



Valley Square

8254 Mission Blvd, Jurupa Valley, CA 92509

JASON KEYZ

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CalDRE #01906778

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Property Name:	Valley Square
Property Address:	8254 Mission Blvd, Jurupa Valley, CA 92509
Property Type:	Retail
Building Size:	24,600 SF

PROPERTY OVERVIEW

Unique Opportunity to Lease Space at One of the Most Desired Shopping Centers in Jurupa Valley. With a Recently Opened Anchor Arco Gas Station and Am/pm Mini-mart, This Center is Already Attracting Over 3,000 Visitors Per Day and That Number is Only Growing. Built to Suit or Ground Lease Pads Available.

A Vanilla Shell Building of 21,600 SF With Lease Opportunities Ranging From 1,800 Sf to 21,620 Sf.

Current Tenants Include Arco, AM/PM, and Gogo Express Carwash. We're Seeking Amazing Local, Regional and National Tenants in All Industries, Especially Service Businesses! Restaurants, Nails, Hairs, Cleaners, Dentists, Doctors, Insurance Agents, and All Other Local Businesses, Come Find Your Home Here!

We Have Another Center in Our Portfolio Called Limonite Plaza, Located on Limonite Ave and Felspar St. Call 909-317-0300 or Visit Juruparetail.com for More Information!

LOCATION OVERVIEW

This neighborhood shopping center is on Mission Blvd and Pyrite Ave in the rapidly growing Jurupa Valley, CA. Nearby Walmart anchored shopping center at Van Buren Blvd which experiences over 75,000 CPD and hundreds of thousands of shoppers a year. Jurupa Valley is considered one of the top growing cities in all of Riverside County with a population growth of 14% since 2010.

For more information on zoning, please visit: <https://go.keyzcre.com/jurupaC1CP>

**LEASE HIGHLIGHTS**

- 1 mile from 60 Freeway
- Arco gas station and AMPM convenience store located in the same plaza
- Spacious amount of space for parking
- Nearby retailers and small restaurants
- Near numerous residences and schools

