

VISTA PLAZA

7840 Limonite Ave | Jurupa Valley, CA 92509

2024 NEW LEASING
FINAL PHASES

397

MARKET RATE APARTMENT
UNITS

600

NEW HOUSEHOLDS
GROWING

1,000

SINGLE-FAMILY
UNDER CONSTRUCTION

4.2 M/SF

INDUSTRIAL SPACE
INVENTORY

Attributes

SUITES AVAILABLE:
DRIVE-THRU PADS:2,200 SF - 45,000 SF
NORTH OF LIMONITE AVE

- Jurupa Hills Country Club & Golf
- Indian Hills Golf & Event Center
- Louis Robidoux Nature Center - Hiking Biking Trails
- Blue Bench Trails - recreation
- Equestrian Stables within 10 miles
- Rubidoux Drive-In & Swap Meet Nostalgia



Distinctive Amenities

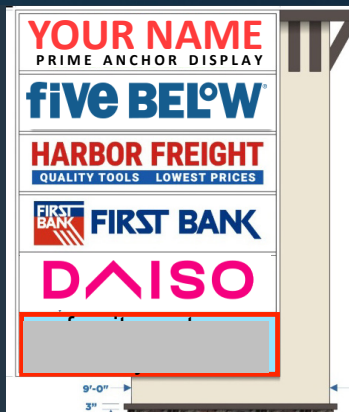
- Natl/Regional Retails: Five Below, Daiso, Walgreens, Jurupa 14 Cinemas, Stater Bros, Starbucks, Big 5, Wing Stop, Crunch Fitness, Harbor Freight, KinderCare, First Bank, Wells Fargo, Diablo Grill & Bar
- Monument Signage



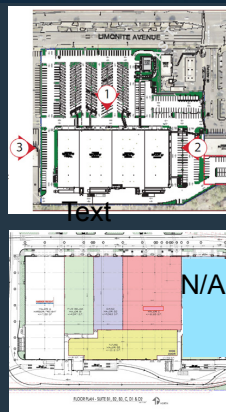
Prominent Location

- Excellent Hard Corner Location on Limonite
- Close to apartment & residential homes
- Strategically located in a highly trafficked retail and services hub

DE ANZA COUNTRY PLAZA | JURUPA VALLEY, CA

MONUMENT SIGN
HIGH-QUALITY RETAIL DISPLAYSS
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35,015
2023 EST.
POPULATION

9,611
2023 EST.
HOUSEHOLDS

\$83,877
2023 EST.
MEDIAN HHI

294,941
2023 EST.
POPULATION

84,226
2023 EST.
HOUSEHOLDS

\$81,024
2023 EST.
MEDIAN HHI

963,883
2023 EST.
POPULATION

275,885
2023 EST.
HOUSEHOLDS

\$85,068
2023 EST.
MEDIAN HHI

THE
EASE

1.2 miles from Van Buren Boulevard, 2 miles from the Riverside Municipal Airport (KRAL), 4 miles from the State Route 60 (SR 60), 5.5 miles from the Interstate 15 (I-15), 6 miles from the State Route 91 (SR 91), with easy access to highways, train stations and road transportation; this area is a vibrant convergence of neighborhoods.



DRIVING FROM THE SUBJECT LOCATION

Centrally located in the major south state highway and Interstate Highway commute.



METROLINK TRAIN STATION

Distance of 4 minutes, 4 blocks from the Metrolink station, east of Van Buren Boulevard and just north of Limonite Avenue.



OMNIRIDE SHUTTLE

Operates a safe, reliable, affordable, friendly local and express transit service.



SEVERAL BUS ROUTE

Enjoying the Riverside Transit bus stops at both ends of the De Anza Country Plaza.

PROPERTY HIGHLIGHTS

- Accessibility from the Freeway to the Center, the subject property is conveniently located next to the on-ramp and off-ramp to the freeways.
- Great frontage on Limonite – situated along trade areas' main retail corridors featuring nearly 30,000 CPD.

ICRE

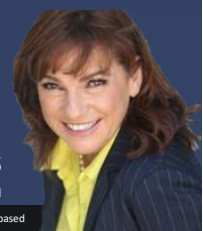
Integrity
COMMERCIAL REAL ESTATE

ICRE, Inc.

