

8290 Mission Blvd, Jurupa Valley, CA 92509



2.3 Acres

COMMERCIAL LAND FOR LEASE

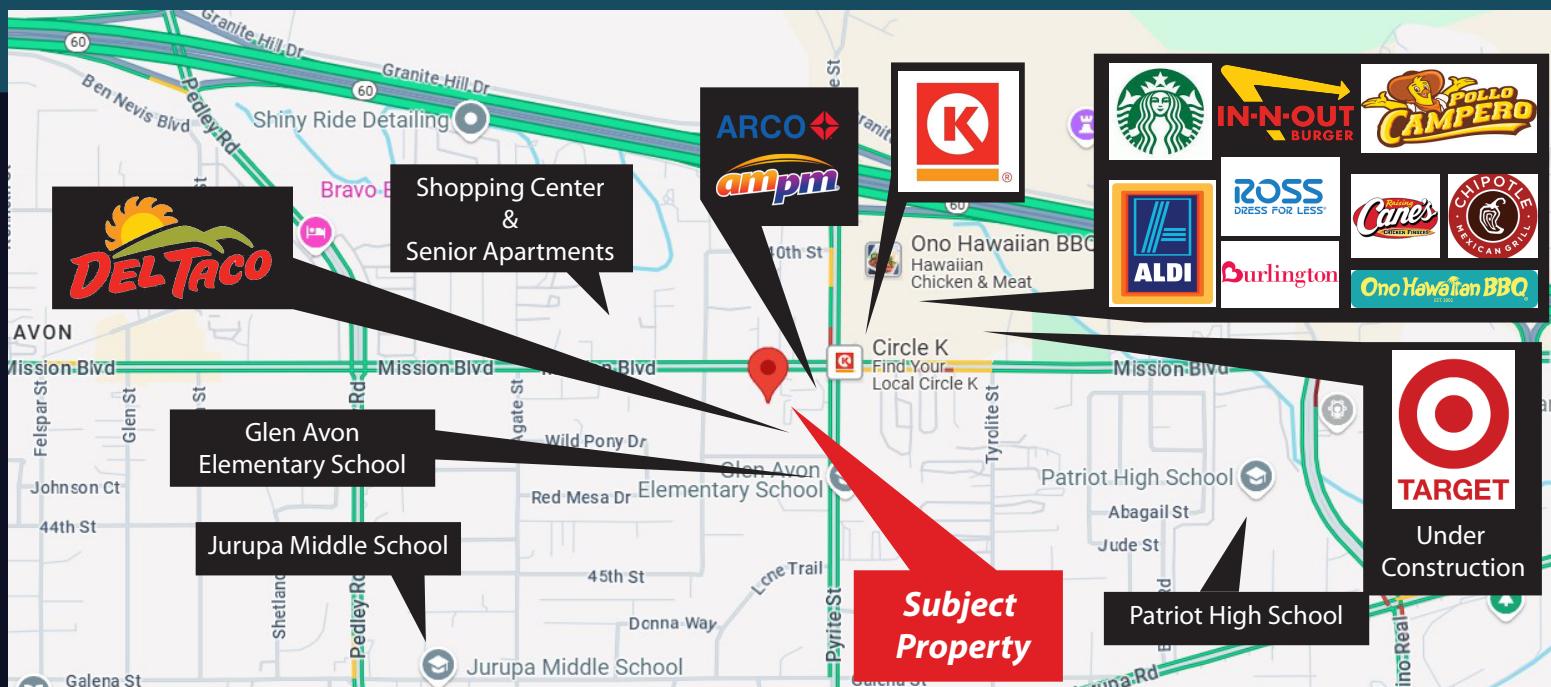
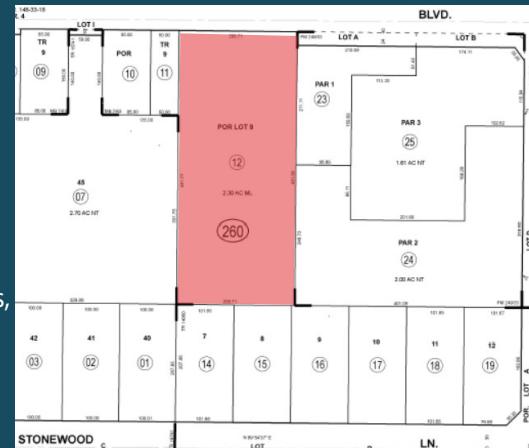
Ground Lease Rate: \$0.20 / SF / Monthly NNN

Property Details

Vacant Land

- 2.3 Acres
- ZONING: C-1/C-P
- APN: 171-260-012
- Located in the city of Jurupa Valley, Riverside County
- Two Buildings away from south west corner of Mission Blvd and Pyrite St.
- Adjacent to Del Taco, Arco Gas Station with AM/PM
- Close to 32 Acre "shops at Jurupa Valley Center", which is on the NEC of Mission and Pyrite, including Target (under construction), Burlington, Ross, ALDI, In-N-Out, Starbucks, Raising Canes, Chipotle, One Hawaiian BBQ, AutoZone, Circle K, gas station, Quick Quack Car Wash and more
- Easy access to 60 Freeway Pyrite exit
- Walking distance to Glen Avon Elementary School (0.3 mil)
- Patriot High School (1.2 M) and Jurupa Middle School (1.2 M) nearby
- Possible use: Fast food, Retail, Restaurant, Hotel, Preschool and more

* Please verify with City for intended use



For more information please contact us!



