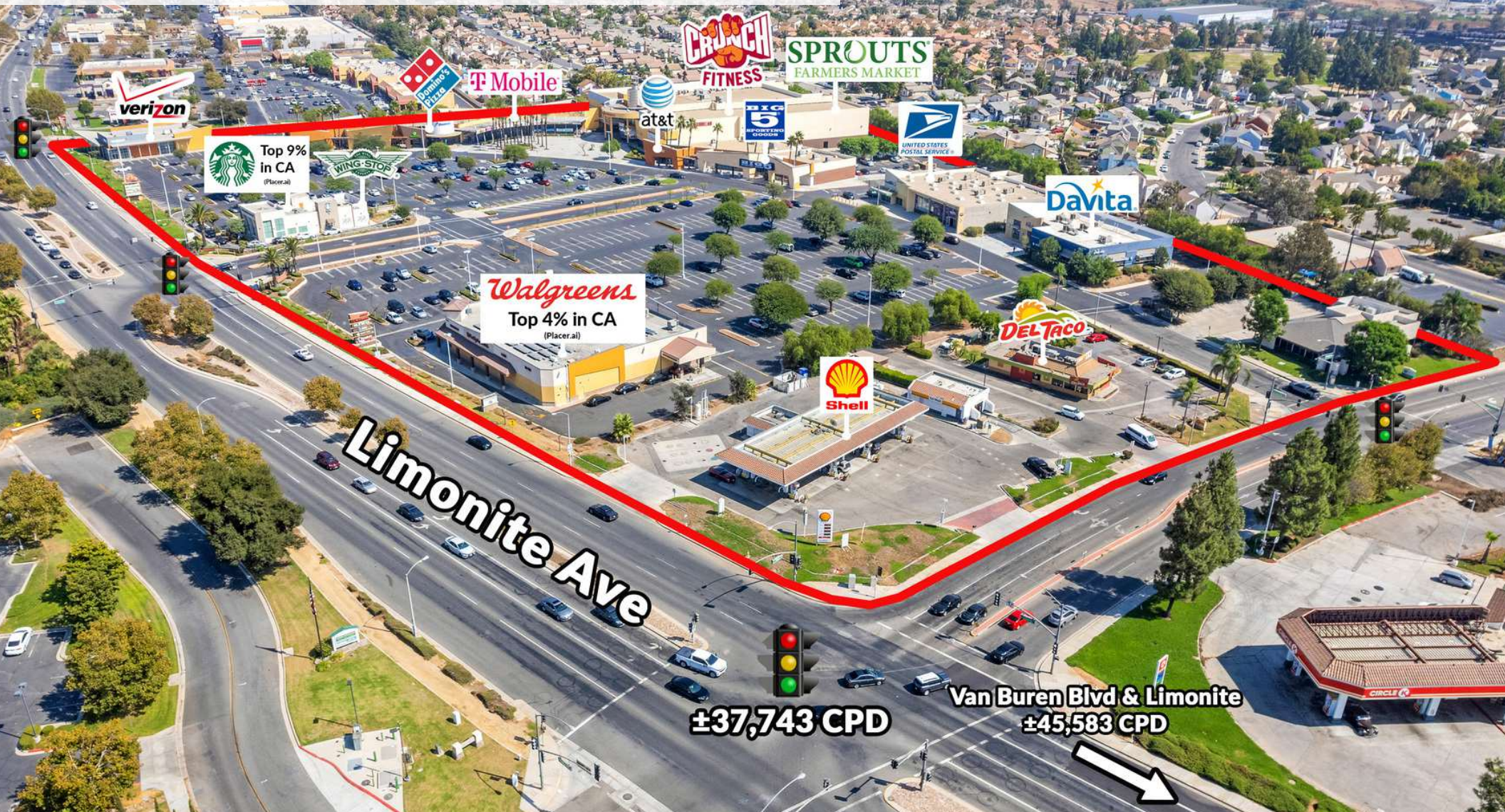


JURUPA VALLEY SPECTRUM

# SPROUTS & CRUNCH FITNESS ANCHORED CENTER PRIME SHOP & RESTAURANT SPACES FOR LEASE

8032 Limonite Ave. Jurupa Valley, CA 92509



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PROGRESSIVE  
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## Presented By