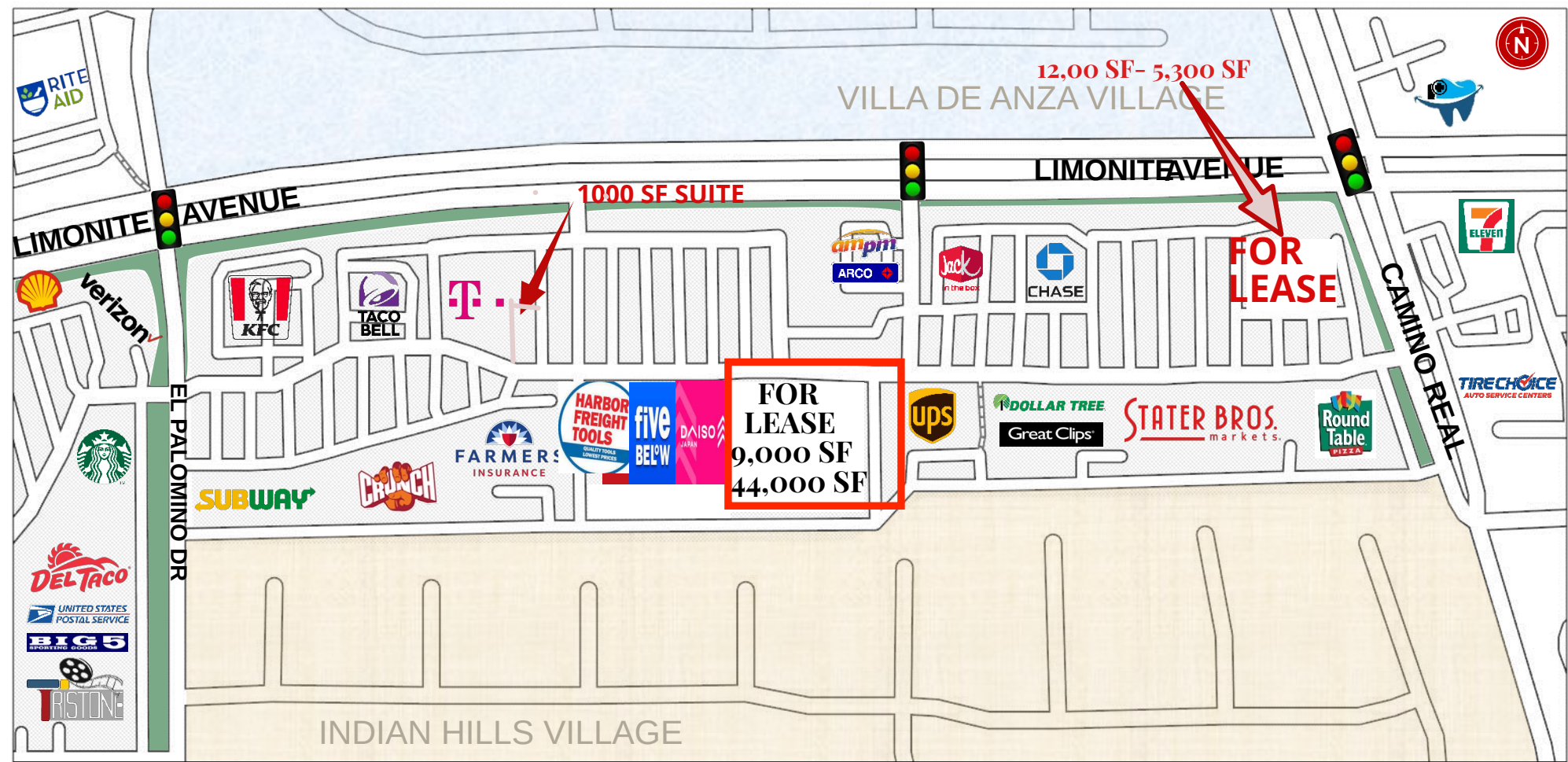
DEBI MYERS

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SITE MAP



THE NEIGHBORHOOD



RIVERSIDE COUNTY REGION

2.7 Million

20-Mile Radius Population



31.3

Median Age

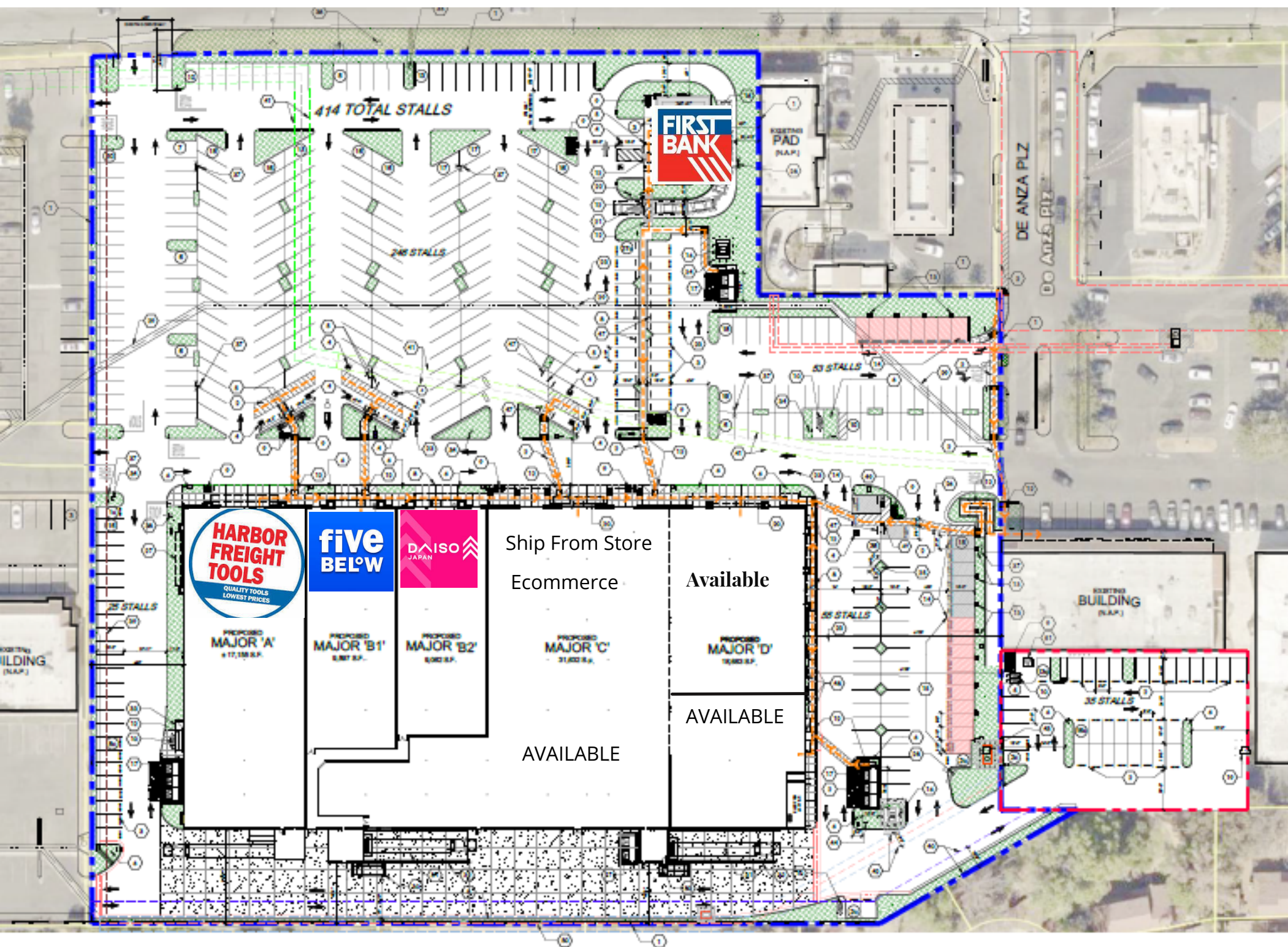

12th

