

# 11 ACRES OF RIPARIAN HABITAT - JURUPA VALLEY

Interstate 15 | Jurupa Valley, CA 92860

ASKING PRICE: \$250,000 PER ACRE



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AMERICAN  
FLAGPOST

GOOSE CREEK  
GOLF CLUB

TRIBUTARY WY





SILVERLAKES EQUESTRIAN AND SPORTS PARK

ELEANOR ROOSEVELT HIGH SCHOOL

EASTVALE ELEMENTARY SCHOOL

RIVER HEIGHTS INTERMEDIATE SCHOOL



KERN RIVER DR

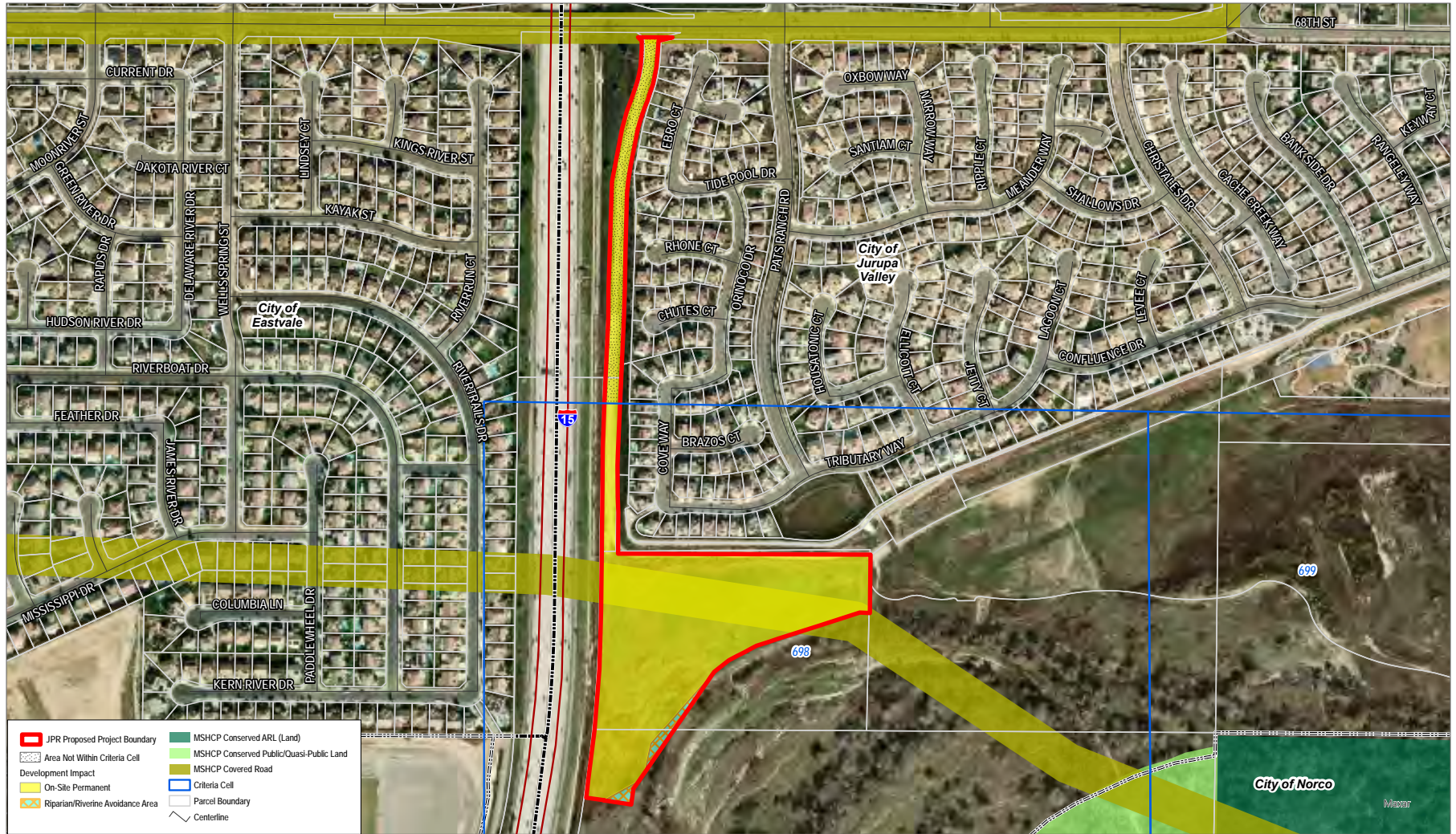
RIVERTRAILS DR

RIVERBOAT DR

TRIBUTARY WY



