	5,066
2025 Total Employees	3,763	15,368	40,424