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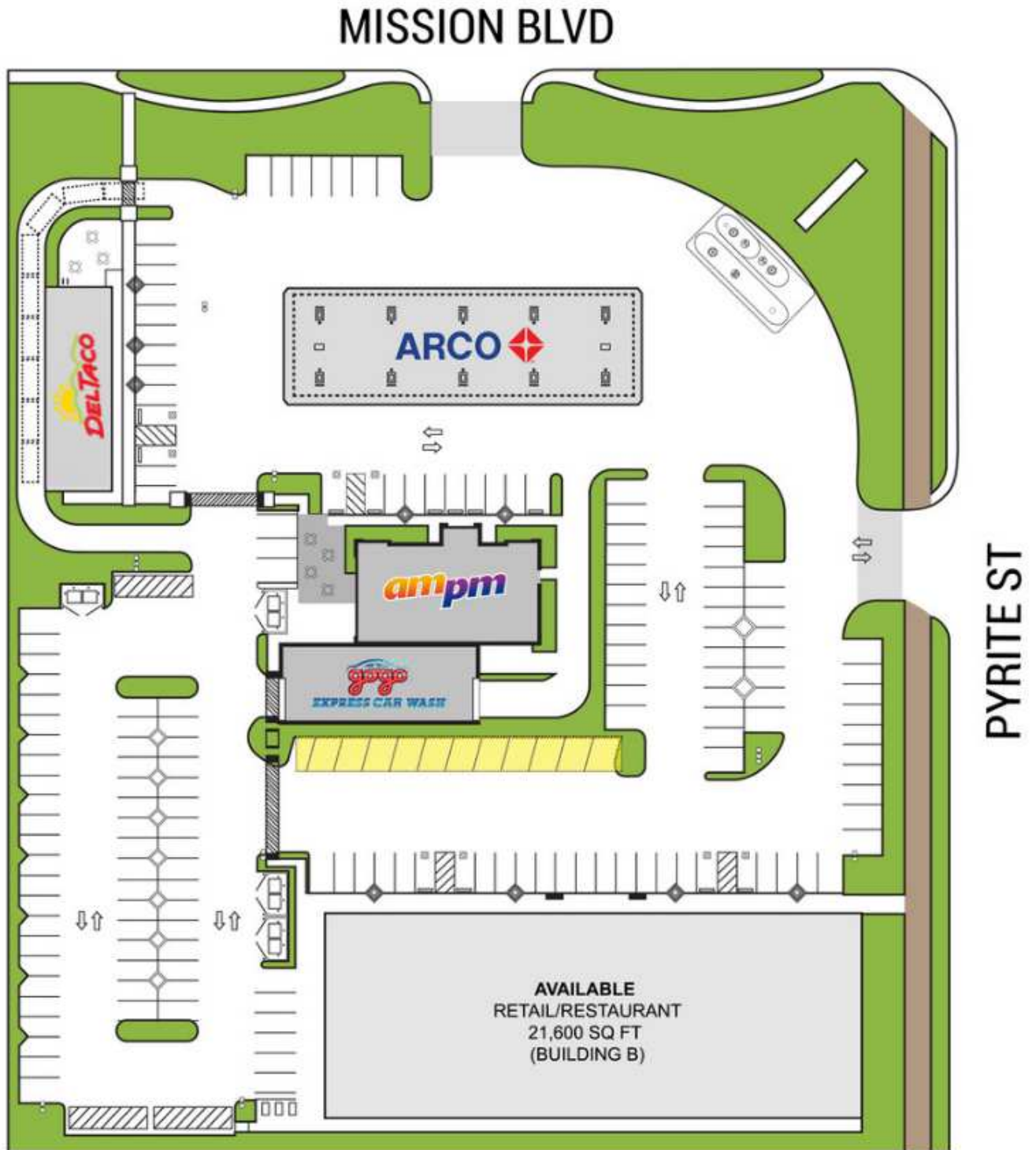
LEASE TYPE | NNN **TOTAL SPACE** | 1,800 - 6,523 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$3.50 SF/month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
8254 Mission Blvd	Available	1,800 - 6,523 SF	NNN	\$3.50 SF/month