Chris Wen
DRE No. 01009134
Direct: (909)-576-6888
chris@waltonrealtyinc.com



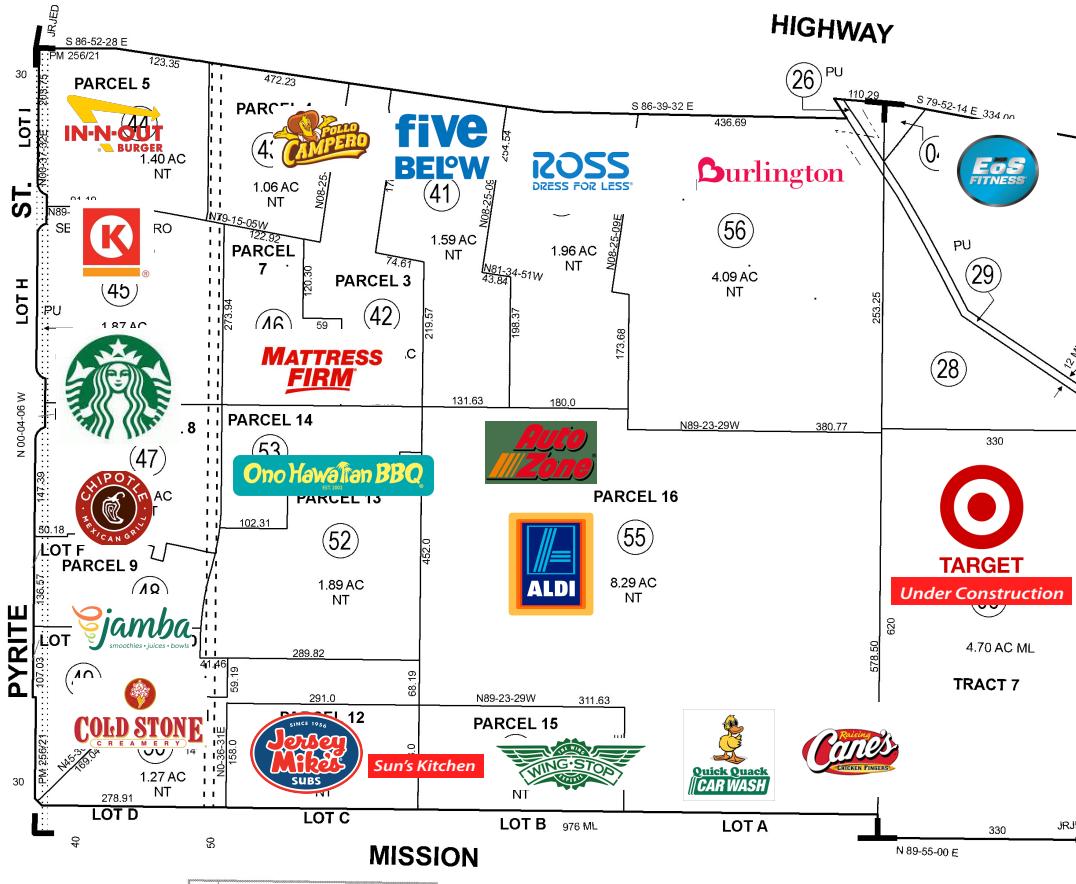
Jeff Chung
DRE No. 01760416
Direct: (714)-414-8116
jeff@waltonrealtyinc.com



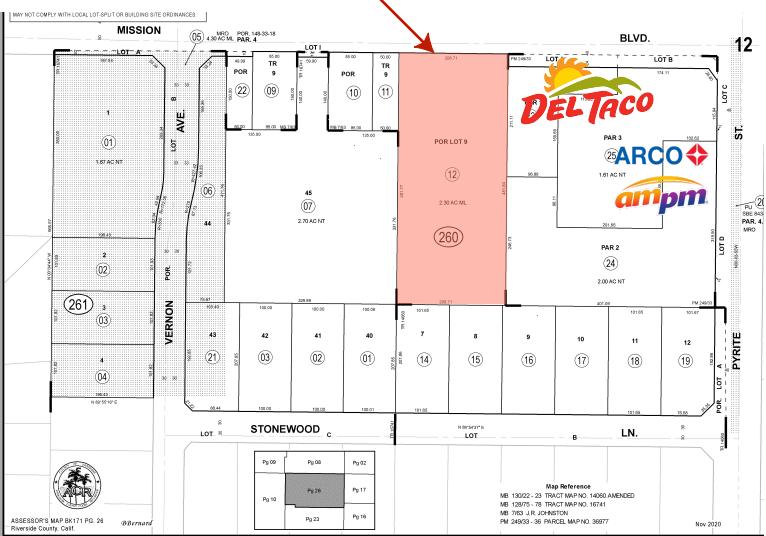
*Disclaimer: Please verify with city for land use permits. Maps are not to scale. Information deemed reliable but not guaranteed. Owner is a Licensed Broker.

STATE

HIGHWAY



Subject Property



ISOR'S MAP BK. 171 PG. 17
side County, Calif. 39X

Map is not to scale