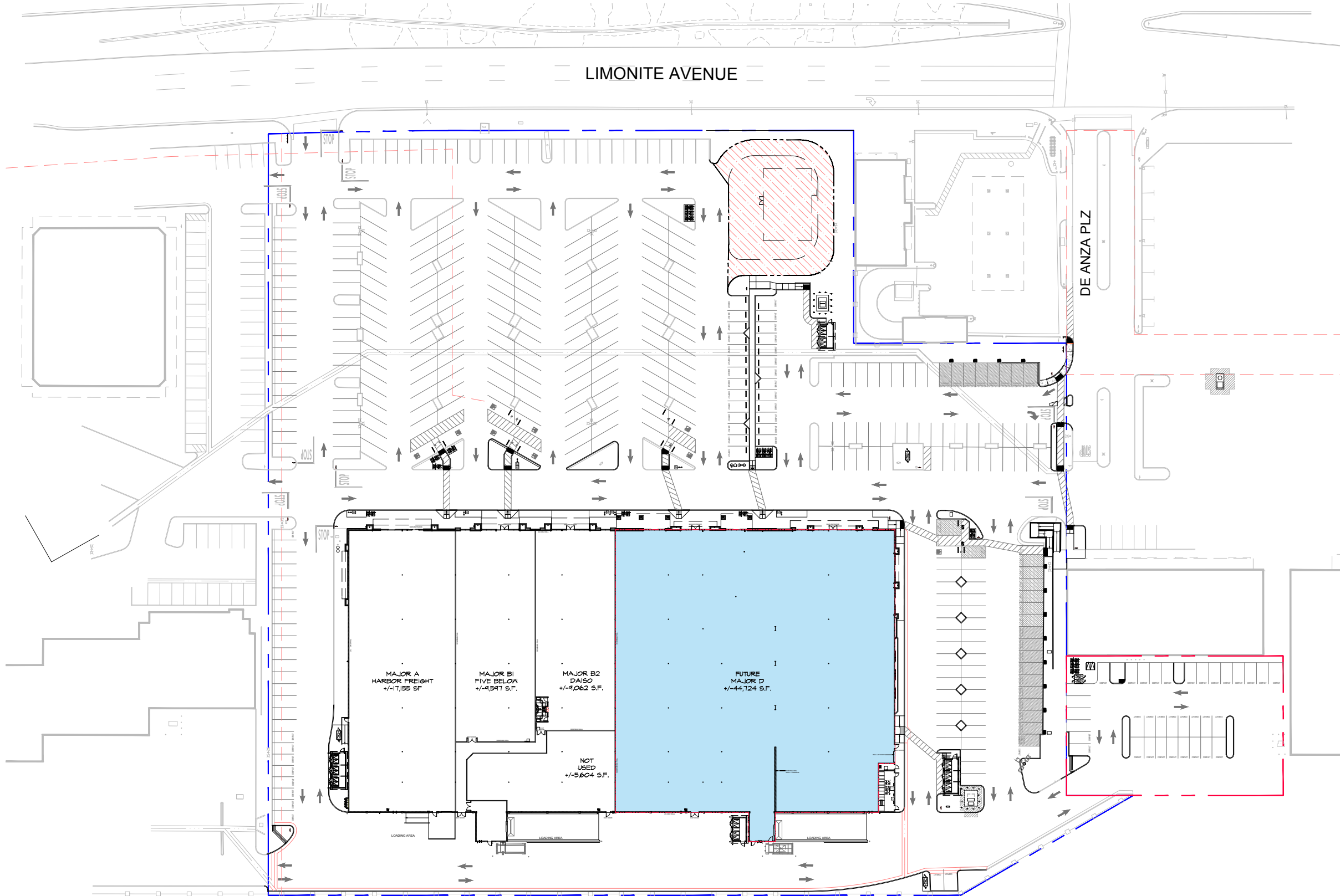
Largest City in California



CURRENT TENANTS

- Chase Bank
- First Bank
- Farmers Insurance
- Big 5 Sporting Goods
- Dollar Tree
- Crunch Fitness
- Jurupa 14 Cinemas
- Papa John's Pizza
- Round Table Pizza
- KFC
- Jack in the Box
- Starbucks
- Subway
- Del Taco
- Taco Bell
- AT&T Store
- T-Mobile
- Verizon
- The UPS Store
- US Postal Service
- Rite Aid
- Stater Bros. Markets
- Walmart
- Walgreens
- 7-Eleven
- Shell
- ARCO / ampm
- Firestone Complete
- Tire Choice Auto Service
- Great Clips





