# PADS AVAILABLE FOR LEASE

# NEC MISSION BLVD & JURUPA ROAD JURUPA VALLEY, CA



**NEWMARK** 

## **PROPERTY OVERVIEW**

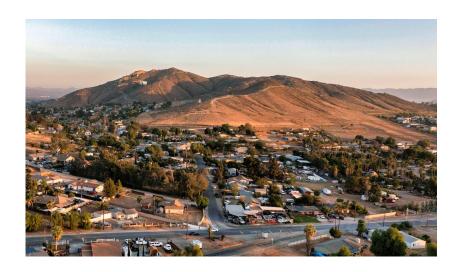


Mission Boulevard

### **NEC MISSION BLVD & JURUPA ROAD**

#### **JURUPA VALLEY, CA**

Jurupa is a vibrant city nestled in the heart of Southern California, where urban convenience meets natural beauty. Situated in Riverside County, Jurupa boasts a diverse tapestry of communities, from bustling neighborhoods to serene residential enclaves. The city is renowned for its picturesque landscapes, with majestic mountains framing its horizon and the tranquil Santa Ana River winding through its outskirts. Residents and visitors alike are drawn to Jurupa's abundance of outdoor recreational opportunities, including hiking trails, parks, and scenic vistas. Rich in history and culture, Jurupa showcases a blend of old-world charm and modern amenities, with a thriving arts scene, eclectic dining options, and bustling shopping districts. With its welcoming atmosphere and laid-back California vibe, Jurupa embodies the essence of West Coast living.









		1-MILES	2-MILES	3-MILE
:	2010 Total Population	11,729	34,565	72,978
:	2020 Total Population	12,265	36,904	76,296
	2020 Group Quarters	259	496	664
POPULATION	2023 Total Population	12,167	37,735	77,341
ULA	2023 Group Quarters	259	497	664
OP	2028 Total Population	12,254	38,326	77,341
	2023-2028 Annual Rate	0.14%	0.31%	0.31%
and the second second	2023 Total Daytime Population	10,256	28,735	57,970
	Workers	2,971	6,945	15,431
S	Residents	7,285	21,790	45,539
ноиѕеногрѕ	2010 Households	2,744	8,725	18,565
SEH	2020 Total Households	2,952	9,508	19,756
noi	2023 Households	2,968	9,816	20,123
	2028 Households	2,991	9,965	20,466
	2028 Average Household Size	4.01	3.80	3.81
밀	2023 Per Capita Income	\$27,563	\$28,066	\$28,874
INCOME	2028 Per Capita Income	\$31,013	\$31,799	\$32,717
Ξ ;	2023 Median Household <mark>In</mark> come	\$86,521	\$82,647	\$87,346
4	2028 Median Household <mark>In</mark> come	\$99,683	\$94,007	\$99,355
	2023 Housing Units	3,051	10,057	201,660
HOUSING	Owner Occupied Housin <mark>g</mark> Units	65.3%	67.1%	71.6%
100	Renter Occupied Housin <mark>g</mark> Units	32%	30.5%	26.1%
	Vacant Housing Units	2.7%	2.4%	2.3%

### **SNAPSHOT**

12,167
Total Population

2,952
Total Households

\$110,011 Average Household Income

10,256
Daytime Population

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# NEC MISSION BLVD & JURUPA ROAD JURUPA VALLEY, CA

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. \*Car count by ESRI.