

# FOR SALE/LEASE | BUILD TO SUIT OPPORTUNITY

3.22 Acres Located At SWC Mission Blvd. & Opal St.  
6316 Mission Blvd | Jurupa Valley, CA 92509



**SUBJECT PROPERTY**

**NEW SHOPPING CENTER  
UNDER CONSTRUCTION**

Lee & Associates® - Los Angeles, Inc.  
1201 N. Main Street  
Los Angeles, CA 90012  
(323) 922-3832 | team-cline.com  
Corp. ID # 02174865

**Jesse Allen**  
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## Disclaimer

Buyer/Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Buyer/Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Buyer/Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer/Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Buyer/Tenant obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies. [SELL ONLY]: Seller to verify all tax implications of the sale with the accountant or attorney of their choice.



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Opal St.

Mission Blvd.



## Property Highlights



±3.22 Acres Located at SWC Mission Blvd. & Opal St. in Jurupa Valley, CA



± 5 Miles from Downtown Riverside, The Mission Inn and Mt. Rubidoux



Great Sign Visibility

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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO WARRANTY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. AS IT RELATES PARTIALLY TO ANY LOCAL LOT SPLIT OR BUILDING E.T. AND WARDEN.

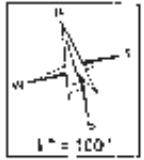
SEC 8 T 2S R 5W, SEC 17 T 2S R 5W  
 POR. WEST RIVERSIDE

T.R.A. 093-037

182-03

7-5

OCT 01 2009



**Legend**

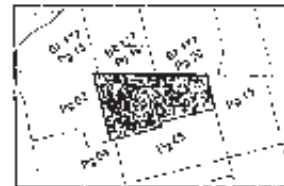
- Lot Line
- Right of Way
- Quoted Lines
- Estimated Easement
- Other Easements
- Water Area
- 2.00 Acres Parcel



July  
 C.O. S.R. 145-PP  
 D.L. COUNTY RAY P.C. 4

ASSESSOR'S MAP SKI 82 70 03  
 Riverside County, Calif.

J. T. Hutchings



Map Reference  
 MB 914 S.B. WEST RIVERSIDE

| Date     | Old Num      | New Num |
|----------|--------------|---------|
| 8/1/075  | 032-5        | 032-7   |
| 4/1/182  | 032-1,2      | 8       |
| 6/1/189  | 032-4        | 9, 5T   |
| 6/1/191  | 032-4, 051-1 | 032-10  |
| 3/3/2009 | 031-4        | 6, 5T   |