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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

**1,650+**  
SALES/LEASES

TOTAL SALES OVER

**\$1.8B+**

# PROPERTY OVERVIEW



## HIGHLIGHTS

- Join national brands including Sprouts, Crunch Fitness, Big 5, Starbucks, AT&T, and Walgreens. Additionally, the US Post Office, Davita, Wing Stop, T-Mobile, and Verizon are Tenants at the Jurupa Valley Spectrum.
- The Starbucks and Walgreens are top-ranking locations, with Starbucks in the top 9% and Walgreens in the top 4% of California stores (Placer.ai).
- Jurupa Valley Spectrum, a  $\pm 124,817$  SF shopping center on Limonite Avenue, benefits from 4 nearby signalized intersections offering fantastic visibility and convenient access.
- Situated in Riverside County, between Eastvale and Riverside, and with a high daily traffic count of over 37,000 cars per day on Limonite Avenue, the Jurupa Valley Spectrum is an ideal location for retail businesses.
- Available spaces include a  $\pm 2,054$  SF second-generation restaurant, an approximate  $\pm 1,048$  SF nail salon, two vanilla shell spaces ( $\pm 1,211$  SF and  $\pm 1,619$  SF) ideal for retail or service use, and a potential drive-thru pad.
- With  $\pm 1,100$  parking spaces, tenants and customers alike benefit from abundant parking.



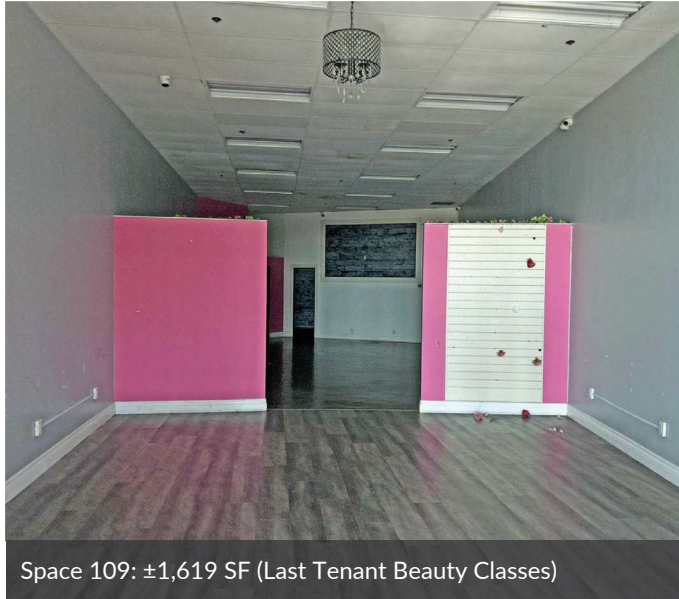
# SITE PLAN



# AVAILABLE SPACES - INTERIOR PHOTOS



Space 101: ±1,048 SF (Last Tenant Nail Salon)



Space 109: ±1,619 SF (Last Tenant Beauty Classes)



Space 111: ±1,211 SF (Last Tenant Zumba)