FLOOR PLAN - SUITE D



SCALE: 1" = 80'-0"



SITE

7840 LIMONITE AVE., JURUPA VALLEY, CA 92509

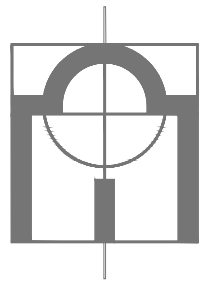
LOCATION MAP



DIMENSIONS ARE TO LEASE LINE AND ARE ROUNDED UP TO THE NEAREST INCH. AREA CALCULATIONS ARE BASED UPON LEASE LINE SHOWN. THIS DOCUMENT IDENTIFIES THE PERIMETER CONFIGURATION OF THE LEASE SPACE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MALL MANAGEMENT.

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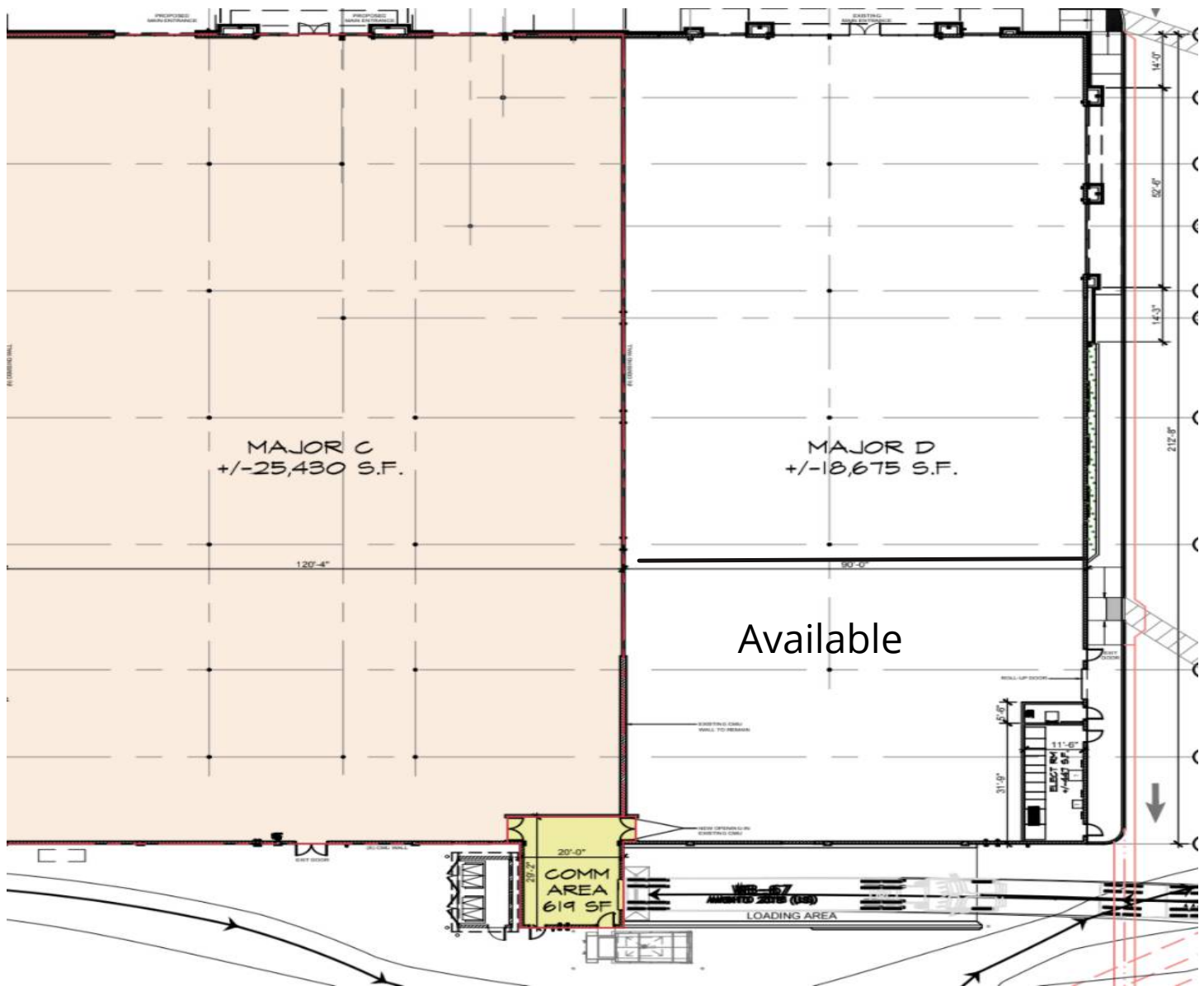


