

Corner Parcel Available for Sale/Lease or Build-to-Suit

NEC LIMONITE AVE & VAN BUREN BLVD, JURUPA VALLEY, CA



PROPERTY FEATURES

- 1.09 acre parcel available for ground sale/lease or build-to-suit
- Great visibility to major arterial thoroughfare
- Heavily trafficked commercial corridor in Jurupa Valley - 57,116 total cars daily
- Dense residential and daytime demographics in surrounding trade area
- Zoning: C1/CP General Commercial, which allows for many different commercial and retail uses
- Close Proximity to Walmart Grocery, Stater Bros, 99 Cent Only, Crunch Fitness, Jurupa Cinemas, and more



RETAIL INSITE

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

BRIAN G. PYKE • 858.324.6103 • bpyke@retailinsite.net

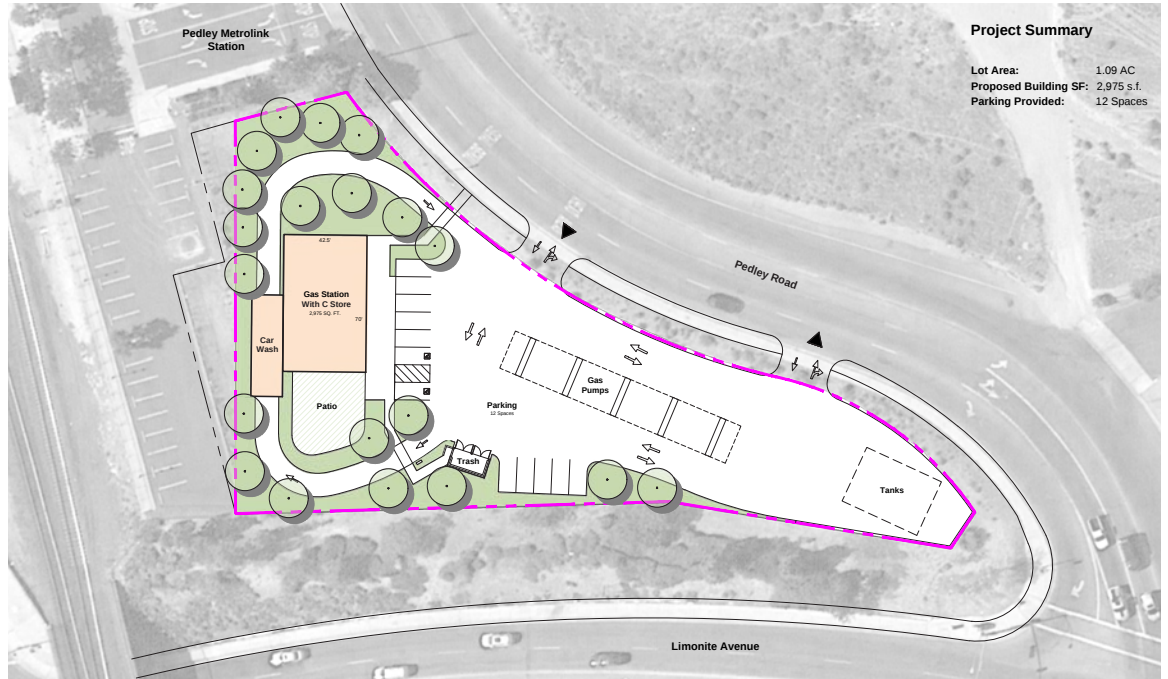
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120 S SIERRA AVE, STE 110, SOLANA BEACH, 92075 • LIC # 01206760 T: 858 523 2090 • RETAILINSITE.NET

