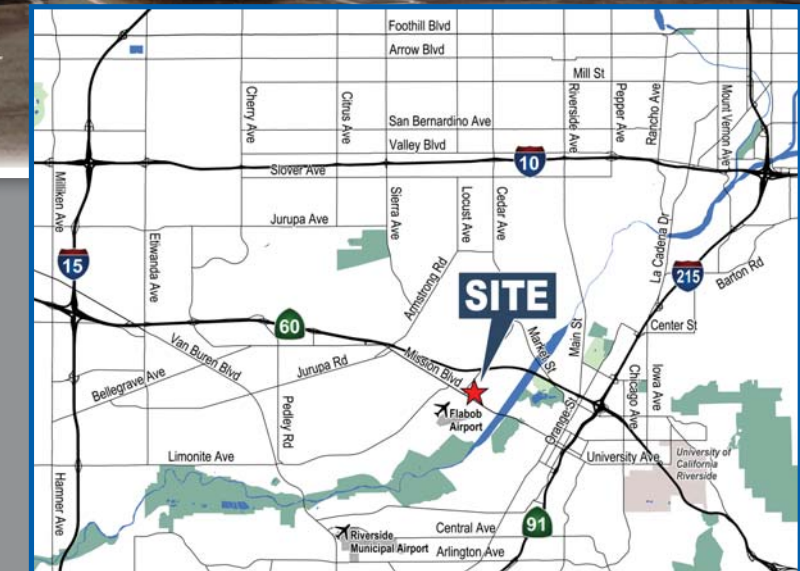


## OFFICE / RETAIL SPACE FOR LEASE

5567 Mission Blvd. | Jurupa Valley, California



Stater Bros. Anchored  
±2,472 SF Available

**Tony Archer**  
Senior Vice President  
Lic #01184167  
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## Features

- Stater Bros. Anchored Center
- Captive trade area with existing residential base
- Strong neighborhood corner

## Current Demographics

### Population 2013 Estimate

1 mile:	17,562
3 mile:	87,079
5 mile:	255,647

### Population 2018 Projections

1 mile:	18,059
3 mile:	89,431
5 mile:	263,508

### Average Family HH Income

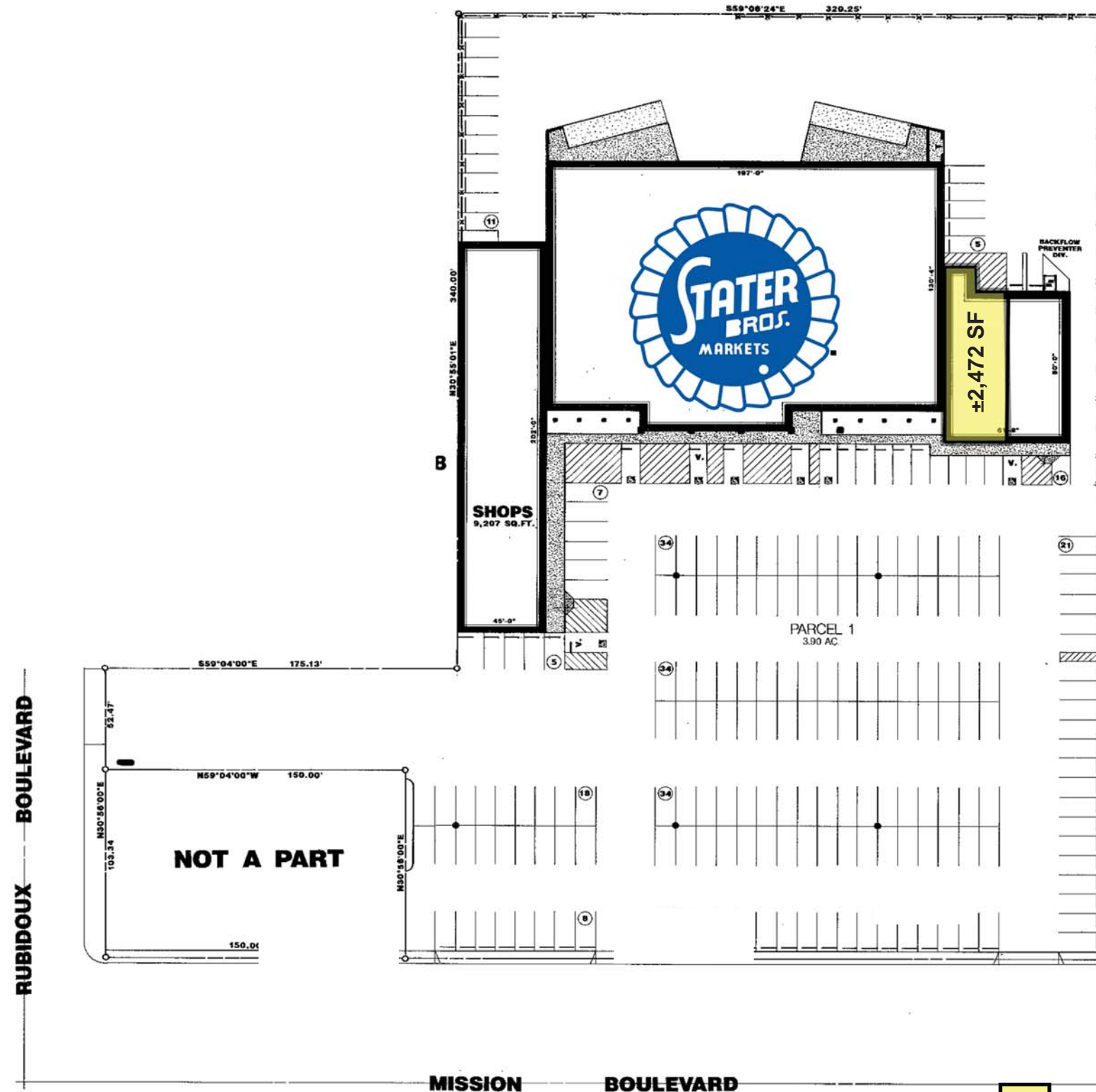
1 mile:	\$48,072
3 mile:	\$60,305
5 mile:	\$59,505

Source: 2013 Claritas

## Traffic Counts

- Mission Boulevard: 34,617 ADT
- Rubidoux Boulevard: 30,882 ADT

Source: 2011 CoStar, MPSI Estimates



This conceptual site plan is not to scale and is for illustration only. It is not intended to make any representation as to the size and nature of existing or future improvements. Tenants are named merely as planned or as occupied at a given time and may or may not currently occupy the location indicated. Potential tenants or buyers should make their own investigation of the subject area.