DE ANZA COUNTRY SHOPPING CENTER, LP
2020 EAST ORANGETHORPE AVE., STE. 210
FULLERTON, CA 92831-5327

JURUPA K-MART
7840 LIMONITE AVE., JURUPA VALLEY, CA 92509

FLOOR PLAN	
SUITE D	
09/16/2024	21201MMA

LOD-16



LOADING FOR MAJOR C -AND MAY BE COMBINED WITH
REMAINDER SPACE FROM MAJOR D- approximately 8,675 sf

Warehouse space
with side customer
access pick up loading door

Criteria Used for Analysis

Median Household Income
\$85,255

Median Age
32.3

Total Population
79,639

1st Dominant Segment
Urban Villages

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Sprouting Explorers
Young homeowners with families

Urbanization

Where do people like this usually live?

Urban Periphery

City life for starting families in neighborhoods that fringe major cities

Top Tapestry Segments

	Urban Villages	Forging Opportunity	Family Extensions	Pleasantville	Home Improvement
% of Households	10,750 (51.5%)	4,216 (20.2%)	2,334 (11.2%)	1,697 (8.1%)	946 (4.5%)
% of Jurupa Valley	13,048 (45.4%)	4,189 (14.6%)	2,749 (9.6%)	2,246 (7.8%)	946 (3.3%)
Lifestyle Group	Sprouting Explorers	Sprouting Explorers	Next Wave	Upscale Avenues	Family Landscapes
Urbanization Group	Urban Periphery	Urban Periphery	Urban Periphery	Suburban Periphery	Suburban Periphery
Residence Type	Single Family	Single Family	Single Family; Multi-Unit Rentals	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	3.58	3.36	3.7	2.85	2.8
Median Age	34.9	29.8	29.1	43.4	38.6
Diversity Index	87.2	83.4	75.4	72.4	76.4
Median Household Income	\$85,200	\$52,600	\$55,900	\$115,400	\$86,900
Median Net Worth	\$199,900	\$69,500	\$25,100	\$522,700	\$247,800
Median Home Value	\$502,900	\$167,300	\$415,900	\$518,800	\$298,300
Homeownership	71 %	62 %	38.2 %	84.4 %	80.3 %
Employment	Services or Professional	Services or Transport/Material Moving	Services or Transport/Material Moving	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	High School Diploma	High School Diploma	High School Diploma	Bachelor's Degree	Some College No Degree
Preferred Activities	Leisure focused on family activities . Fashion matters, spend liberally on new clothes.	Shop at discount and department stores . Subscribe to satellite TV to watch their favorite programs.	Follow soccer . Trendy consumers who focus on style.	Enjoy outdoor gardening . Go to the beach, theme parks, museums.	Spend heavily on eating out . Shop warehouse/club, home improvement stores.
Financial	Saving is more limited than spending	Balance their budgets carefully by spending only on necessities	Savings and debt are minimal	Invest conservatively	Paying off student loans and home mortgages
Media	Media preferences vary	Magazines are extremely popular sources of news and information	Favor Spanish-language channels and websites	Use all types of media equally (newspapers, magazines, radio, Internet, TV).	Enjoy working on home improvement projects
Vehicle	Own late model compact cars/SUVs	Own 1-2 vehicles; carpool	Take public transportation	Prefer imported SUVs	Own minivan, SUV

About this segment

Urban Villages

This is the
#1
dominant segment
for this area

In this area
51.5%
of households fall
into this segment

In the United States
1.0%
of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Urban Villages residents are multigenerational and multilingual. Trendy and fashion conscious, they are risk takers. However, these consumers focus on their children and maintain gardens. They are well connected with their smartphones, but more likely to shop in person. Their favorite stores are Costco or Trader Joe's, Target or Macy's.

