

VERNOLA MARKETPLACE

6397 PATS RANCH ROAD
JURUPA VALLEY, CALIFORNIA 91752

20,953 SF ANCHOR OPPORTUNITY FOR LEASE

YOUR NAME HERE

6397

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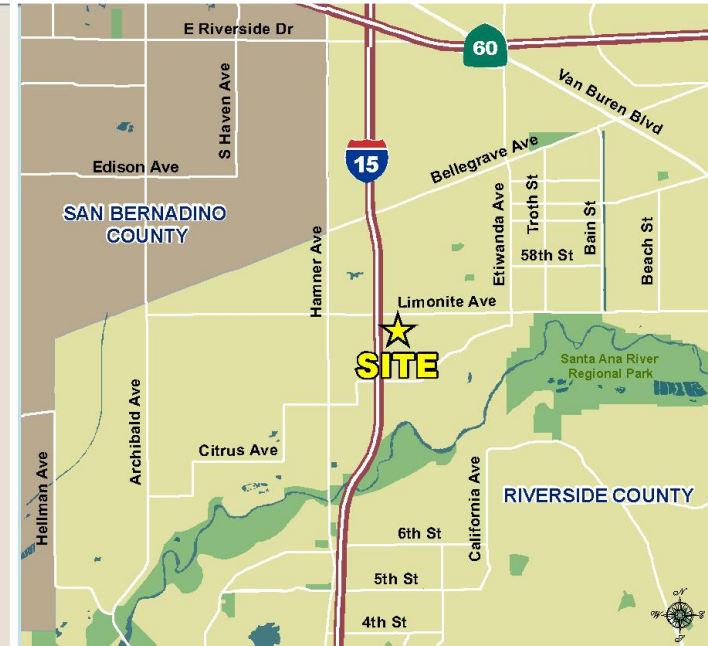
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ANCHOR OPPORTUNITY AVAILABLE



DESCRIPTION

- 20,953 square feet Anchor space available between Lowe's and Michael's
- ±387,000 SF Community Center strategically located at Interstate 15 and Limonite Avenue in the heart of Jurupa Valley.
- Anchored by Lowe's, Bed Bath & Beyond, Michaels, BevMo!, Ross, Petco and Kirkland's Home.
- Excellent regional site with phenomenal freeway exposure.



DEMOGRAPHICS

	ESTIMATED POPULATION	EST. AVERAGE H.H. INCOME	EMPLOYEE COUNT
1 MILE	13,720	\$83,341	1,598
3 MILE	70,791	\$85,071	8,291
5 MILE	195,415	\$78,863	32,939

(Claritas, 2012)

TRAFFIC COUNT

- 158,000 average daily cars per day on Interstate 15 Freeway.
- 23,438 average daily cars per day on Limonite Avenue.

(Caltrans, ESRI)