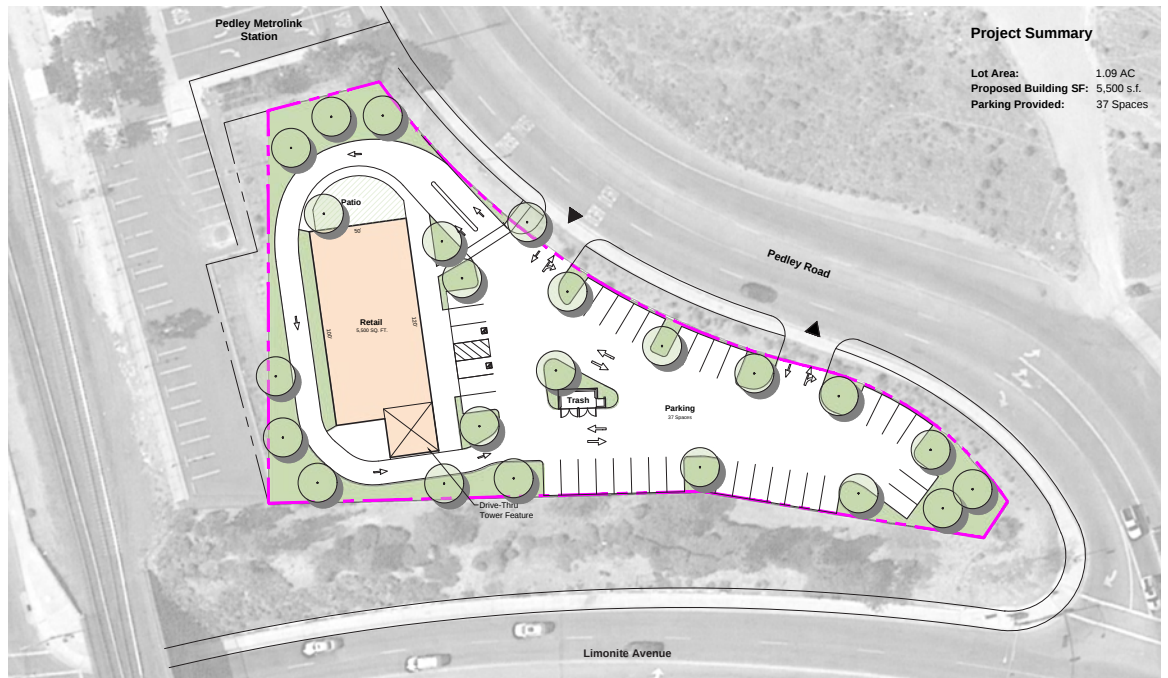
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CONCEPTUAL SITE PLAN 1 GAS STATION & CARWASH



CONCEPTUAL SITE PLAN 2 MULTI-TENANT BUILDING WITH END CAP DRIVE-THRU



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Expanded Demographic Profile

ESTIMATED 2020 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Limonite Ave & Van Buren Blvd, Jurupa Valley, California, 92509



POPULATION

	1 mile	3 miles	5 miles
Total Population	6,079	91,977	301,328
Projected Population (2022)	6,224	95,555	315,039



HOUSING

Total Households	1,529	23,170	82,388
Projected Total Households (2022)	1,556	23,886	85,583



INCOME

Median Household Income	\$65,434	\$64,745	\$65,851
Average Household Income	\$81,375	\$81,907	\$83,382
Per Capita Income	\$20,945	\$20,697	\$22,858
Median Disposable Income	\$54,191	\$53,297	\$53,933
Average Disposable Income	\$64,753	\$64,526	\$65,380



DAYTIME DEMOS

Total Daytime Population	6,177	80,366	272,326
Daytime Population Workers	2,290	23,467	88,277
Daytime Population Residents	3,887	56,899	184,049



RACE & ETHNICITY

White	3,319	54.60%	46,151	50.18%	152,179	50.50%
Black or African American	141	2.32%	2,917	3.17%	16,455	5.46%
American Indian& Alaska Native Population	61	1.00%	1,086	1.18%	3,476	1.15%
Asian Population	169	2.78%	2,737	2.98%	14,794	4.91%
Pacific Islander Population	20	0.33%	273	0.30%	1,126	0.37%
Other Race Population	2,100	34.55%	34,333	37.33%	97,534	32.37%
Population of Two or More Races	269	4.43%	4,478	4.87%	15,764	5.23%
Hispanic Population	4,047	66.57%	66,469	72.27%	200,187	66.43%
Non-Hispanic Population	2,033	33.44%	25,508	27.73%	101,141	33.57%



EDUCATION

Bachelor's Degree	241	6.18%	4,835	8.59%	20,524	10.91%
Graduate/Professional Degree	272	6.98%	2,210	3.92%	9,731	5.17%



AGE

Median Age	33.3	31.2	32.0
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