

JURUPA SPRINGS

8910 LIMONITE AVE, JURUPA VALLEY, CA 92509

**±750 - ±7,750 SF
JR. ANCHOR &
SHOPS AVAILABLE**



PROPERTY HIGHLIGHTS

- Grocery anchored by Walmart Neighborhood Market and 99 Cent Only Stores.
- Excellent frontage to high traffic counts on Limonite Avenue and Van Buren Blvd
- Join Little Caesars, Yum-Yum Donuts and other daily-need tenants in the center.
- Recent exterior building, landscape renovations, and new signage.
- Monument Signage Available!



TRAFFIC COUNTS

Limonite Avenue	± 19,935
Van Buren Blvd	± 46,117

Source: ESRI



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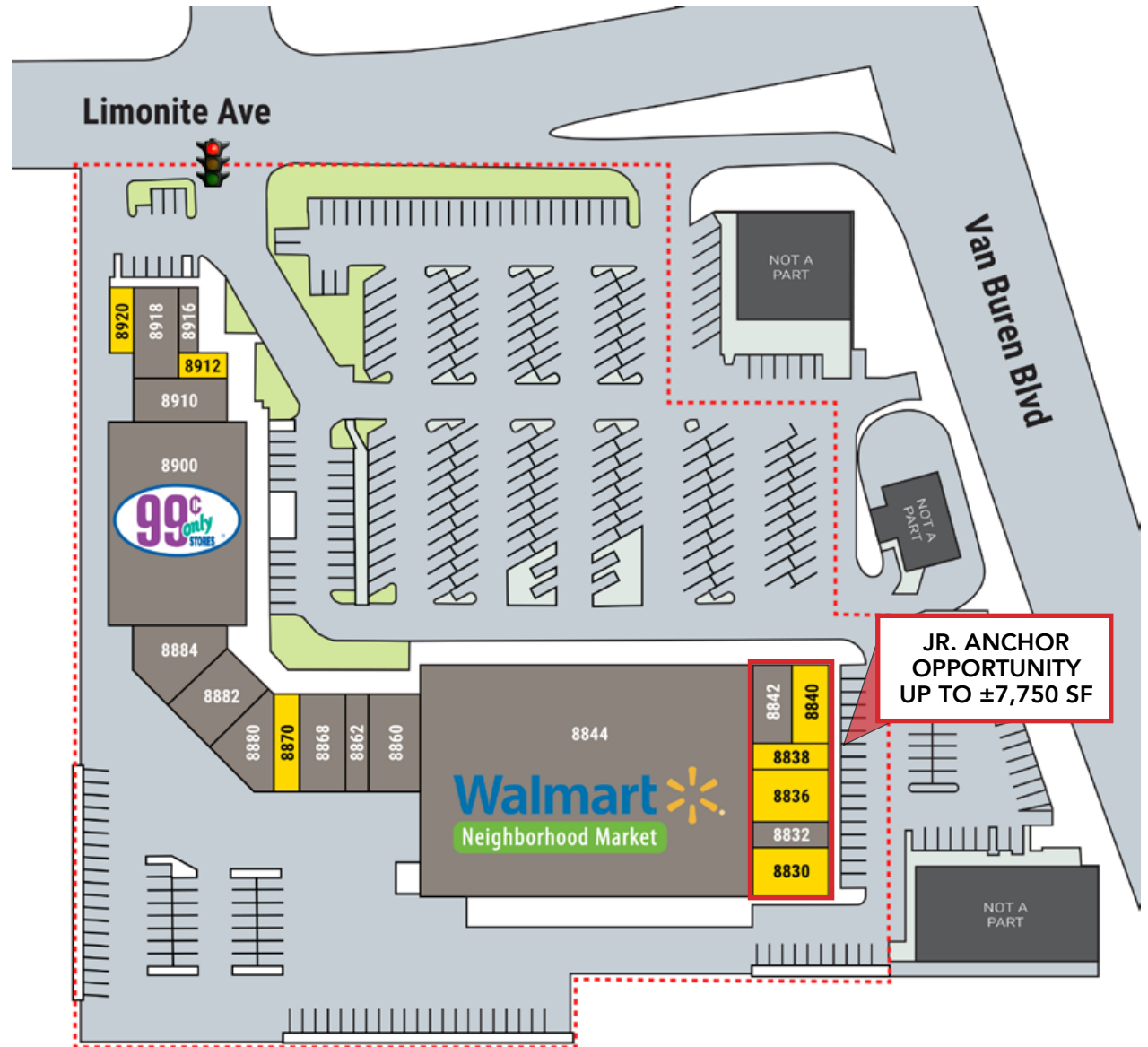
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JURUPA SPRINGS

