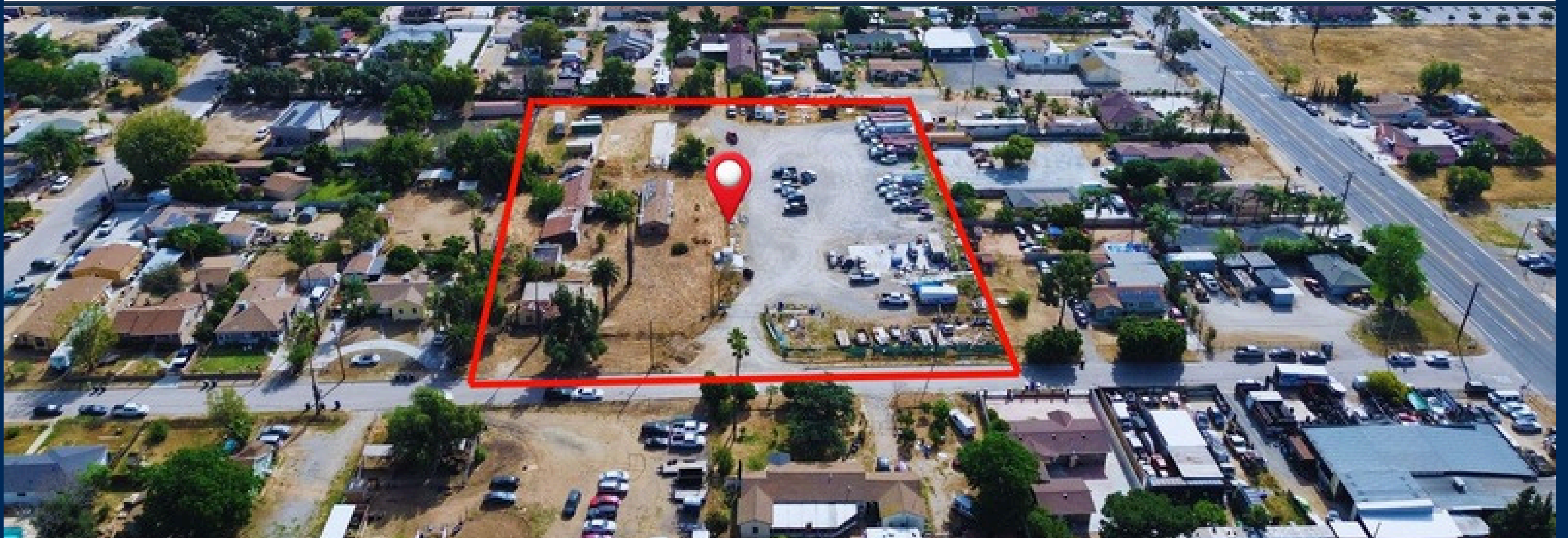


OFFERING MEMORANDUM



4118 VERNON AVE.
JURUPA VALLEY, CA 92509

Table of Contents

- Investment Highlights
- Summary and Zoning
- Sales Comparables
- Close Proximity
- Demographics

Property Highlights

Prime 3-Acre Development Opportunity – Adjacent to The Shops at Jurupa Valley

Offered at \$1,890,000 (\$630,000 per acre), this rare 3-flat usable acres site (approx. 130,680 SF) presents exceptional potential in one of Jurupa Valley's fastest-growing corridors.

- Strategic Location:** Situated on the east side of Vernon Ave with excellent visibility and access. Immediately adjacent to The Shops at Jurupa Valley, a new major retail center featuring national anchors including Target, Burlington, Ross Dress for Less, ALDI, In-N-Out Burger, Raising Cane's, Chipotle, Starbucks, and more (over 230,000 SF of retail space). Short distance to Mission Blvd, Pyrite Road, and SR-60 freeway.
- Physical Attributes:** Mostly level and fully developable topography with minimal grading required. Utilities on site. Direct city street frontage.
- Current Zoning:** A-1 (Light Agriculture) – Allows one single-family residence and light agricultural uses (crops, nurseries, greenhouses, limited animal keeping) by right. Strong entitlement upside for rezoning or General Plan Amendment to support higher-density residential (including multi-family), mixed-use, or transitional commercial development consistent with the area's momentum.
- Market Context:** Jurupa Valley continues to experience robust growth with new retail, SFR subdivisions, and infrastructure improvements. This blank-canvas parcel is ideally positioned to capitalize on the surrounding retail traffic and residential demand.

Ideal for custom estate, small-lot SFR community, multi-family housing (subject to entitlements), or value-add transitional project. Rare opportunity to acquire a sizable, flat site steps from proven national retailers in a high-traffic growth node.