# Habitat Map



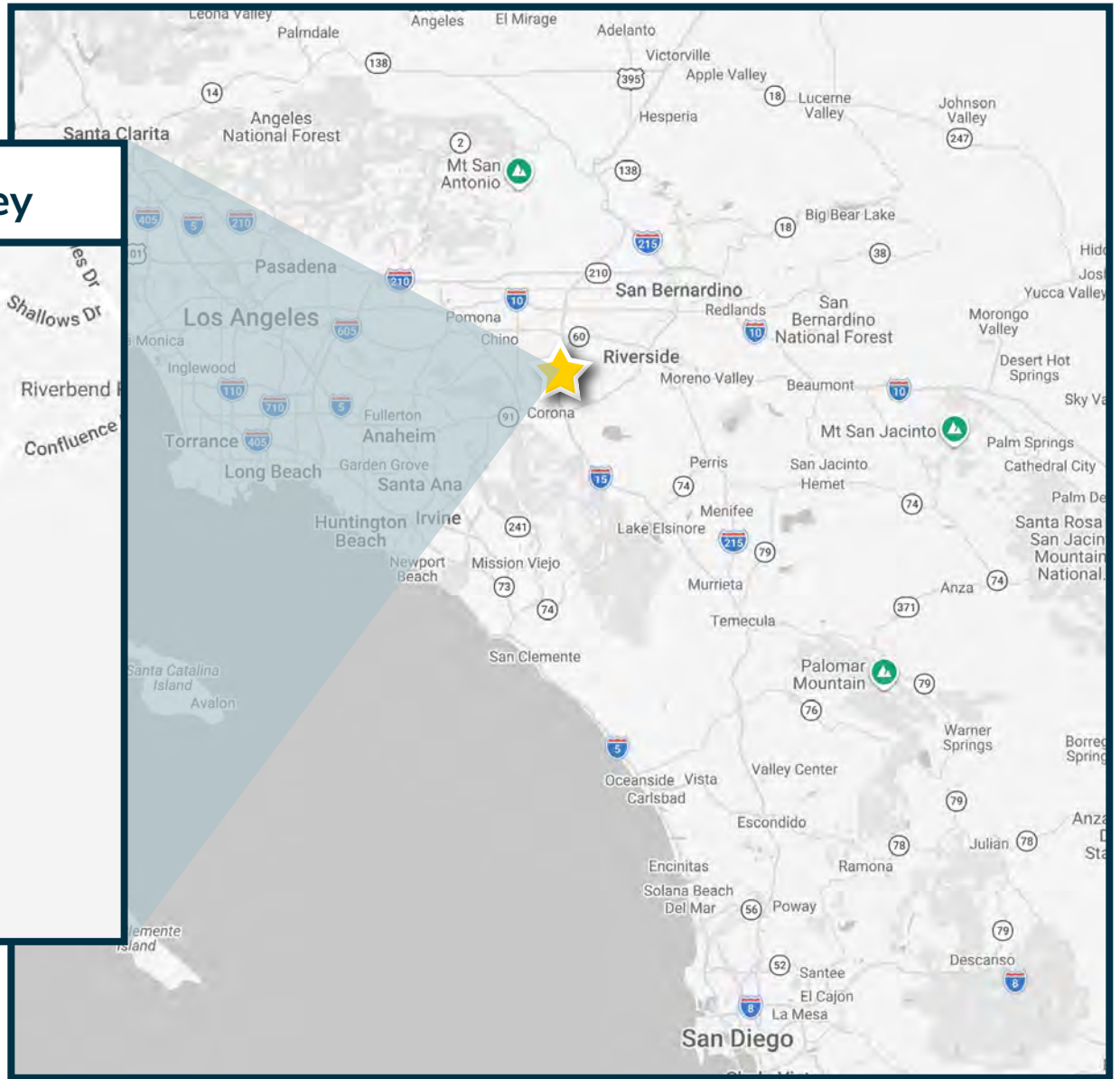
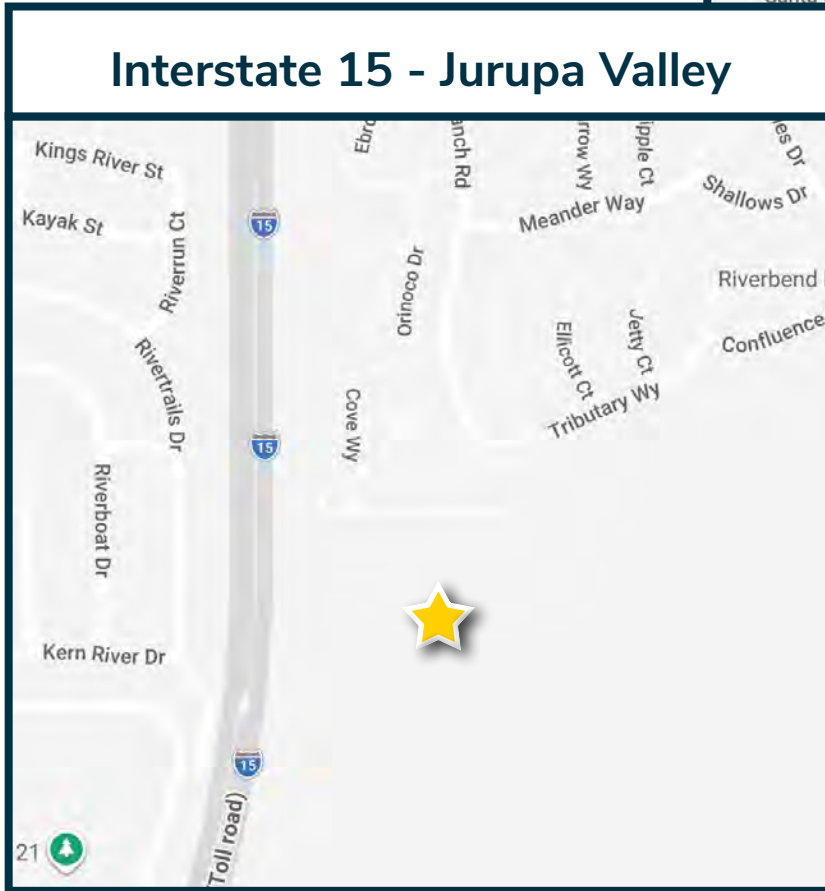
SOURCE: Western Riverside County Regional Conservation Authority 2023; County of Riverside 2023; Esri Basemap 2023. Map created on 12/16/2024.