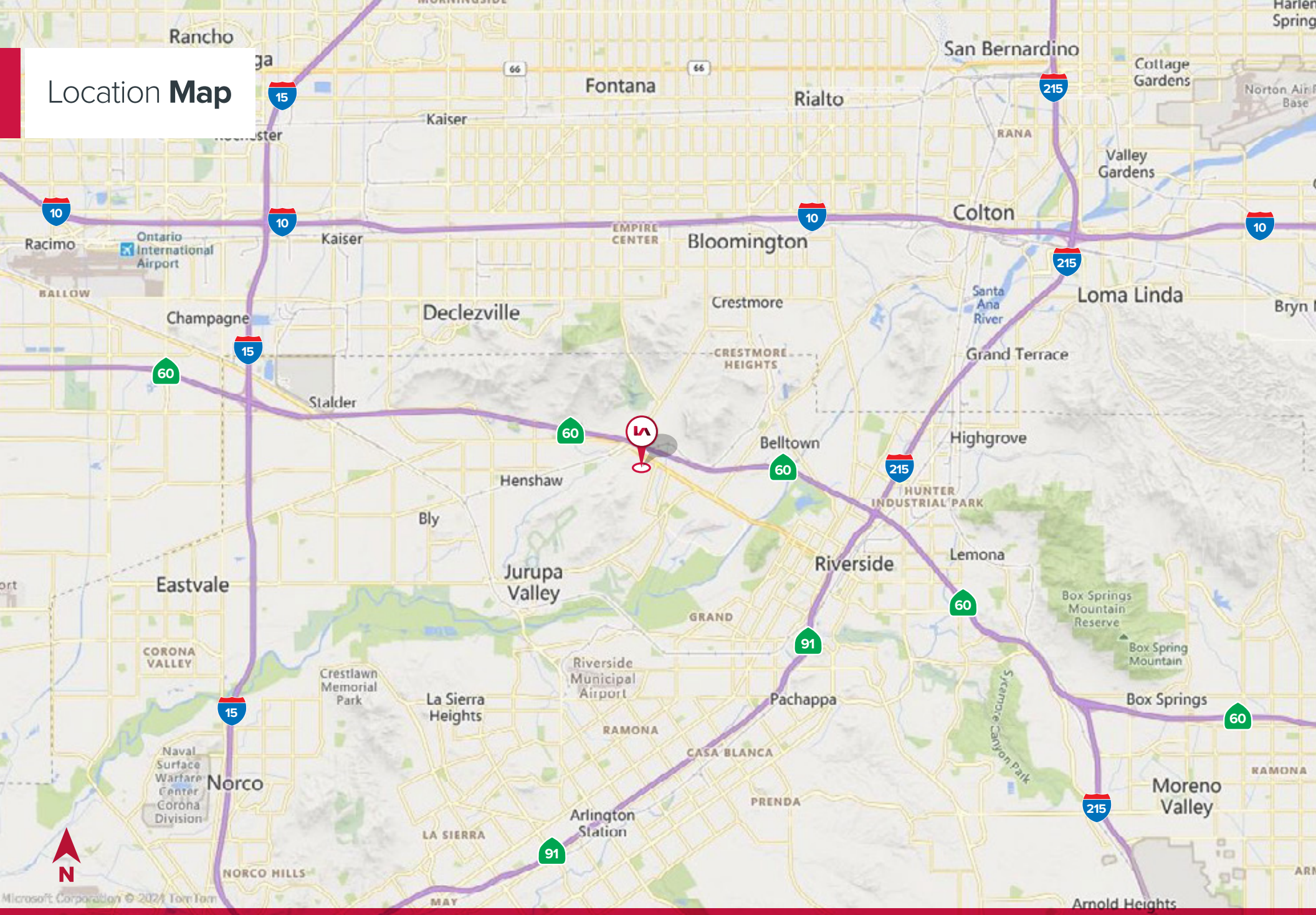
September 2009



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