APN: 171-082-017 / 171-082-018

Zoning: A-1 Light Agriculture

Price: \$1,890,000

Lot Size: 3.00 Acres

All Utilities are on-site



DISCLAIMER

Any rent or income information in this proposal, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and RE/MAX CHAMPIONS makes no representations as to whether such rent OR ZONING may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

FEATURED LAND LISTING

Investment Highlights:

- Flat three-acre site with easy road access
- Current Zoning A-1
- Potential R-2 Zoning / 2-5 units per acre
- Flexible zoning for residential and multi family projects
- Utilities on site to support development
- Positioned in a high-growth Jurupa Valley corridor

Property: Prime Land Development

Location: 4118 Vernon Ave, Jurupa Valley,

CA 92509 Riverside County

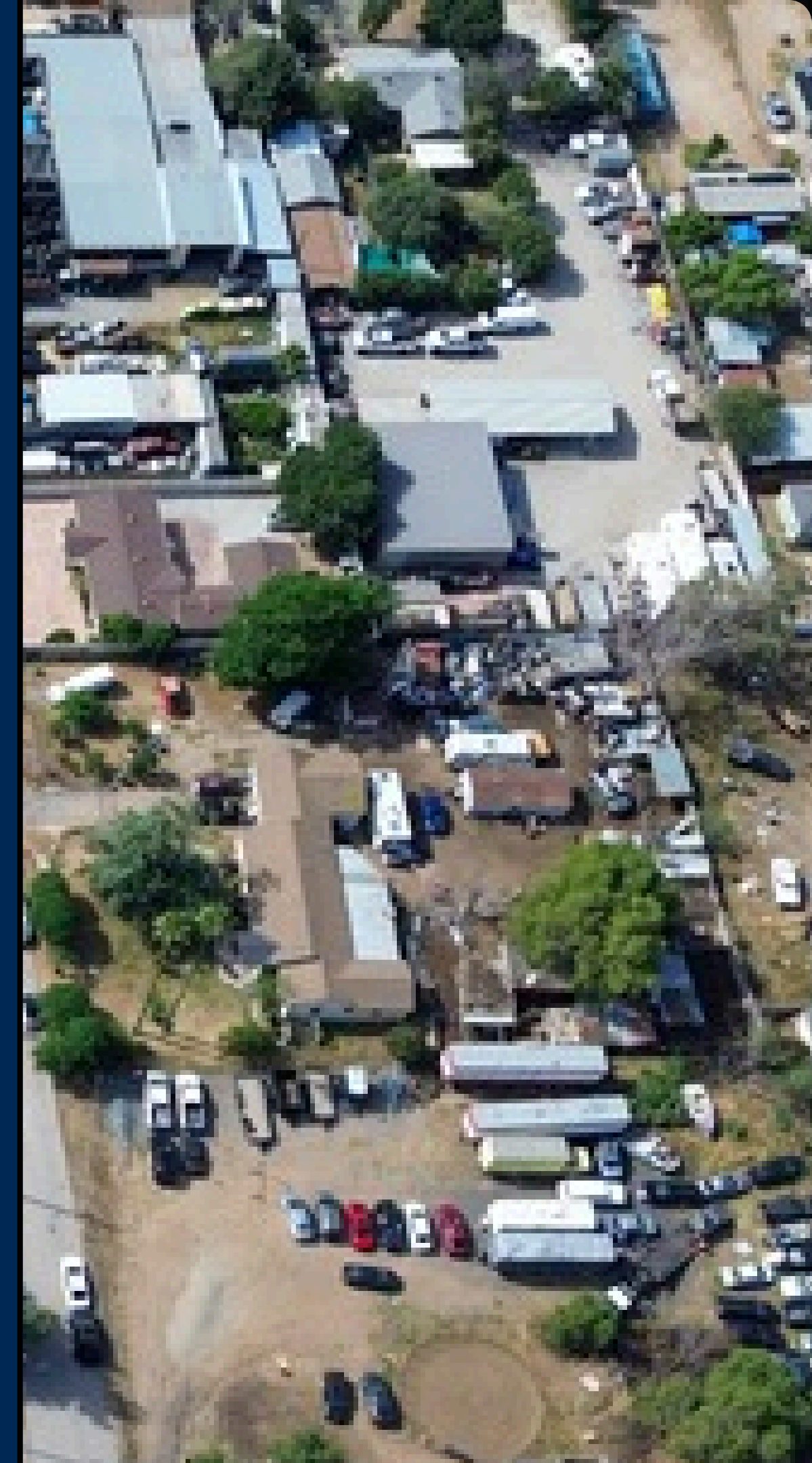
Price: \$1,890,000

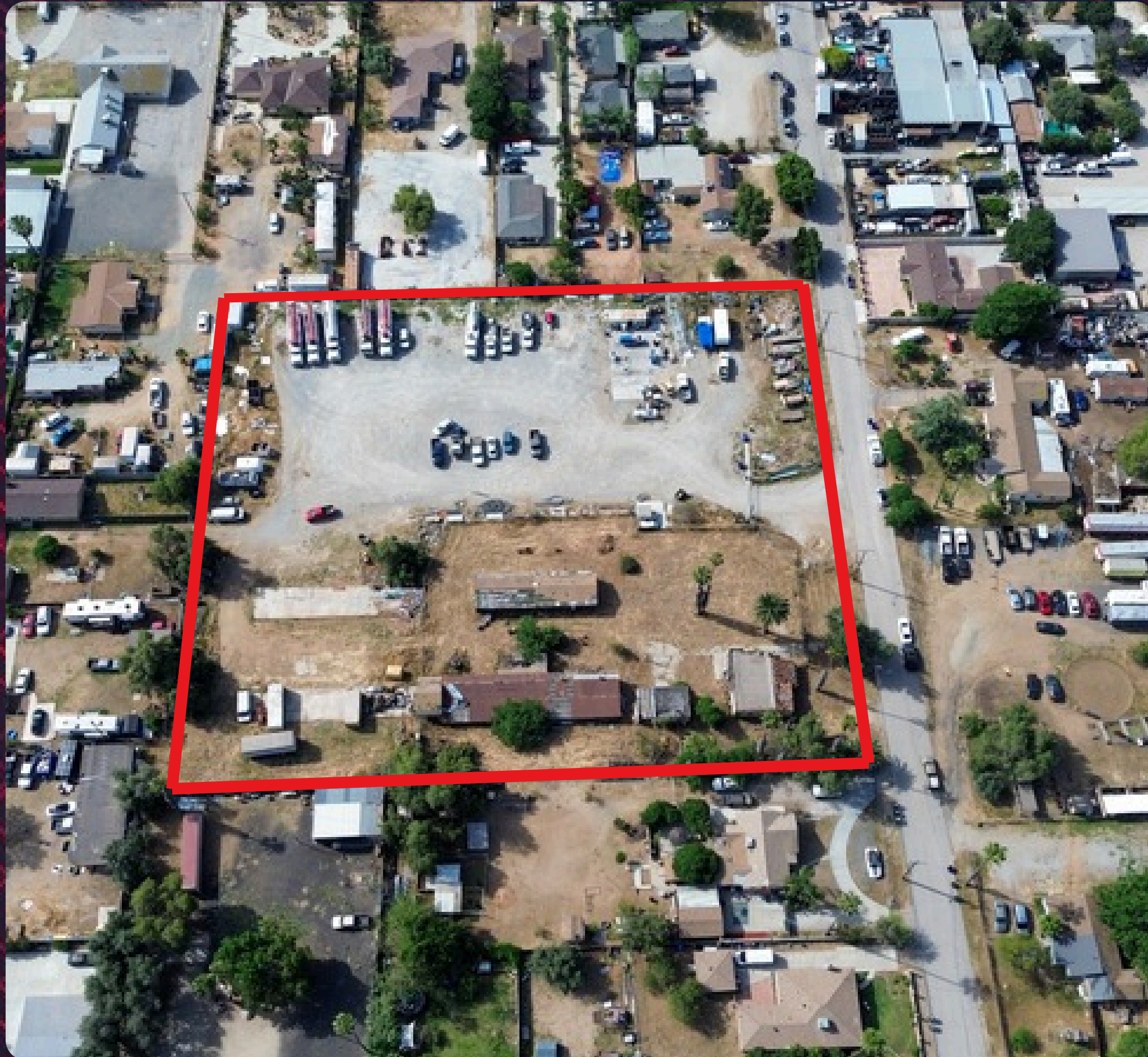
Property Details:

Two Parcels – 3 Acres of Flat Terrain

Current Zoning – A-1

Light Agricultural Zoning





SUMMARY AND ZONING

Flat three-acre site with convenient road access.

Flexible zoning for medium density residential - with up to 2-5 units per acre with an allowable Jr. ADU per unit.

Utilities available on-site to facilitate development.

R-2 MultiFamily Dwellings. Consistent with current land use.

