

38 10 CONNING STREET JURUPA VALLEY, CA



±138,956 SQUARE FEET

MEDIUM DENSITY RESIDENTIAL

Voit

REAL ESTATE SERVICES

±138,956 SF OF LAND AREA | MEDIUM DENSITY RESIDENTIAL

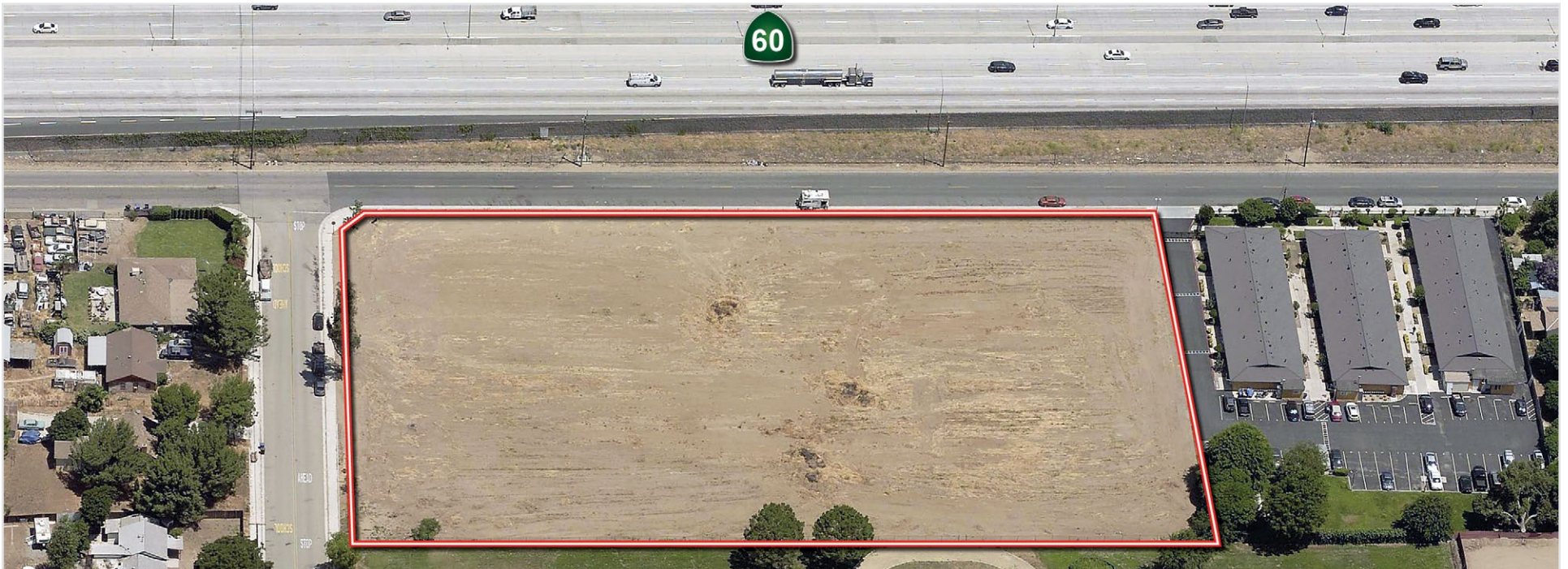
3810 Conning Street, Jurupa Valley, CA

OFFERING SUMMARY

Voit Real Estate Services, as exclusive advisor, is pleased to present for sale 3810 Conning Street, Jurupa Valley, California, approximately ±138,956 square feet of residential land. This property has immediate access to the 60 Freeway and within close proximity to the 15 and 10 Freeways.

PROPERTY HIGHLIGHTS

- The property allows for medium-density residential.
- Freeway frontage (60 Freeway).
- Developer opportunity, R-3 zoning permits 20 units/ per acre (Verify with the City of Jurupa Valley).
- Located near major development projects, including Shops at Jurupa Valley, Wineville Marketplace, and Troy Court.
- Located in a strong submarket.