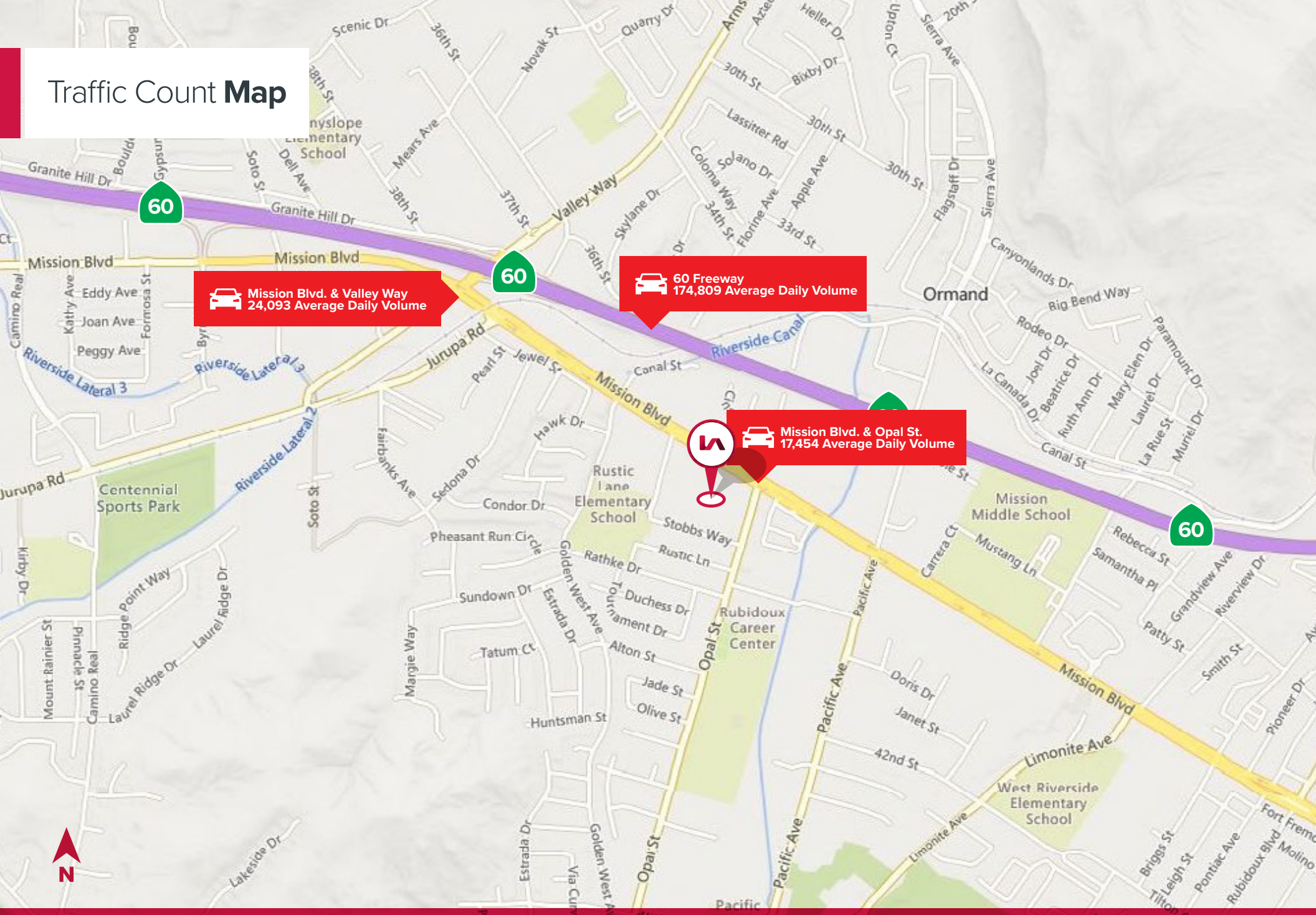
# Location Map