# ±2,054 SF RESTAURANT FOR LEASE





# CONCEPTUAL RENDERING





## RETAILER AND SCHOOL MAP



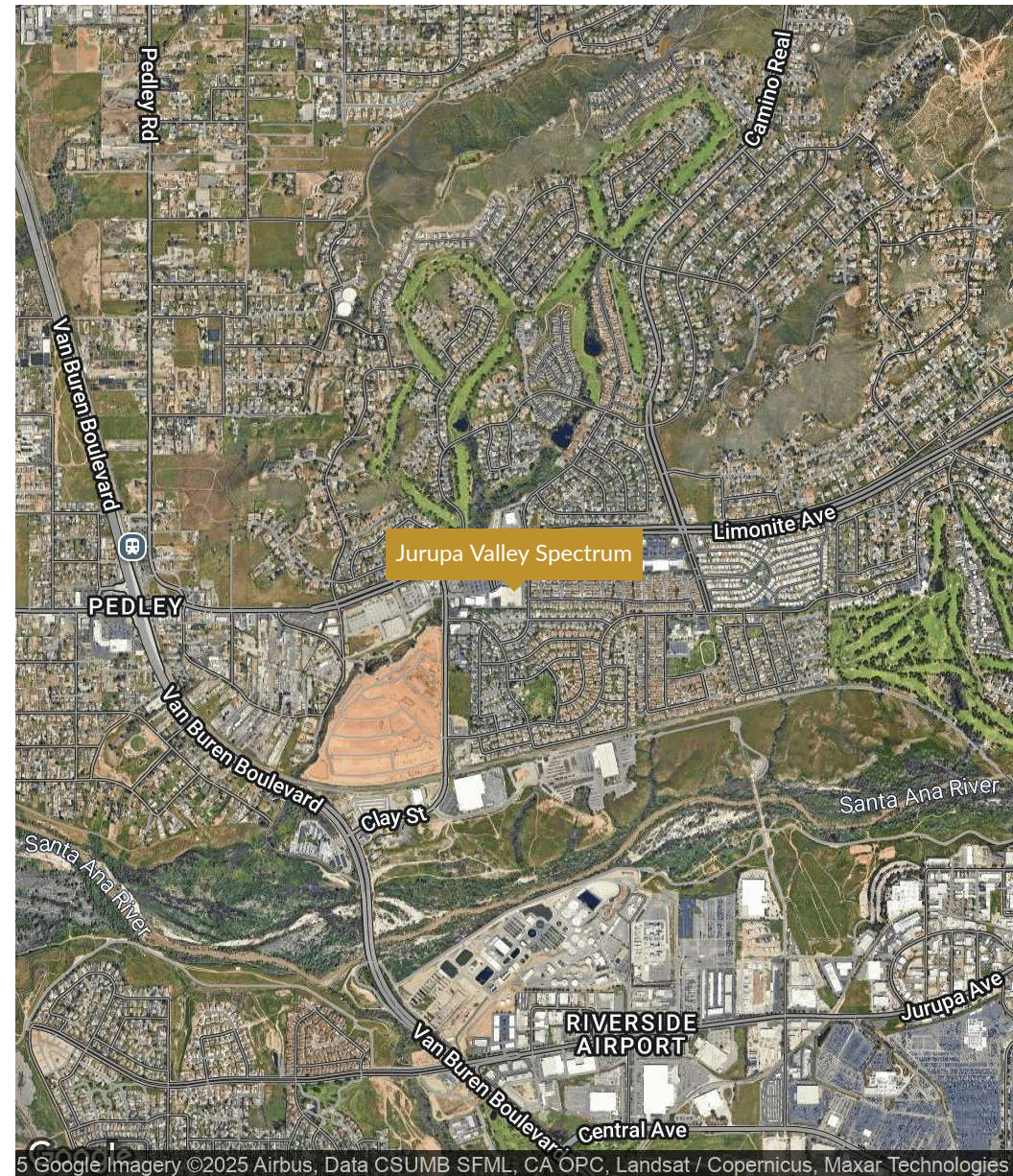
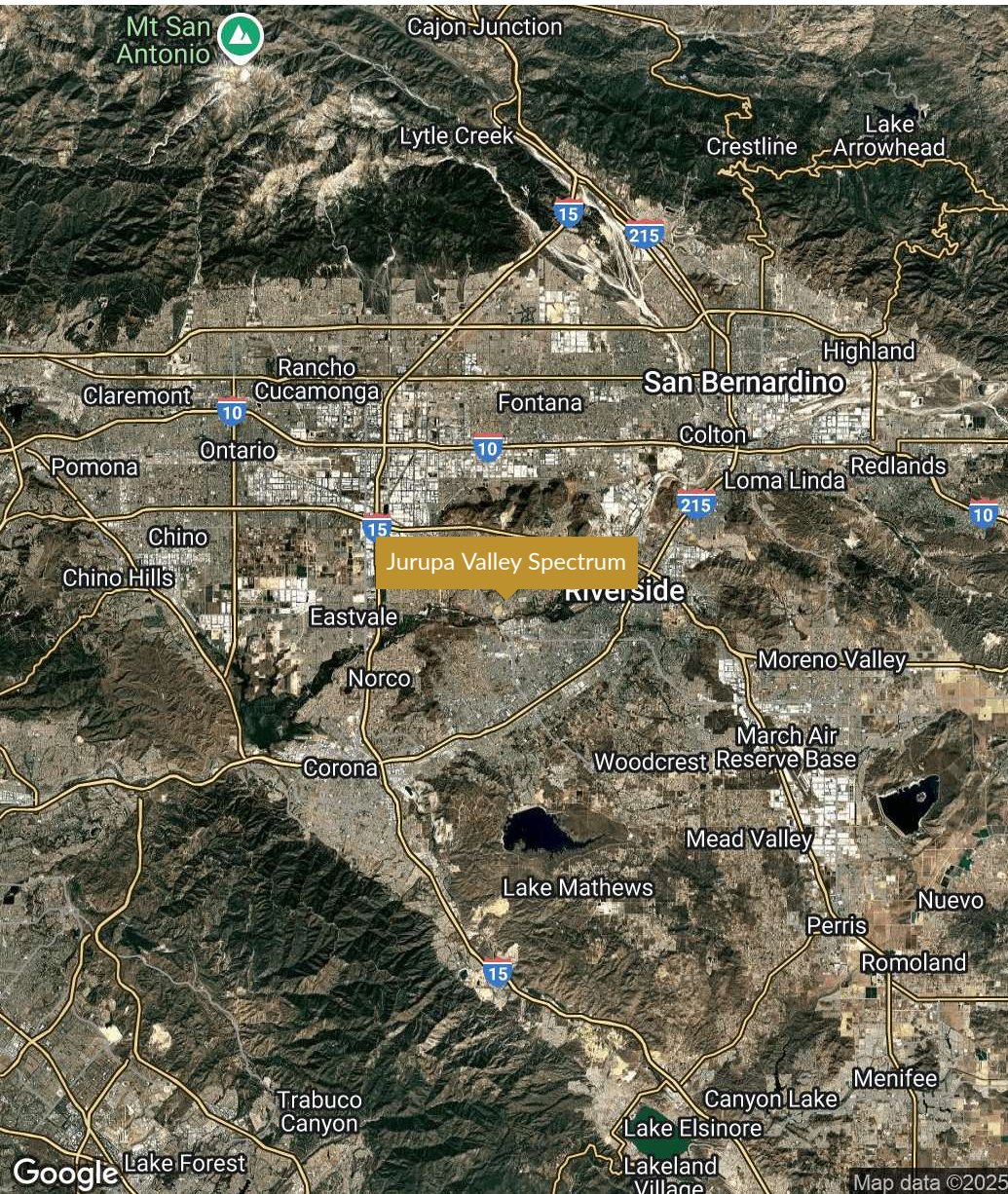


# ADDITIONAL PHOTOS





# LOCATION MAPS





# DEMOGRAPHICS

	5 min	10 min	15 min
<b><u>POPULATION</u></b>			
2025 Total Population	24,989	65,329	185,292
2025 Median Age	34.8	33.2	33.5
2025 Total Households	6,996	17,395	51,976
2025 Average Household Size	3.5	3.7	3.5
<b><u>INCOME</u></b>			
2025 Average Household Income	\$128,811	\$114,576	\$116,792
2025 Median Household Income	\$104,887	\$91,554	\$97,142
2025 Per Capita Income	\$36,202	\$30,641	\$32,888
<b><u>BUSINESS SUMMARY</u></b>			
2025 Total Businesses	592	1,994	5,066
2025 Total Employees	3,763	15,368	40,424