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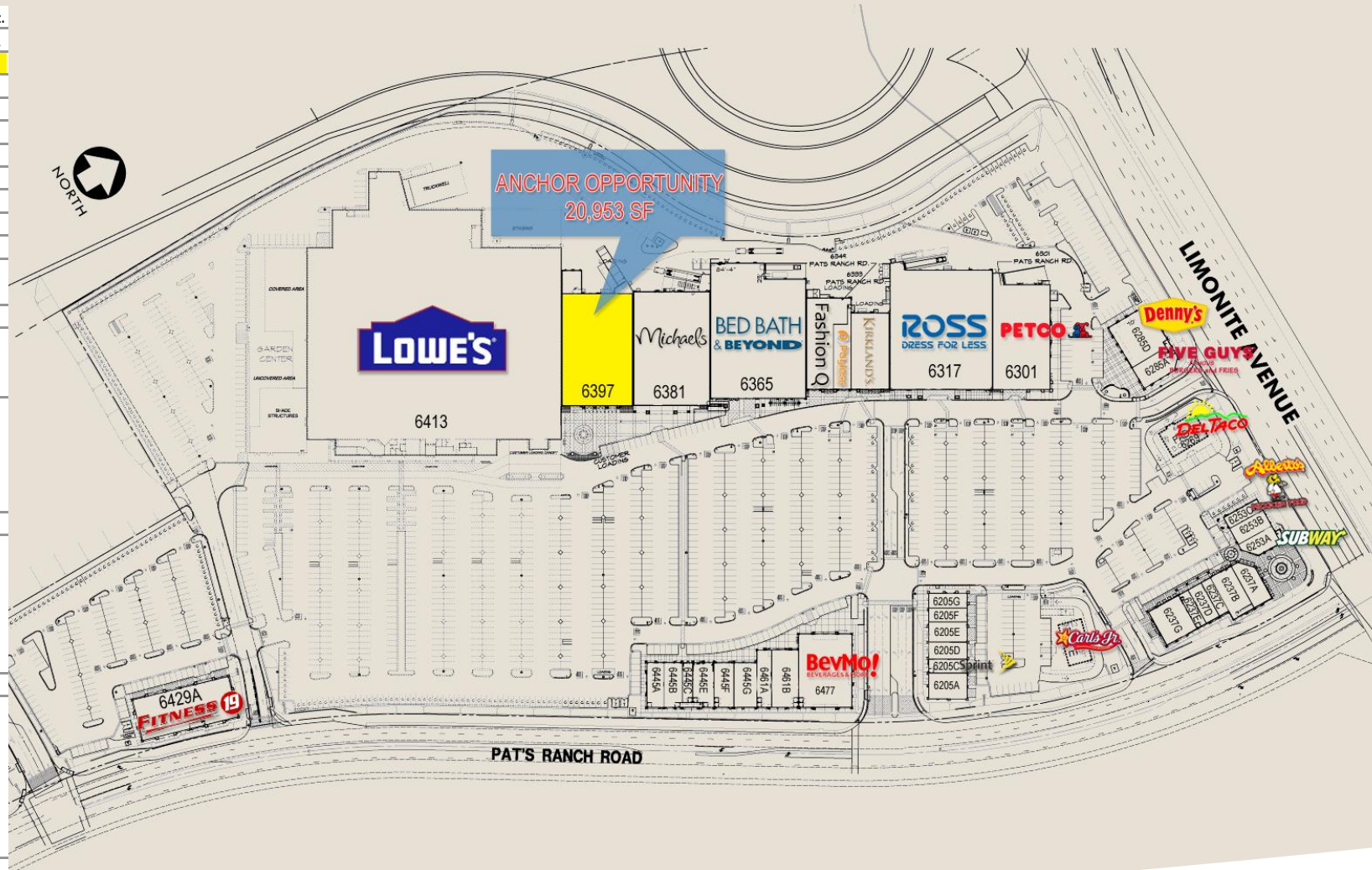


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Bldg.	Address	Tenant	Sq. Ft.
Major 1	6413	Lowe's	N/A
Major 2	6397	Anchor Opportunity	20,953
Major 3	6381	Michaels	21,360
Major 4	6365	Bed Bath & Beyond	29,984
Major 5	6349A	Fashion Q	7,000
Major 5	6349B	Payless Shoes Source	3,000
Major 6	6333	Kirkland's Home	7,200
Major 7	6317	Ross Dress for Less	30,146
Major 8	6301	PetCo	15,000
Major 9	6477	BevMo!	9,660
Pad A	6285A	Five Guys Burgers & Fries	2,392
	6285D	Denny's	5,000
Pad B	6269	Del Taco	2,300
Pad C	6253A	Subway	1,600
	6253B	Alberto's	1,700
	6253C	Jamba Juice	1,200
Pad D	6237A	Ono Hawaiian BBQ	2,200
	6237B/C	JOJO's Pizza Kitchen	3,545
	6237D	Philly's Best	1,388
	6237E	Available	1,000
	6237G	Wabi Sabi Restaurant	3,250
Pad E	6221	Carl's Jr.	4,000
Pad F	6205A	Available	2,400
	6205C	Sprint	1,300
	6205D	Health Source	1,500
	6205E	Elements	1,500
	6205F	Sally Beauty	1,200
	6205G	Citi Financial	1,800
Pad G	6429A	Fitness 19	9,760
Shops 1	6445A	Available	1,890
	6445B	Available	2,000
	6445C	Sport Clips Haircut	1,000
	6445D	Optometrist	1,000
	6445E	H&R Block	1,200
	6445F	Available	2,185
	6445G	Pacific Dental Services	2,500
Shops 2	6461B	Available	3,750
	6461A	Red Persimmon Nails & Spa	2,100