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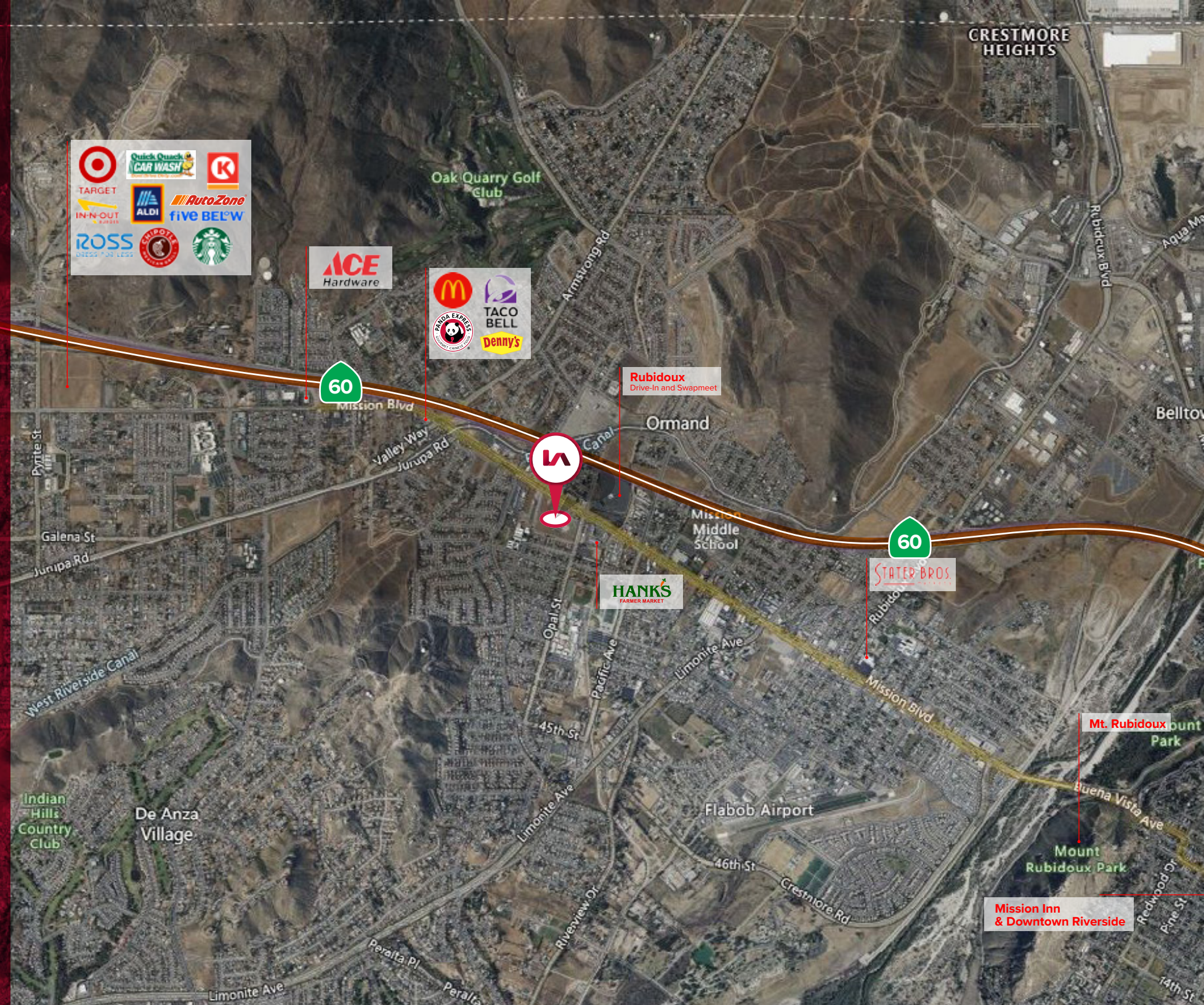
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# Traffic Count Map





AMENITIES MAP



Target, Quick Quik CAR WASH, Kwik, IN-N-OUT, ALDI, AutoZone, FIVE BEL'W, ROSS, Chipotle, Starbucks

ACE Hardware

McDonald's, Panda Express, Taco Bell, Denny's

Rubidoux Drive-In and Swapmeet



HANK'S FARMER MARKET

60 State Bros

Mt. Rubidoux Point Park

Mount Rubidoux Park

Mission Inn & Downtown Riverside

CRESTMORE HEIGHTS

Oak Quarry Golf Club

Ormand

Mission Middle School

Flabob Airport

De Anza Village

Indian Hills Country Club

West Riverside Canal

Galena St, Junipa Rd

Pyrite St

Mission Blvd

Valley Way, Junupa Rd

Opal St, Pacific Ave

45th St

Limonite Ave

46th St

Crestmore Rd

Limonite Ave

Peralta Pl, Peralta

Riverview Dr

Redwood Dr, Pine St, 14th St

Buena Vista Ave

Mission Blvd

Rubidoux

Limonite Ave

Pacific Ave

Opal St

45th St

Ormand

Armstrong Rd

Rubidoux Blvd

Aqua Ma

Bellto



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