ZONING POTENTIAL FOR A 15-30 UNIT MULTI-FAMILY OR MOBILE HOME PARK



Sales Comps

9265 52nd St, Jurupa Valley, CA



List Price: \$1,100,000
Sales Price: \$1,015,000
2.07 Acres

Zoning: A-1
Price Per Acre: \$490,338
Price per SF/Land: \$11.25

Sales Date: 12/19/25

8330 Archibald Ave, Eastvale, CA



Sales Date: 11/10/25

List Price: \$3,500,000
Sales Price: \$3,450,000
3.22 Acres

Zoning: A-1

Price Per Acre: \$1,071,428
Price per SF/Land: \$24.59

4704-4714 Jurupa Ave, Riverside, CA



Sales Price: \$1,625,000

1.76 Acres

Zoning: R1065

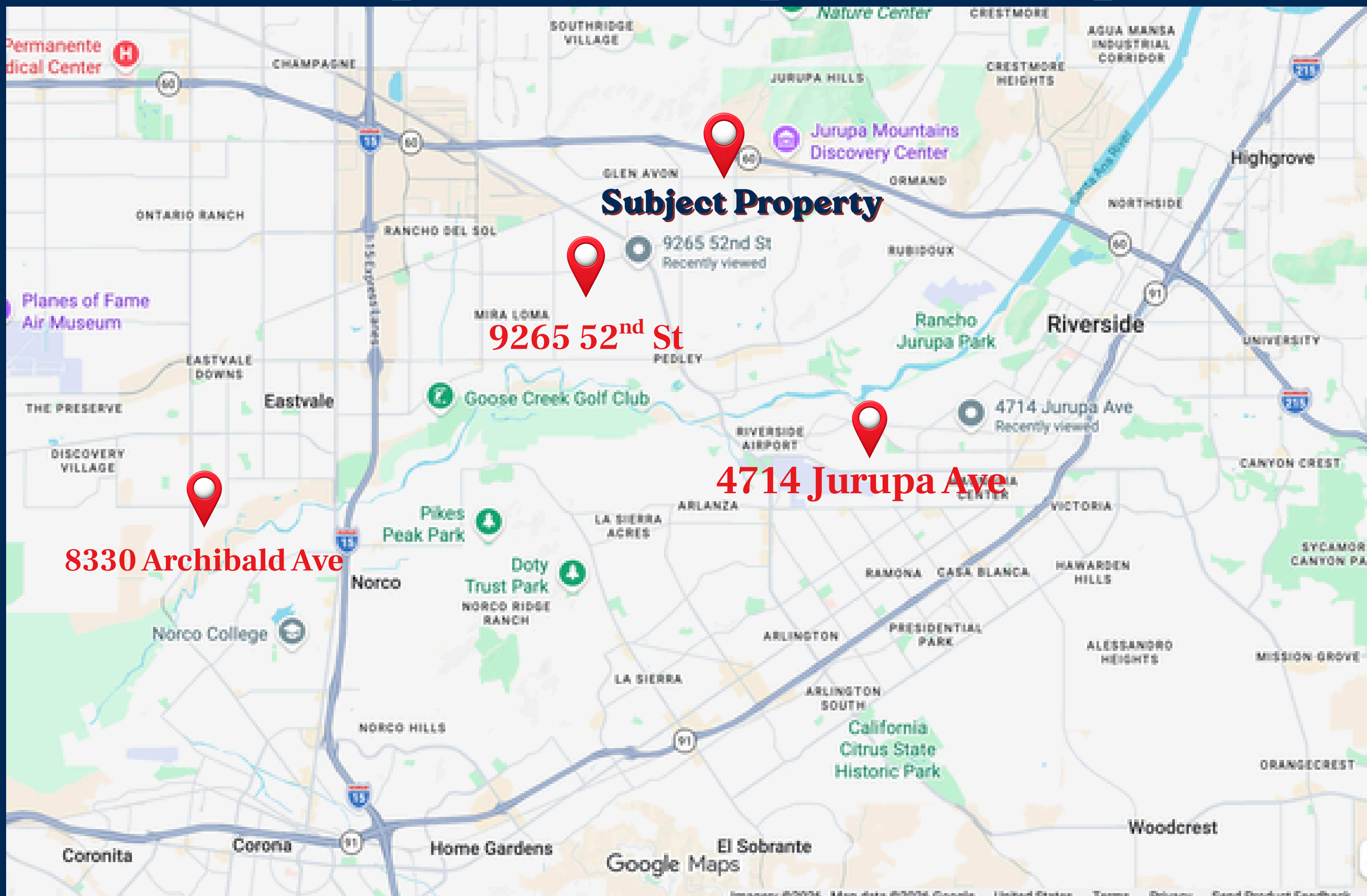
Price Per Acre: \$923,291

Price/SF Land: \$21.20

Sales Date: 11/6/24

*28 New Homes Coming Soon.

Comparable Properties Map



Close Proximity

Burlington





Demographics and Job Growth

Your Inland Empire Logistics Boom - Steady Job Creation

2.1% Employment Population Annual Growth

0.5-0.8% Annual Population Growth

Median Household Income: \$96k

Located near Major Freight Corridors - 60 ,1-10, 1-15

CONTACT US



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