

2.17 Acre Gas Station/Commercial Site – Freeway Off Ramp

SEC Granite Hill Dr & Pyrite St | Jurupa Valley, CA 92509

- Freeway frontage on 60 FWY – 157,000 cars a day
- Permitted uses include retail, lodging, automotive, restaurant, religious facilities, parking, and more.
- Zoning - CT

Asking Price: \$2,500,000



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COMMERCIAL REAL ESTATE SERVICES

contents

3 aerials

7 location map

8 property information

9 dd links

10 plat map

11 demographics







Car Wash

Pyrite St

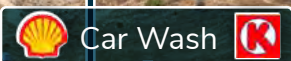
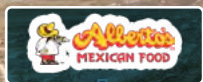


Granite Hill Dr

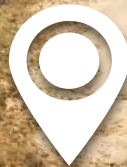


RANCHO DEL SOL

5



Pyrite St



Granite-Hill-Dr





6

3

1

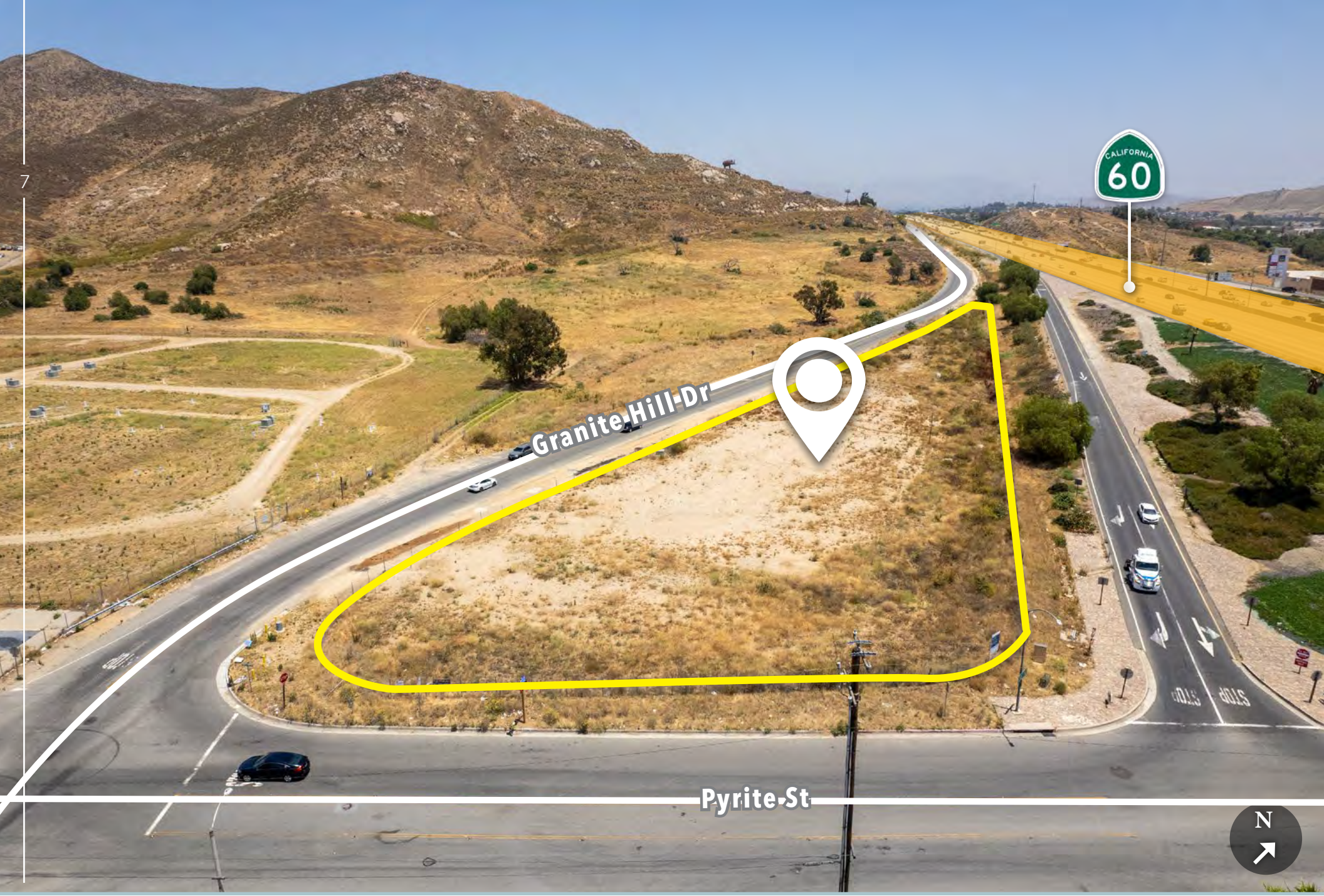
Pyrite St

Granite Hill Dr

CALIFORNIA
60



aerial



Granite Hill-Dr

Pyrite-St



property information

9

location:

The subject property is located on the northeast corner of Pyrite Street & Granite Hill Drive in Jurupa Valley, California. It borders CA-60 and is approximately 8.8 miles east of Interstate 15.

property profile:

The subject property is approximately 2.17 acres of vacant land. Zoning allows for commercial use providing an opportunity for freeway fronting commercial. The property is in an excellent location with visibility along CA-60 freeway.

jurisdiction:

City of Jurupa Valley

APN:

171-030-001

acreage:

2.17 Acres

zoning:

Commercial Tourist (CT)

general plan:

Commercial Tourist (CT)

max height:

50'

permitted uses:

Retail, restaurant, lodging, automotive, parking, and more.
[\(Click here to View Zoning\)](#)

school district:

