

KEYZCOMMERCIAL

FOR LEASE



Limonite Plaza

9241 Limonite Ave, Jurupa Valley, CA 92509

JASON KEYZ

888.539.9101

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CalDRE #01906778

Limonite Plaza | 9277 Limonite Ave, Jurupa Valley, CA 92509

Property Name:	Limonite Plaza
Property Address:	9277 Limonite Ave, Jurupa Valley, CA 92509
Property Type:	Retail
Lot Size:	5.0 AC
Building Size:	30,000 SF

PROPERTY OVERVIEW

Unique opportunity to lease space at one of the most desired shopping centers in Jurupa Valley. With amazing anchor tenants including Starbucks, Arco gas station and AM/PM Mini-mart, this center is already attracting over 5,000 visitors per day and that number is only growing. Currently, built and available shell buildings include a 4,964 sf restaurant or retail shell and a 21,000 sf retail shell building with lease opportunities ranging from 1,500 sf to 21,000 sf.

Current tenants include Starbucks, ARCO, AM/PM, GoGo Express Carwash, Su Carniceria (meat market), Rodeo Cafe, Waba Grill, The Red Barn (Work & Western Wear) and Lindo Michocan (Mexican cuisine). We're seeking amazing local, regional and national tenants in all industries, especially service businesses! Restaurants, nails, hairs, cleaners, dentists, doctors, insurance agents, and all other local businesses, come find your home here!

We have another center in our portfolio called Valley Square, located on Mission and Pyrite. Call 909-317-0300 or visit JurupaRetail.com for more information!

LOCATION OVERVIEW

This neighborhood shopping center is on Limonite Ave and Felspar St in the rapidly growing Jurupa Valley, CA. Nearby Walmart anchored shopping center at Van Buren Blvd which experiences over 75,000 CPD and hundreds of thousands of shoppers a year. Jurupa Valley is considered one of the top growing cities in all of Riverside County with a population growth of 14% since 2010.

For more information on zoning, please visit: <https://go.keyzcre.com/jurupaCPSzoning>

**LEASE HIGHLIGHTS**

- 3.5 miles from I-15 Freeway
- 5 miles from 60 Freeway
- Arco gas station and AMPM convenience store located in the same plaza
- 25 ft monument sign available on Limonite Ave
- Spacious amount of space for parking

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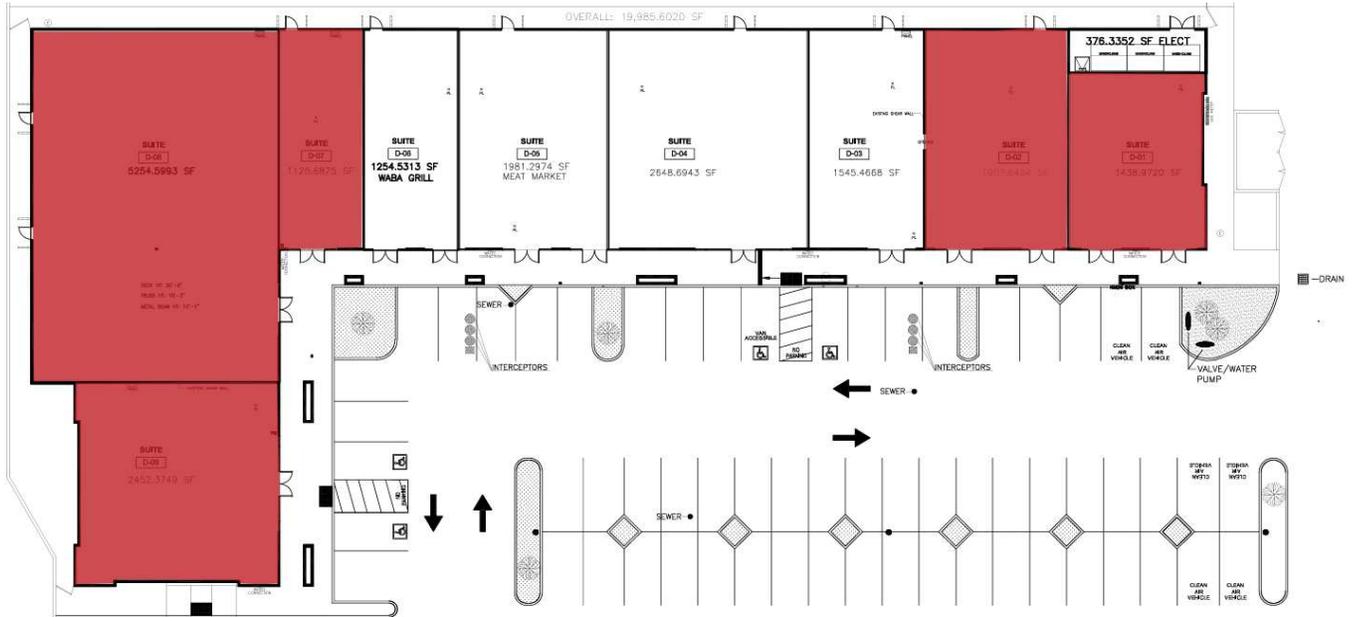
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LEASE TYPE | NNN **TOTAL SPACE** | 1,126 - 5,255 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$3.50 SF/month