Our Neighborhood

- Older homes (most built before 1970) are found in the urban periphery of large metropolitan markets. Married couples with children, and grandparents; many households are multigenerational. Average household size is 3.78. Homes are older, primarily single family, with a higher median value of \$325,100 and a lower vacancy rate of 4.7%.

Socioeconomic Traits

- This market includes recent immigrants and some language barriers. Education: more than half the population aged 25 or older have a high school diploma or some college. Labor force participation rate higher than the US. Brand conscious but not necessarily brand loyal; open to trying new things. Status-conscious consumers; choices reflect their youth, attention to style and pursuit of trends. Comfortable with technology and interested in the latest innovations.

Market Profile

- Fashion matters to Urban Villages residents, who spend liberally on new clothes for the whole family. Saving is more limited than spending in this young market. They carry credit cards, but banking is basic. They are likely to pay bills in person or online. Media preferences vary. Leisure includes family activities like going to water parks, theme parks, watching movies, and gardening, plus sports like soccer and basketball.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment

Forging Opportunity

This is the

#2

dominant segment
for this area

In this area

20.2%

of households fall
into this segment

In the United States

1.0%

of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Family is central within these communities, bringing rich traditions to these neighborhoods in the urban outskirts. Dominating this market are younger families with children or single-parent households with multiple generations living under the same roof. These households balance their budgets carefully but also indulge in the latest trends and purchase with an eye to brands. Most workers are employed in skilled positions across the manufacturing, construction, or retail trade sectors.

Our Neighborhood

- Family market; over a third of all households are married couples with children, with a number of multigenerational households and single-parent families; household size is higher at 3.62. While most residents live in single-family homes, almost 10% of householders reside in mobile home parks. Homes are owner occupied, with slightly higher monthly costs but fewer mortgages. Most are older homes, nearly 60% built from 1950 to 1989. Most households have one or two vehicles; many commuters car pool or walk to work. Forging Opportunity residents live within the urban periphery of larger metropolitan areas across the South and West.

Market Profile

- Residents shop at discount and department stores like Walmart, Dollar General/Family Dollar, and JC Penney for baby and children's products. Many households subscribe to satellite television to watch their favorite programs. Magazines are extremely popular sources of news and the latest trends, including women's fashion, bridal, and parenthood types of magazines.

Socioeconomic Traits

- While a majority finished high school, over 40% have not. Labor force participation is slightly lower at 61%. More than one in four households is below the poverty level. Residents balance their budgets carefully by spending only on necessities and limiting activities like dining out. Many have no financial investments or retirement savings, but they have their homes.

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About this segment

Family Extensions

This is the

#3

dominant segment
for this area

In this area

11.2%

of households fall
into this segment

In the United States

0.7%

of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Family Extensions is a family-oriented market distinguished by multigenerational households. Their spending reflects their children—baby food and furniture or children's apparel—and convenience—fast-food and family restaurants. Consumer choices also focus on personal style, as well as the latest trends and fashions. Although young and predominantly renters, this market is stable, affected more by immigration from abroad than local moves.

Our Neighborhood

- Older neighborhoods, which can be found in the urban periphery of large metropolitan areas, primarily on the West Coast. Most of the housing built before 1960; 25% built before 1940. Housing a mix of single-family homes (less than half) and apartments, primarily in buildings with 2–4 units. Primarily renter-occupied homes, with an average rent of \$1,067 monthly. Family market, primarily married couples with children, but also a number of multi-generational households; average household size at 4.12.

Socioeconomic Traits

- More than 40% of the population was born abroad; 25% of the households have members who speak only Spanish. Labor force participation is average. Trendy consumers who focus on style. Brand loyalty and environmentally safe products also guide purchasing choices, although these consumers are open to new products. Use, but do not rely on, technology.

Market Profile

- Recent purchases reflect personal style, apparel, personal care products like hair coloring and tooth whiteners. Family is reflected in purchases as well, baby products and children's apparel. Banking is done primarily in person; savings and debt are minimal. Media preferences favor Spanish-language channels and websites. Residents are soccer fans.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment Pleasantville

This is the
#4
dominant segment
for this area

In this area
8.1%
of households fall
into this segment

In the United States
2.1%
of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth. Older homes require upkeep; home improvement and remodeling projects are a priority--preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.

