

**PADS  
AVAILABLE  
FOR LEASE**

# NEC MISSION BLVD & JURUPA ROAD JURUPA VALLEY, CA



**NEWMARK**

# PROPERTY OVERVIEW

- Pads Available for Ground Lease or Build to Suit
- Located at the On/Off Ramp of the 60 Freeway with Over 166,000 Cars per Day
- Mission Blvd Frontage with Excellent Freeway Visibility
- Median Household Income Exceeding \$87,000 within 3 miles



# 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.



# AREA DEMOGRAPHICS

	1-MILES	2-MILES	3-MILE
<b>POPULATION</b>			
2010 Total Population	11,729	34,565	72,978
2020 Total Population	12,265	36,904	76,296
2020 Group Quarters	259	496	664
2023 Total Population	12,167	37,735	77,341
2023 Group Quarters	259	497	664
2028 Total Population	12,254	38,326	77,341
2023-2028 Annual Rate	0.14%	0.31%	0.31%
2023 Total Daytime Population	10,256	28,735	57,970
Workers	2,971	6,945	15,431
Residents	7,285	21,790	45,539
<b>HOUSEHOLDS</b>			
2010 Households	2,744	8,725	18,565
2020 Total Households	2,952	9,508	19,756
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
<b>INCOME</b>			
2023 Per Capita Income	\$27,563	\$28,066	\$28,874
2028 Per Capita Income	\$31,013	\$31,799	\$32,717
2023 Median Household Income	\$86,521	\$82,647	\$87,346
2028 Median Household Income	\$99,683	\$94,007	\$99,355
<b>HOUSING</b>			
2023 Housing Units	3,051	10,057	201,660
Owner Occupied Housing Units	65.3%	67.1%	71.6%
Renter Occupied Housing 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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