

# Jurupa Springs

RETAIL FOR LEASE



**Justin Wessel**

*Associate Director*

t 858-875-5929

justin.wessel@nrmk.com

CA RE License #01946177

**John Jennings**

*Senior Managing Director*

t 858-875-5927

john.jennings@nrmk.com

CA RE License #01215740

4655 Executive Drive, Suite 800  
San Diego, CA 92121

t 858-875-3600

Corporate License #01796698

**NEWMARK | PACIFIC**



## SITE PLAN AND TENANT ROSTER

SUITE	TENANT	SF
8830-8836	The Camp TC (Coming Soon)	4,250
8838	Facial Skin Care	750
8840	AVAILABLE	1,375
8842	AVAILABLE	1,375
8844	Walmart Neighborhood Market	36,800
8860	La Michoacana Premium Ice Cream	2,450
8862	AVAILABLE	1,050
8868	Miraloma Laundromat	2,300
8870	AVAILABLE	1,400
8880	Smile Emporium	2,968
8882-84	Waba Grill	3,700
8900	Dollar Tree	14,000
8910	Montiel Brothers Bakery	1,795
8912	Cricket Wireless	1,175
8916	Little Caesar	1,137
8918	Yum Yum Donuts	1,500
8920	Dreamz Smokeshop	900

\*Suites 8840 and 8842 can be combined for a total of 2,750 SF





# Tenants in the Market



## Jurupa Springs

**Walmart**  
Neighborhood Market



## Deanza Country Plaza



## Deanza Plaza



**STATER BROS.**  
markets.

Limonite Avenue

## Jurupa Valley Spectrum



## Vista Plaza



## Arlanza Center El Rancho Supermarket

## Arlington Plaza



## Riverside Municipal Airport



## Van Buren Plaza





## DEMOGRAPHICS



# 89,401

3-MILE TOTAL POPULATION



# 74,383

3-MILE DAYTIME POPULATION



# \$114,629

3-MILE AVERAGE H.H. INCOME



# \$600,408

3-MILE MEDIAN HOME VALUE

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

		1-MILE	3-MILE	5-MILE
POPULATION	2025 Population	6,395	89,401	292,811
	2030 Population	6,750	90,344	296,716
	Total Businesses	226	2,219	7,665
	Total Employees	1,666	20,321	72,161
	Total Daytime Population	5,224	74,383	248,443
	2025 Median Age	36.9	34.4	34.9
HOUSING	2025 Total Households	1,697	23,932	83,912
	2025 Housing Units	1,739	24,620	86,471
	Owner Occupied Housing Units	77.3%	64.7%	58.6%
	Renter Occupied Housing Units	20.3%	32.5%	38.4%
	Vacant Housing Units	2.4%	2.8%	3.0%
	2025 Median Home Value	\$618,723	\$600,408	\$601,017
INCOME	2025 Average Household Income	\$122,137	\$114,629	\$116,138
	2025 Median Household Income	\$103,531	\$95,012	\$94,684
	2025 Per Capita Income	\$32,746	\$30,755	\$33,339
INCOME BREAKDOWN	<\$15,000	3.1%	4.3%	5.7%
	\$15,000- \$24,999	4.4%	4.5%	4.1%
	\$25,000- \$34,999	4.3%	5.7%	5.2%
	\$35,000- \$49,999	5.0%	9.0%	8.6%
	\$50,000- \$74,999	11.6%	13.5%	14.6%
	\$75,000- \$99,999	19.4%	15.5%	14.3%
	\$100,000- \$149,999	22.6%	22.2%	21.4%
	\$150,000- \$199,999	18.5%	13.8%	13.8%
	\$200,000+	11.0%	11.5%	12.3%

### Justin Wessel

Associate Director

t 858-875-5929

justin.wessel@nrmk.com

CA RE License #01946177

### John Jennings

Senior Managing Director

t 858-875-5927

john.jennings@nrmk.com

CA RE License #01215740

4655 Executive Drive, Suite 800  
San Diego, CA 92121

t 858-875-3600

Corporate License #01796698