 r14548  
 Permittee: City of Jurupa Valley  
 MA20269 I-15 Self Storage



EXHIBIT E  
 JPR Log No. 24-02-21-01- Project Detail

# Location Map



An aerial photograph showing a residential neighborhood on the left, a large green field in the center, and a river on the right. The field is surrounded by trees and appears to be a natural area. The river is brown and flows through the landscape. The residential area consists of many houses and streets.

## Property Location:

The property is located along Interstate 15, less than one mile from Interstate 15, offering excellent regional access. It sits approximately 4.7 miles south of the 60 Freeway and about 8 miles north of the 91 Freeway.

## Property Information:

The property includes 11 acres of enhancement credits for riparian habitat within the Santa Ana Watershed, offering valuable ecological assets and mitigation value.

## APN:

152-060-007

## Groundwater Information:

[Link to Groundwater Document](#)

## Geotechnical Report:

[Link to Geotechnical Report](#)

## Lot Line Adjustment:

[Link to Line Adjustment](#)

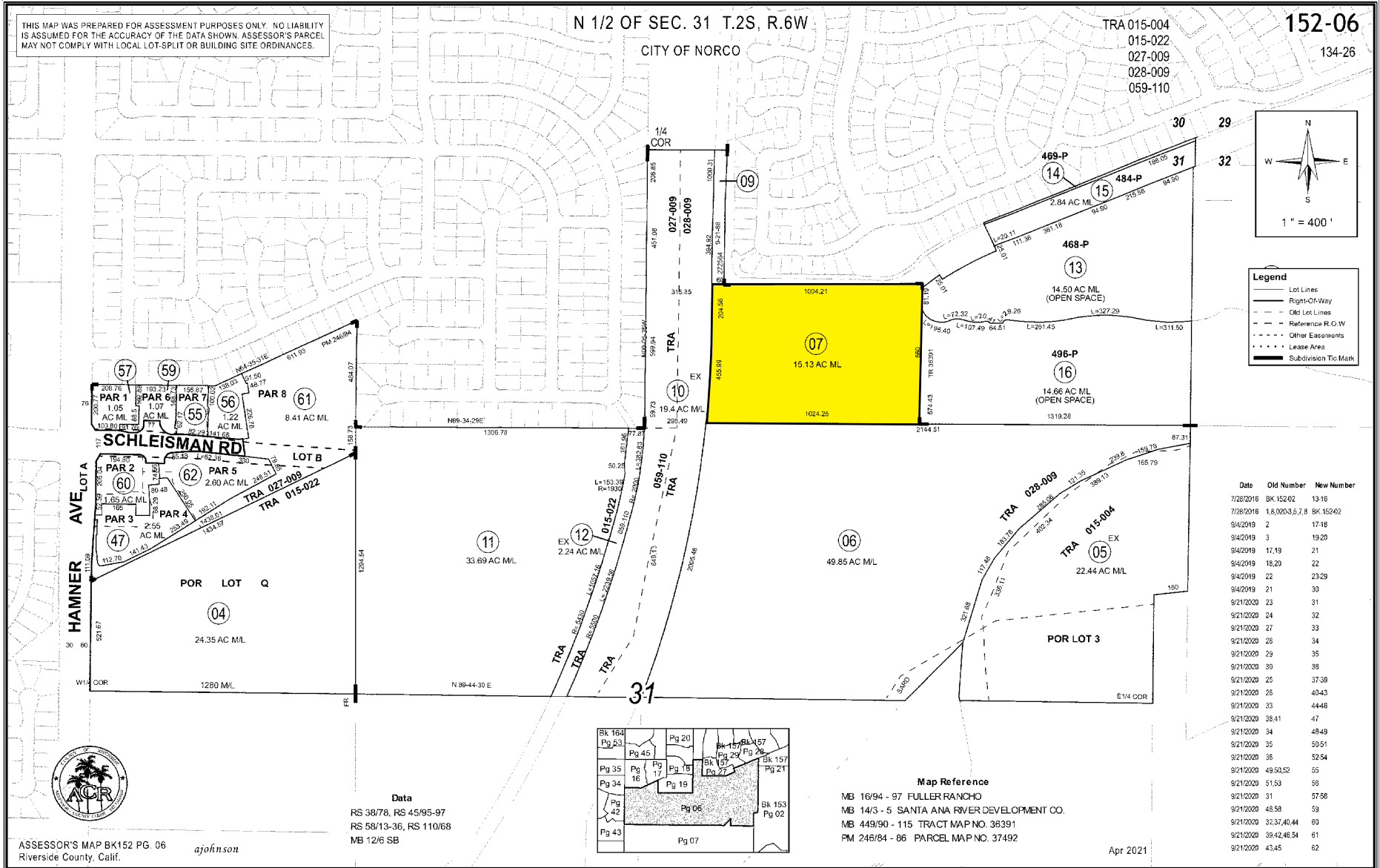
## Hydrology Report:


[Link to Hydrology Report](#)

## Asking Price:

\$250,000 Per Acre

# Tax Map



An aerial photograph of a city, likely Los Angeles, showing a dense urban area with a grid of streets, interspersed with green hills and a river. The image is used as a background for the text.

**LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:**

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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