Our Neighborhood

- Suburban periphery of large metropolitan areas, primarily in Middle Atlantic or Pacific states. Most homes owned (and mortgaged). Households composed of older married-couple families, more without children under 18, but many with children over 18 years. Older, single-family homes: two-thirds built before 1970, close to half from 1950 to 1969. One of the lowest percentages of vacant housing units at 4.5%. Suburban households with 3 or more vehicles and a longer travel time to work.

Socioeconomic Traits

- Education: 66% college educated, 37% with a bachelor's degree or higher. Higher labor force participation rate at 67%; higher proportion of HHs with 2 or more workers. Many professionals in finance, information/technology, education, or management. Median household income denotes affluence, with income primarily from salaries, but also from investments or Social Security and retirement income. Not cost-conscious, these consumers willing to spend more for quality and brands they like. Prefer fashion that is classic and timeless as opposed to trendy. Use all types of media equally (newspapers, magazines, radio, Internet, TV).

Market Profile

- Prefer imported SUVs, serviced by a gas station or car dealer. Invest in conservative securities and contribute to charities. Work on home improvement and remodeling projects, but also hire contractors. Have bundled services (TV/Internet/phone). Access the Internet via fiber optics or cable modem, on a newer computer, to pay bills, make purchases, and track investments. Subscribe to premium channels (HBO, Showtime, or Starz) and use video-on-demand to watch TV shows and movies. Enjoy outdoor gardening, going to the beach, visiting theme parks, frequenting museums, and attending rock concerts.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment

Home Improvement

This is the

#5

dominant segment
for this area

In this area

4.5%

of households fall
into this segment

In the United States

1.7%

of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Married-couple families occupy well over half of these suburban households. Most Home Improvement residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters. Education and diversity levels are similar to the U.S. as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

Our Neighborhood

- These are low density suburban neighborhoods. Eight of every 10 homes are traditional single-family dwellings, owner occupied. Majority of the homes were built between 1970 and 2000. More than half of the households consist of married-couple families; another 12% include single-parent families.

Socioeconomic Traits

- Higher participation in the labor force; most households have 2+ workers. Cautious consumers that do their research before buying, they protect their investments. Typically spend 4–7 hours per week commuting, and, therefore, spend significant amounts on car maintenance (performed at a department store or auto repair chain store). They are paying off student loans and home mortgages. They spend heavily on eating out, at both fast-food and family restaurants. They like to work from home, when possible.







Market Profile

- Enjoy working on home improvement projects and watching DIY networks. Make frequent trips to warehouse/club and home improvement stores in their minivan or SUV. Own a giant screen TV with fiber-optic connection and premium cable; rent movies from Netflix. Very comfortable with new technology; embrace the convenience of completing tasks on a mobile device. Enjoy dining at Chili's, Chick-fil-A, and KFC. Frequently buy children's clothes and toys.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

Traffic Counts



Daily Traffic Counts:  Up 6,000 / day  6,001 – 15,000  15,001 – 30,000  30,001 – 50,000  50,001 – 100,000  Over 100,000 / day

1
178,583

2023 Est. daily traffic counts

Street: **60**
Cross: **Vail Way**
Cross Dir: **E**
Dist: **0.37 miles**

Historical counts

Year		Count	Type
2018		173,000	AADT

2
176,530

2023 Est. daily traffic counts

Street: **60**
Cross: **Frontage Rd**
Cross Dir: **SW**
Dist: **0.03 miles**

Historical counts

Year		Count	Type
2018		173,000	AADT

3
173,469

2023 Est. daily traffic counts

Street: **60**
Cross: **Raye St**
Cross Dir: **SE**
Dist: **0.11 miles**

Historical counts

Year	Count	Type
2018	170,000	AADT

4
173,469

2023 Est. daily traffic counts

Street: **60**
Cross: **38th St**
Cross Dir: **NE**
Dist: **0.05 miles**

Historical counts

Year	Count	Type
2018	170,000	AADT

5
168,367

2023 Est. daily traffic counts

Street: **60**
Cross: **38th St**
Cross Dir: **NW**
Dist: **0.03 miles**

Historical counts

Year	Count	Type
2018	165,000	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)