



**VALUE ADD EXISTING BAR/ RESTAURANT
ENTERTAINMENT SPACE
AVAILABLE**

FOR SALE

633 SIXTH ST. NORCO CA 92860



Campbell St

**Mission Blvd
Over 10,000 VPD**

BUILDING: ± 2,380 SF | LOT: ± 18,730 SF

INVESTMENT HIGHLIGHTS

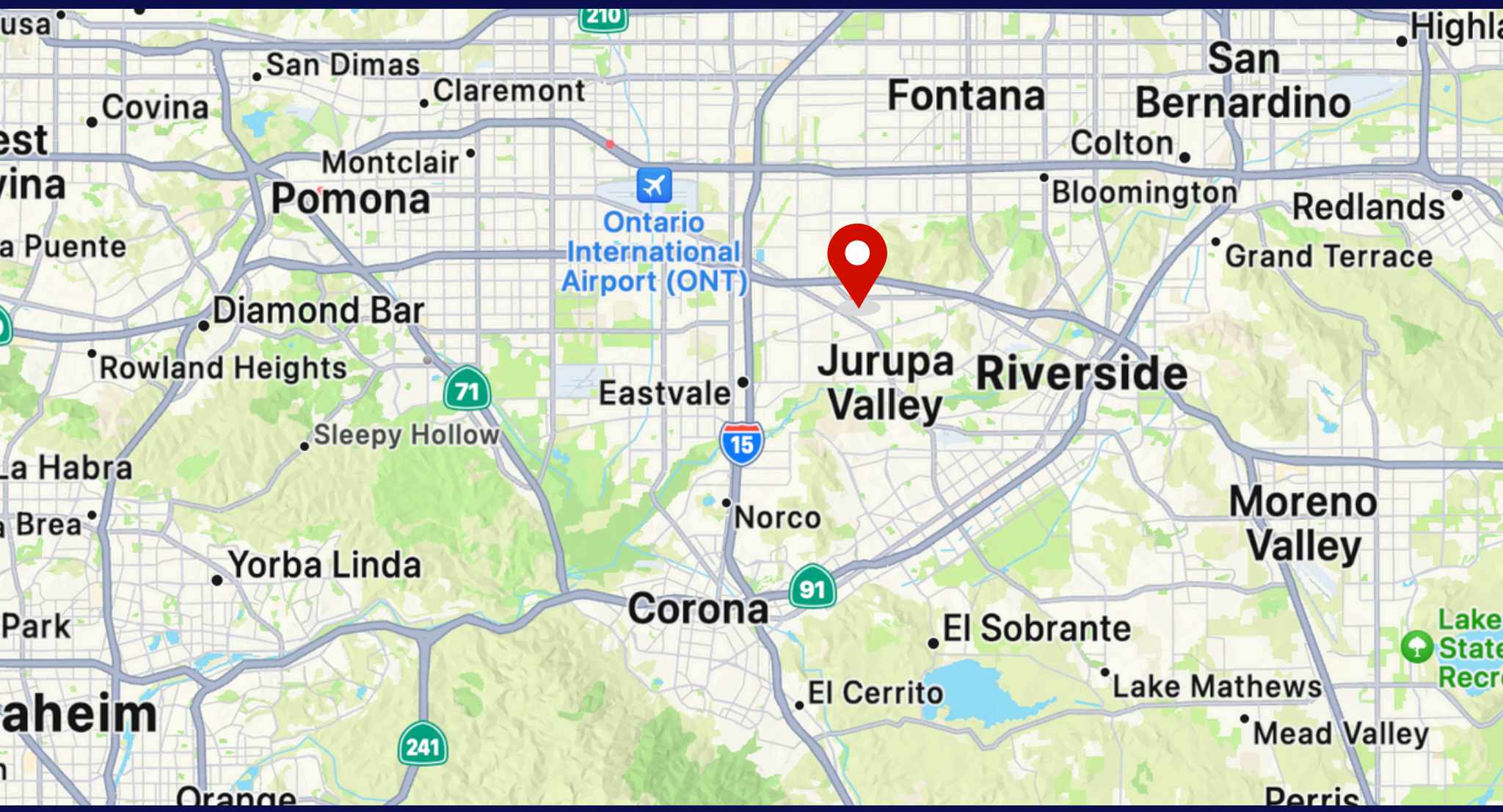
- Corner location
- Over 10,000 Traffic Counts Per Day
- Established restaurant and entertainment center for over 20 years
- Value Add Opportunity
- Current Liquor Licenses
- Current Entertainment License
- Freestanding
- Proximity to the 60 and 15 Freeways
- Turnkey restaurant and bar
- Ease of Access and ample parking
- Rapid growing area
- Local neighborhood bar
- 2 billard tables
- Grease Trap
- Exhaust Hood
- Drains
- Arcade and pinball games
- Music Stage
- Hours are 11am-2am
- Open Hours Sunday-Saturday

PROPERTY DESCRIPTION

Property Address:	9608 Mission Blvd Jurupa Valley CA 92508
County:	Riverside
Total Building Size:	± 2,380 SF
Lot Size: Lot 1	± 9,583 SF / .22 AC.
Lot 2	± 9,147 SF / .21 AC.
Total:	18,730 SF / .43 AC
Corner Streets:	Mission Blvd and Campbell St.
Year Built:	1945
Zoning:	C-1/ C-P
Property Type:	Restaurant/ Bar / Entertainment
APN:	170-250-052 / 170-250-051

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LOCATION MAP





9608 Mission Blvd Jurupa Valley CA 92508

Businesses Nearby

LONGO LEXUS

Galasso's Bakery

SUBWAY

LUNA

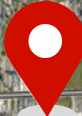
SUBWAY

Wendy's

Boys

Empire Fence

Bitcoin



Extra Space Storage

Exquis

WELLS FARGO

Anchor

Bank of America

Family Dollar

CHIPOTLE

WING STOP

60

Mission Blvd

Van Buren Boulevard

CD FASTENAL

Doors

Bellevue Ave

RCR

The

ing solutions

any

Allec Self Storage

Bear Forest Products Inc.

Family Dollar

Cent

Infinity Plastering

HO DEL SOL

Bellevue Ave

Bain St

Van Buren Boulevard

Van

GMA Pallet Corporation

St

SUBWAY

Water

Water

Water

Jurupa Rd

Rd

Jurupa Rd

K

Bitcoin

metro

MIRA LOMA

Bain St

Jurupa Valley

Jurupa Rd

Pedley Rd

DEMOGRAPHICS

POPULATION

5 Miles
290,926

AVERAGE HOUSEHOLD INCOME

5 Miles
\$82,940

HOUSEHOLDS

5 Miles
77,363

TRAFFIC COUNTS

Mission St. >10,000





9608 Mission Blvd
Jurupa Valley CA 92508

PLEASE CONTACT:

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