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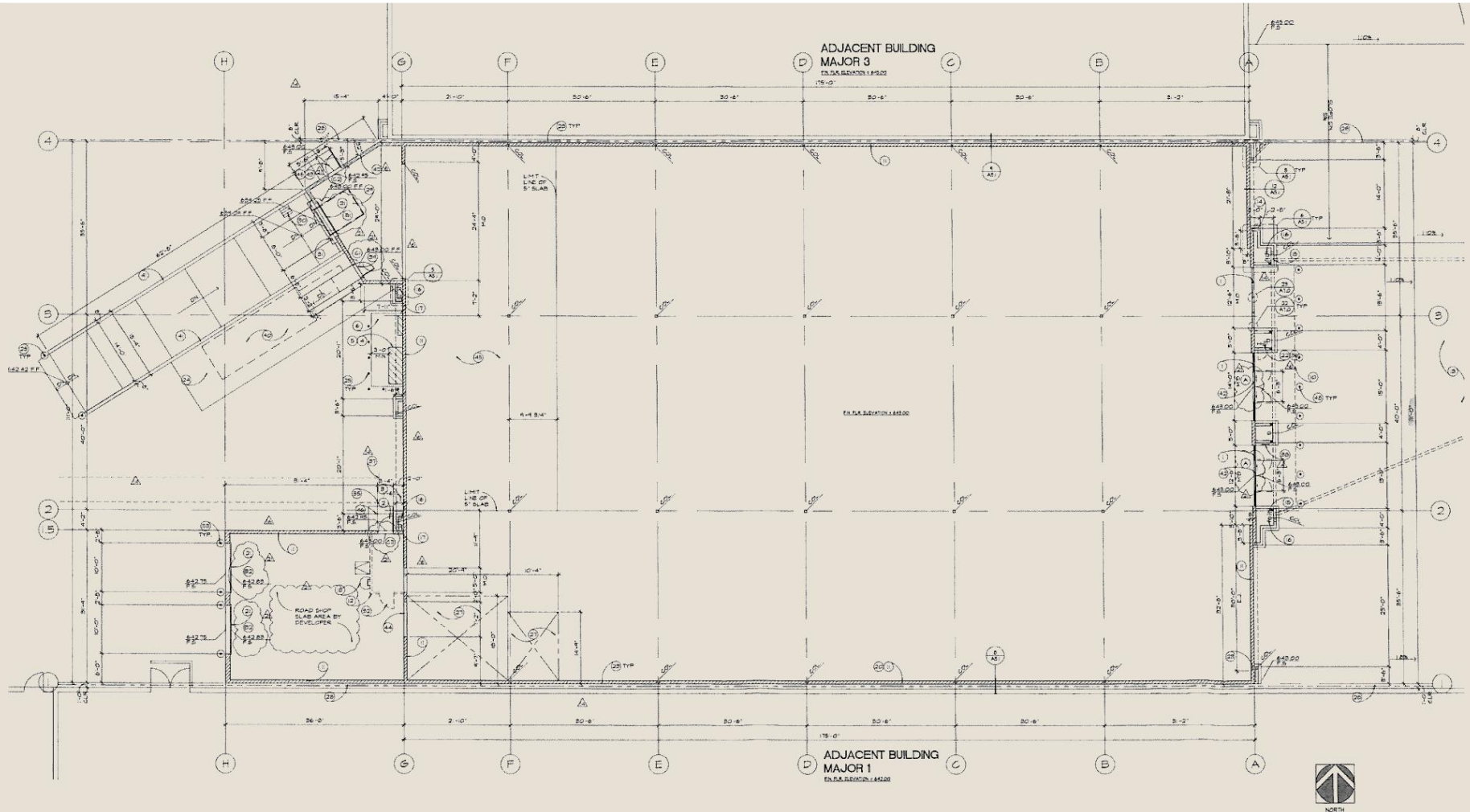