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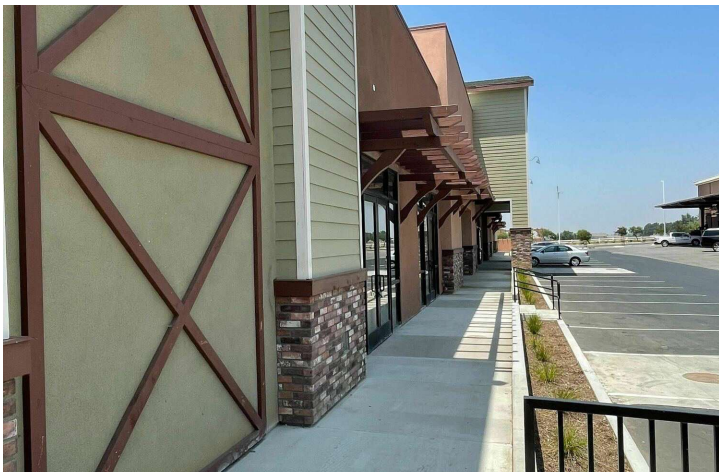
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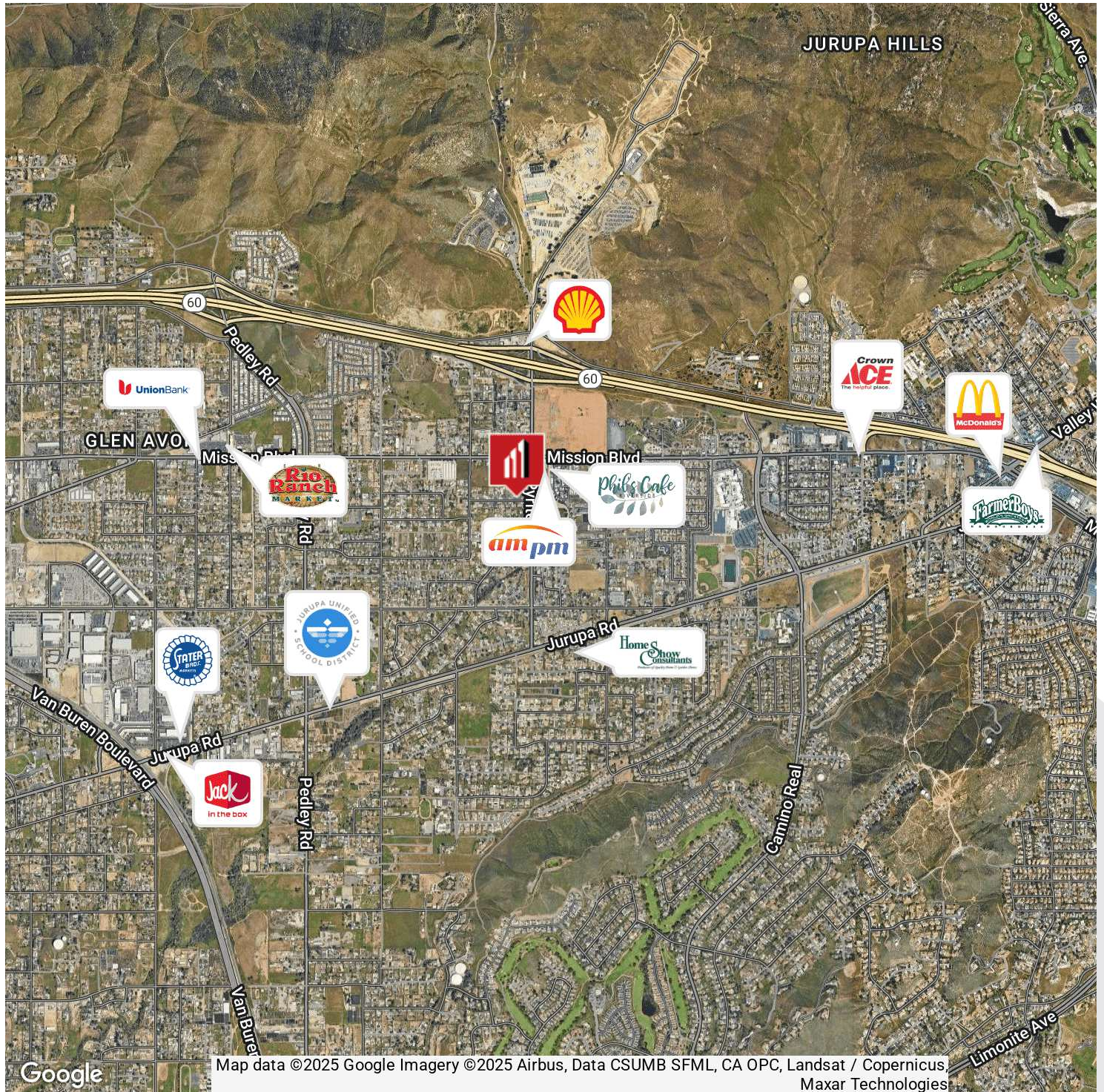
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,019	82,051	225,485
Average Age	33.1	31.6	30.0
Average Age (Male)	31.4	30.6	29.0
Average Age (Female)	32.8	31.9	30.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,166	21,822	58,083
# of Persons per HH	3.7	3.8	3.9
Average HH Income	\$67,490	\$71,631	\$65,635
Average House Value	\$388,994	\$370,394	\$342,477

2020 American Community Survey (ACS)

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