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PROPERTY DESCRIPTION

SITE AREA	±138,956 SF (±3.19 Acres)
ZONING	R-3A Jurupa Valley Village Tourist Residential
APN #S	170-030-004
LOT DIMENSIONS	±300' x 494'



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Demographic, Income Profile & Zoning

Summary	Census 2010		2021		2026	
Population	8,003		8,354		8,642	
Households	2,733		2,816		2,885	
Families	1,688		1,739		1,787	
Average Household Size	2.91		2.95		2.98	
Owner Occupied Housing Units	979		1,002		1,041	
Renter Occupied Housing Units	1,754		1,813		1,844	
Median Age	35.2		35.4		36.4	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.68%		0.52%		0.71%	
Households	0.49%		0.50%		0.71%	
Families	0.55%		0.49%		0.64%	
Owner HHs	0.77%		0.51%		0.91%	
Median Household Income	2.55%		2.52%		2.41%	
Households by Income			2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	277	9.8%	242	8.4%		
\$15,000 - \$24,999	378	13.4%	312	10.8%		
\$25,000 - \$34,999	279	9.9%	252	8.7%		
\$35,000 - \$49,999	444	15.8%	451	15.6%		
\$50,000 - \$74,999	431	15.3%	456	15.8%		
\$75,000 - \$99,999	415	14.7%	466	16.2%		
\$100,000 - \$149,999	454	16.1%	541	18.8%		
\$150,000 - \$199,999	70	2.5%	85	2.9%		
\$200,000+	68	2.4%	81	2.8%		
Median Household Income	\$51,214		\$58,074			
Average Household Income	\$66,111		\$74,382			
Per Capita Income	\$21,818		\$24,315			
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	581	7.3%	593	7.1%	626	7.2%
5 - 9	605	7.6%	583	7.0%	602	7.0%
10 - 14	592	7.4%	554	6.6%	597	6.9%
15 - 19	632	7.9%	554	6.6%	552	6.4%
20 - 24	577	7.2%	557	6.7%	544	6.3%
25 - 34	1,000	12.5%	1,292	15.5%	1,232	14.3%
35 - 44	950	11.9%	939	11.2%	1,140	13.2%
45 - 54	964	12.0%	844	10.1%	829	9.6%
55 - 64	970	12.1%	935	11.2%	855	9.9%
65 - 74	659	8.2%	916	11.0%	915	10.6%
75 - 84	350	4.4%	443	5.3%	592	6.9%
85+	125	1.6%	143	1.7%	156	1.8%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,998	49.9%	3,823	45.8%	3,851	44.6%
Black Alone	517	6.5%	545	6.5%	559	6.5%
American Indian Alone	70	0.9%	71	0.8%	73	0.8%
Asian Alone	176	2.2%	190	2.3%	206	2.4%
Pacific Islander Alone	15	0.2%	16	0.2%	16	0.2%
Some Other Race Alone	2,872	35.9%	3,312	39.6%	3,520	40.7%
Two or More Races	357	4.5%	397	4.8%	417	4.8%
Hispanic Origin (Any Race)	5,285	66.0%	6,037	72.3%	6,467	74.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

Sec. 9.85.010. - Purpose and intent.

It is the intent of this chapter to allow residents in mountainous resort areas of the city to combine limited commercial uses with a residential dwelling. It is the intent of the City Council in adopting this chapter that these limited commercial uses shall not alter or disturb the residential or resort nature of the premises or its surroundings. The combination of commercial and residential uses shall be known as cottage commercial. The provisions of this chapter apply to the R-3A Zone.

Sec. 9.85.030. - Development standards.