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Floor Plan

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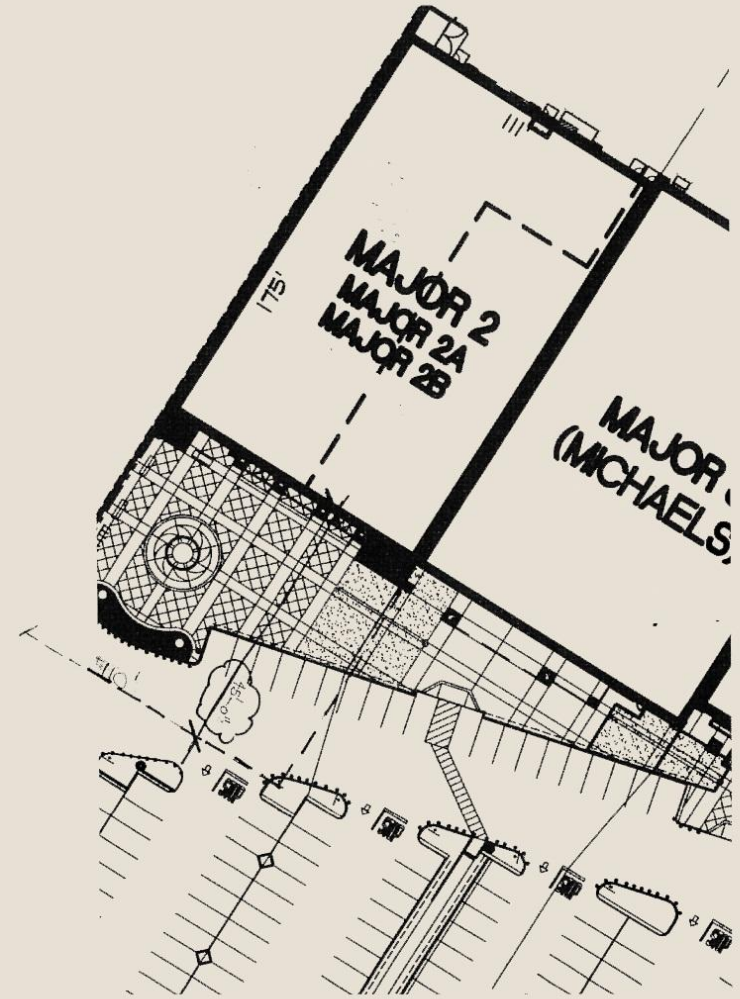
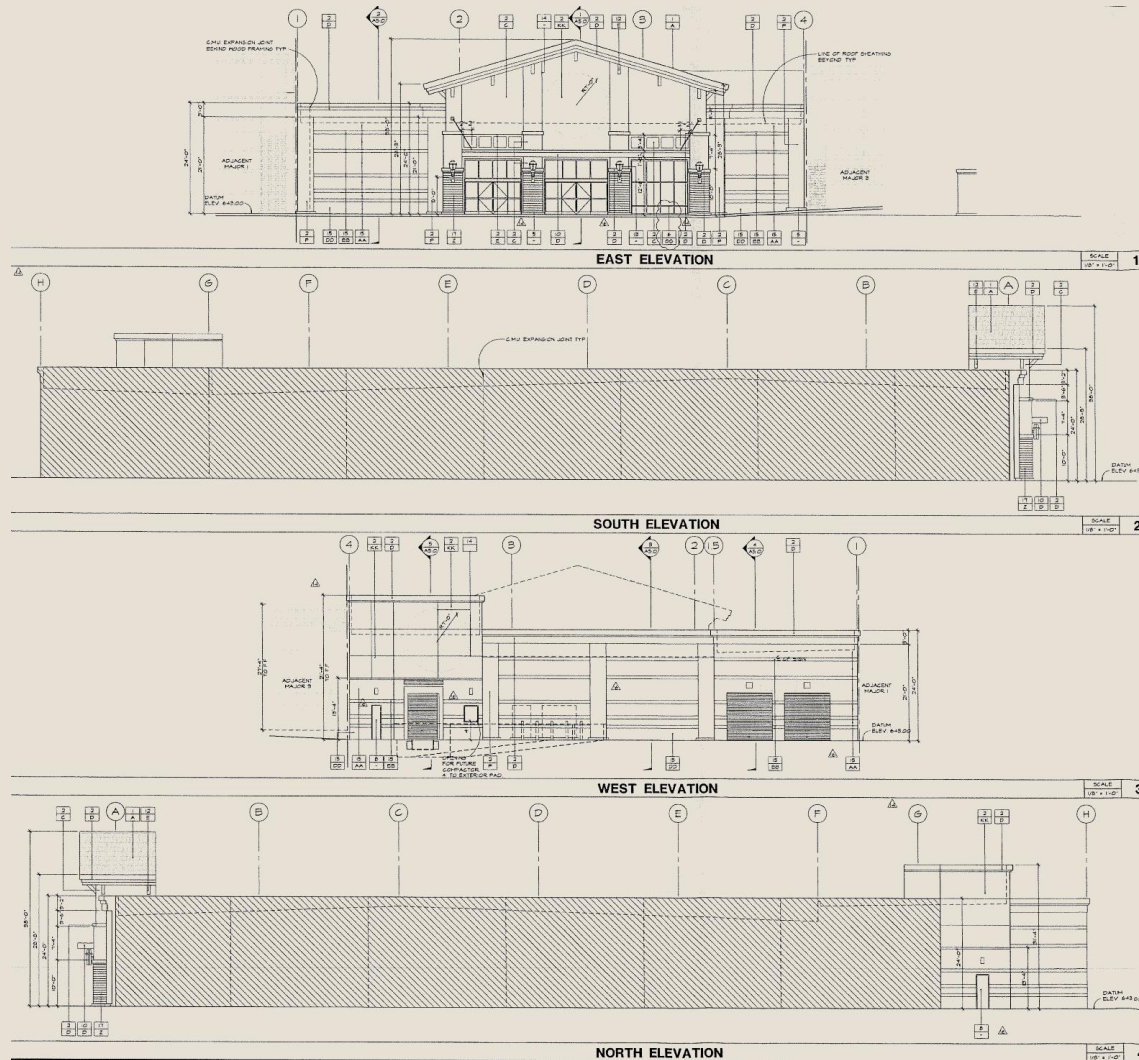


