



Retail Property **FOR SALE**

Bellegrave Avenue @ Etiwanda Avenue

Jurupa Valley, CA



POPULATION
(5 Mile)

204,686



AVG. HH INCOME
(5 Mile)

\$97,369



LAND AREA

4,3560 SF (1 AC)



CURRENT CONDITION

Raw Land



TYPE

Commercial Land



ZONING

C-1/C-P



APN

Need #



TRAFFIC COUNTS

9,532 Etiwanda/Bellegrave

9,424 Bellegrave/Martin

Jurupa Valley, CA

Excellent retail development located within a newly developing city of Jurupa Valley, which is strategically located between Interstate 15 to the west and Highway 60 to the north.

This will be an excellent site for retailers such as a nail store, small QSR's and potentially a drive-thru restaurant. This property is located directly across from Jurupa Valley High School with approximately 1,700 students should be an additional generator for sales in this new shopping center.

Fred G. Encinas, Broker

909 609 4675

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Lic #00582260



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For more information, contact:

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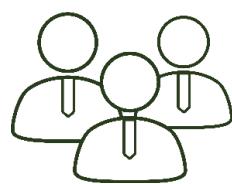
HOUSEHOLDS
(5 MILE)

55,031



BUSINESSES
(5 MILE)

5,484



EMPLOYEES
(5 MILE)

67,982

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