



## Bellegrave Avenue @ Etiwanda Avenue

Jurupa Valley, CA

Excellent retail development located within a newly developing city of Jurupa Valley. This property is part of a multi-city community with a diverse demographic background of residents. Jurupa Valley is strategically located between Interstate 15 to the west and Highway 60 to the north.

This approximately 3.2 Acre development will be an excellent site for retailers such as a small grocery store, gym, nail store, small QSR's and potentially a drive-thru restaurant. This property is located directly across from Jurupa Valley High School with approximately 1,700 students should be an additional generator for sales in this new shopping center.

### CONTACT INFORMATION

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### PROPERTY HIGHLIGHTS



POPULATION (5 Mile)  
204,686



AVG. HH INCOME (5 Mile)  
\$97,369



LAND AREA  
142,006 SF (3.26 AC)



ZONING  
C-1/C-P



TYPE  
Commercial Land



CURRENT CONDITION  
Raw Land



APN  
159-101-043 | 159-101-044  
159-101-052



TRAFFIC COUNTS (2018)  
9,424 on Bellegrave/Martin  
9,532 on Etiwanda/Bellegrave

**Aerial**



55,031  
Households (5 Mile)



5,484  
Businesses (5 Mile)



67,982  
Employees (5 Mile)

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