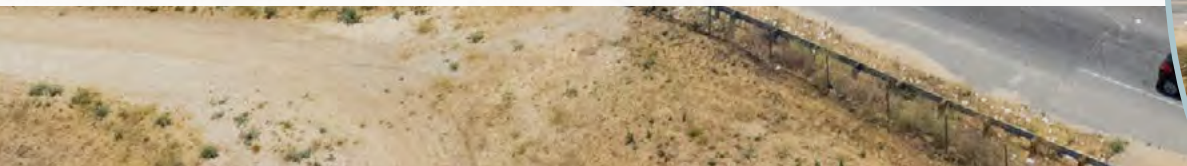
Jurupa Unified School District

services:

Water/Sewer- Jurupa Community Services District
Gas – Southern California Gas Company
Electric – Southern California Edison
Fire- Cal Fire/Riverside County Fire Department – Glen Avon Station
Police- Riverside County Sheriff's Department

asking price:

\$2,500,000



CLICK THE LINKS BELOW TO ACCESS THE DUE DILIGENCE DOCUMENTS

[Jurupa CSD Water As-Builts 2017](#)

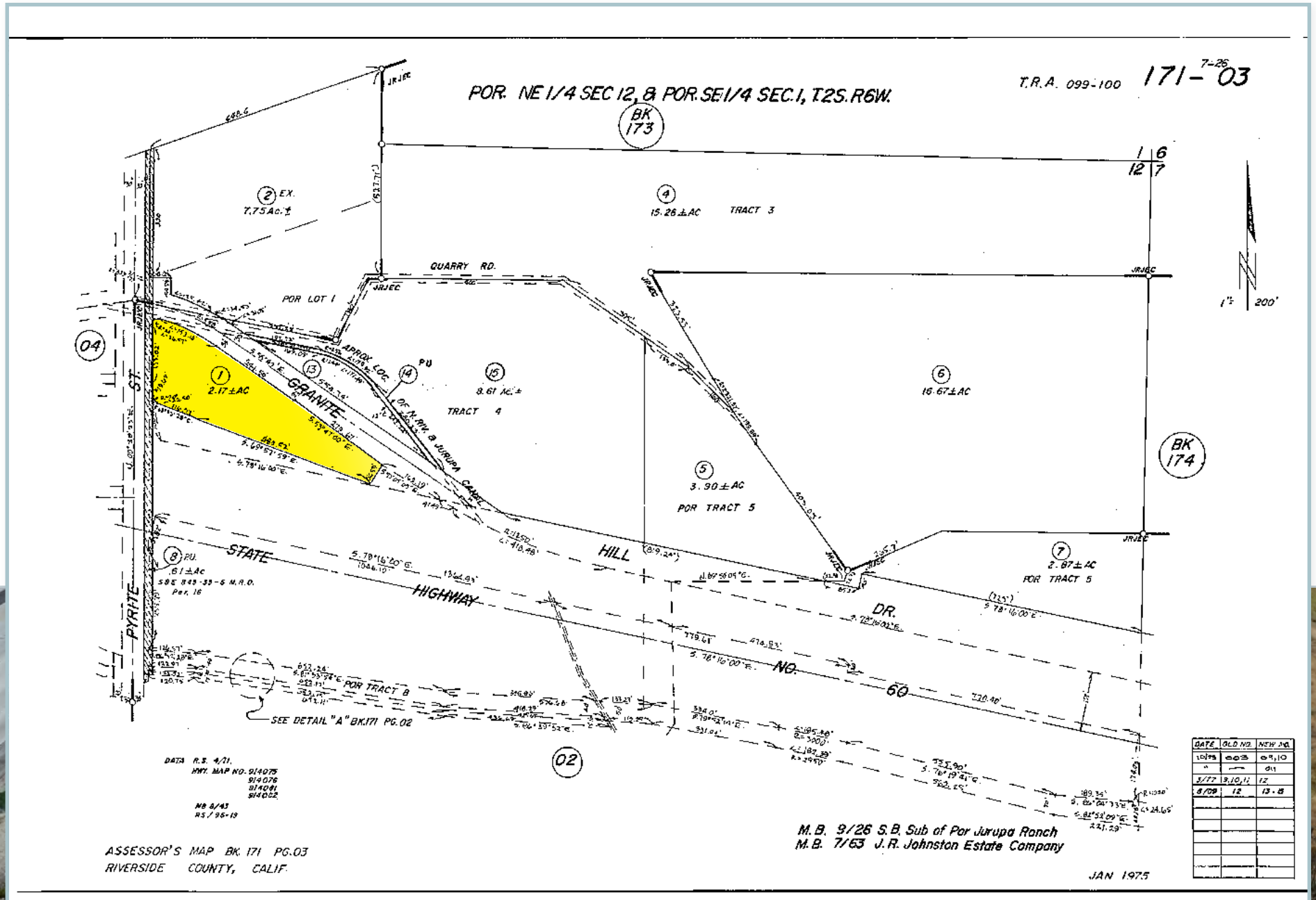
[Jurupa CSD Water As-Builts 1989](#)

[Jurupa CSD Water As-Builts 1988](#)

[Jurupa CSD Sewer As-Builts 2016](#)

plat map

11



ASSESSOR'S MAP BK 171 PG.03
RIVERSIDE COUNTY, CALIF.

2023 demographics

1 mile



population
17,451



estimated households
4,607



average household income
\$103,537



median household income
\$85,698



total employees
5,953

3 miles



population
92,028



estimated households
25,378



average household income
\$117,336



median household income
\$91,357



total employees
18,939

5 miles



population
210,306



estimated households
61,527



average household income
\$113,200



median household income
\$90,835



total employees
54,351

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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