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Elevation & Exterior

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Property Photos

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Tenants in the Market

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Demographic Snapshot

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Demographic Snapshot	1 Mile	3 Miles	5 Miles
Summary			
2012 Estimated Total Population	13,763	71,787	196,569
Daytime Population	1,521	8,533	32,909
2012 Median Household Income	\$62,141	\$63,825	\$61,697
Population			
2012 Estimated Total Population	13,763	71,787	196,569
2017 Forecast Total Population	16,628	85,725	221,406
2000 Census Total Population	4,583	26,482	119,954
1990 Census Total Population	3,897	24,280	102,574
Population Growth 2000 to 2012	200.32	171.08	63.87
Forecast Population Growth 2012-2017	20.82	19.41	12.64
Income			
2012 Estimated Households by Income			
<\$15,000	176	988	3,624
\$15,000-\$24,999	251	1,289	4,179
\$25,000-\$34,999	327	1,701	4,646
\$35,000-\$49,999	528	2,797	7,646
\$50,000-\$74,999	813	3,810	10,843
\$75,000-\$99,999	469	2,596	7,543
\$100,000-\$124,999	273	1,656	4,820
\$125,000-\$149,999	191	1,108	2,939
\$150,000-\$199,999	154	949	2,423
\$200,000-\$499,999	203	1,068	2,181
\$500,000+	25	86	200
2012 Estimated Median Household Income	\$62,141	\$63,825	\$61,697
2012 Estimated Average Household Income	\$84,768	\$85,267	\$79,172
2012 Estimated Per Capita Income	\$21,619	\$21,790	\$21,016

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