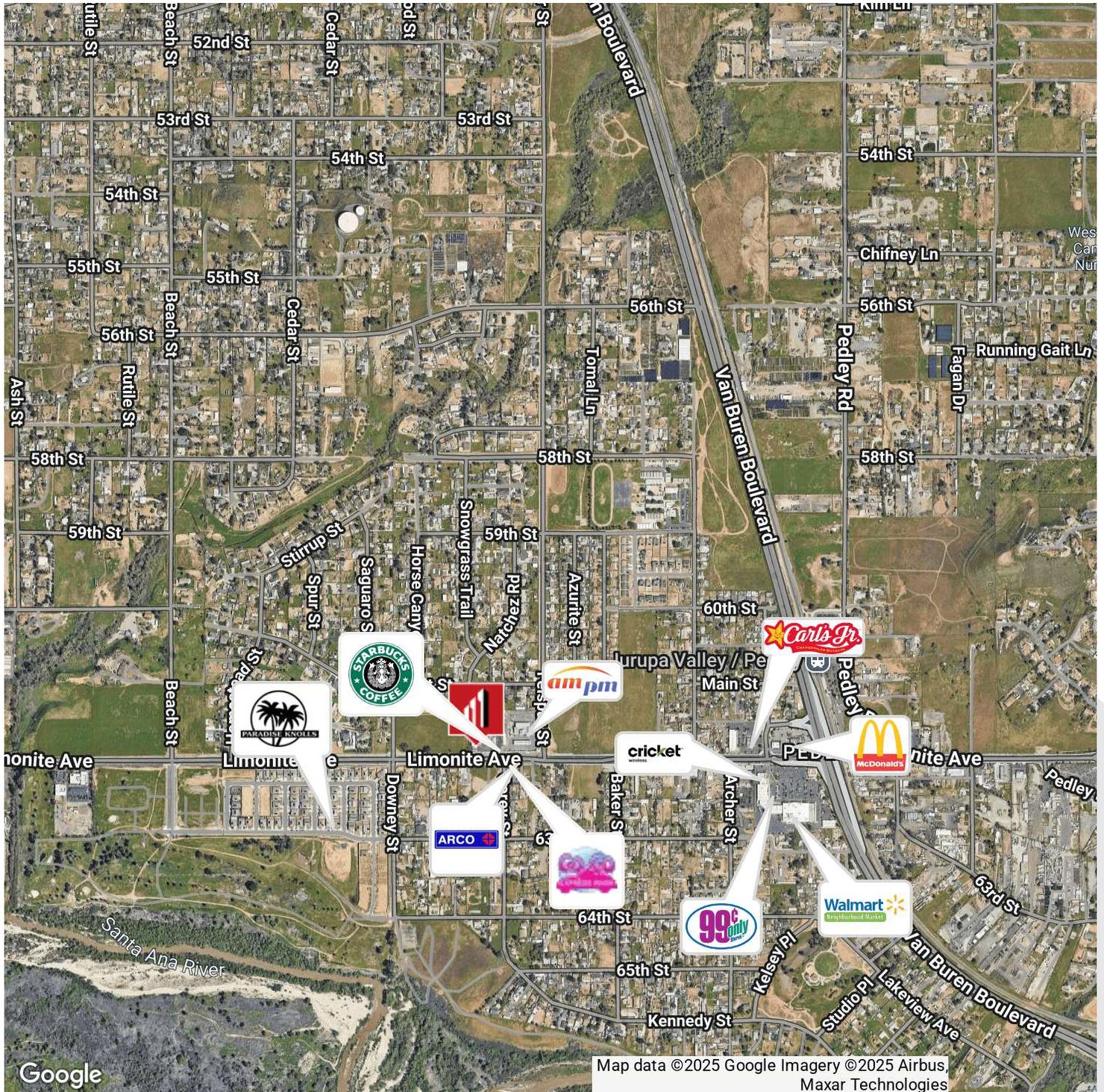


AVAILABLE

SUITE	SIZE	DESCRIPTION
Suite D-01	1,439 SF	The contiguous space spans up to 3,347 square feet, comprising suites D-01 and D-02.
Suite D-02	1,908 SF	The contiguous space spans up to 3,347 square feet, comprising suites D-01 and D-02.
Suite D-07	1,126 SF	The contiguous space spans up to 8,833 square feet, comprising suites D-07, D-08, and D-09.
Suite D-08	5,255 SF	The contiguous space spans up to 8,833 square feet, comprising suites D-07, D-08, and D-09.
Suite D-09	2,452 SF	The contiguous space spans up to 8,833 square feet, comprising suites D-07, D-08, and D-09.

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,252	83,849	273,304
Median age	34.4	30.4	30.7
Median age (Male)	29.6	29.2	29.9
Median age (Female)	37.8	31.0	31.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,837	21,686	74,440
# of persons per HH	3.4	3.9	3.7
Average HH income	\$66,894	\$65,459	\$68,020
Average house value	\$382,285	\$359,899	\$366,902

* Demographic data derived from 2020 ACS - US Census

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