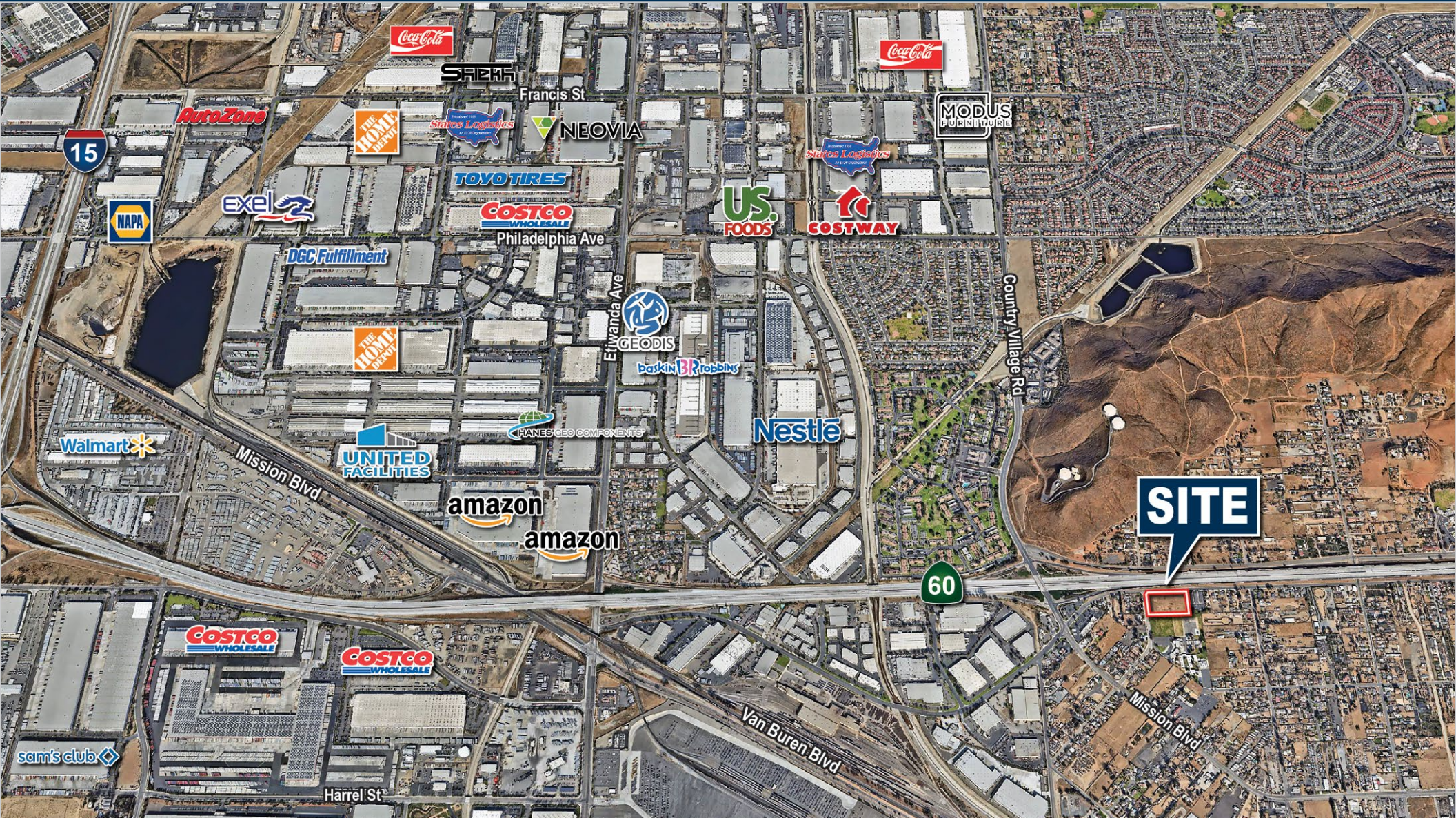
The following standards of development shall apply in the R-3A Zone, except that planned residential developments shall comply with the development standards contained in [Section 9.240.060](#):

- (1) The minimum lot area shall be nine thousand (9,000) square feet.
- (2) The maximum allowed density for apartments shall be twenty (20) units per acre. The maximum allowed density for mobilehome parks shall be as required by [Section 9.260.010](#). The maximum allowed density for hotels, motels, kitchenettes, and recreational vehicle parks shall be fifteen (15) units per acre.
- (3) Off-street parking facilities shall be provided as required by [Section 9.240.120](#).
- (4) Building height limits, required front, rear and side yard setbacks, permitted lot coverage and distance between main buildings shall be the same as in the R-3 Zone.

Note: Buyer to independently verify all zoning information.

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SALES
ADVISORY
TEAM:

RYAN CLAYTON
Senior Associate
Lic #01997591
909.545.8019
rclayton@voitco.com

RYAN LAL, SIOR
Senior Vice President, Partner
Lic #01854104
909.545.8020
rlal@voitco.com

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