SITE PLAN AND TENANT ROSTER

TENANT ROSTER		
SUITE	TENANT	SF
8830	AVAILABLE	1,500
8832	Facial Skin Care	1,000
8836	AVAILABLE	1,750
8838	AVAILABLE	750
8840	Oportun, Inc. (AVAILABLE 3/01/2021)	1,375
8842	Tacos La Tapatia	1,375
8844	Walmart Neighborhood Market	36,800
8860	La Michoacana Premium Ice Cream	2,450
8862	ProfessioNail	2,450
8868	Miraloma Laundromat	2,300
8870	AVAILABLE	1,400
8880	Smile Emporium	2,968
8882-84	Waba Grill	3,700
8900	99 Cents Store	14,000
8910	Montiel Brothers Bakery	1,795
8912	AVAILABLE	1,175
8916	Little Caesar	1,137
8918	Yum Yum Donuts	1,500
8920	AVAILABLE	900



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JURUPA SPRINGS
AERIAL



Walmart
Neighborhood Market

99c
only

Little Caesars

±7,750 SF
JUNIOR ANCHOR
OPPORTUNITY

NAP

NAP

VAN BUREN BLVD (VPD: ± 46,117)

LIMONITE AVE (VPD: ± 19,935)

JURUPA SPRINGS TRADE AREA AERIAL



JURUPA SPRINGS

DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
POPULATION			
2020 Population	6,181	93,481	300,599
2025 Population	6,346	97,486	315,414
2020-2025 Annual Rate	0.53%	0.84%	0.97%
Total Businesses:	206	2,278	7,549
Total Employees:	1,916	18,934	74,020
2020 Median Age	33.0	31.2	31.9
HOUSEHOLDS			
2020 Total Households	1,556	23,566	82,243
2025 Total Households	1,587	24,376	85,692
2020 Housing Units	1,629	24,498	85,699
2020 Owner Occupied Housing Units	66.9%	60.3%	55.8%
2020 Renter Occupied Housing Units	28.7%	35.9%	40.2%
2020 Vacant Housing Units	4.5%	3.8%	4.0%
2020 Median Home Value	\$368,193	\$350,341	\$351,085
INCOME			
Household Income Base	1,556	23,566	82,243
<\$15,000	8.1%	8.0%	8.8%
\$15,000-\$24,999	6.7%	8.4%	8.1%
\$25,000-\$34,999	7.3%	9.2%	8.6%
\$35,000-\$49,999	13.2%	13.1%	12.3%
\$50,000-\$74,999	24.7%	19.2%	19.5%
\$75,000-\$99,999	16.3%	16.3%	15.0%
\$100,000-\$149,999	15.8%	15.4%	16.7%
\$150,000-\$199,999	3.7%	6.2%	6.6%
\$200,000+	4.0%	4.2%	4.3%
2020 Median Household Income	\$61,997	\$62,457	\$63,105
2020 Per Capita Income	\$19,845	\$20,076	\$22,052
2020 Average Household Income	\$77,571	\$79,397	\$80,353



For further information, please contact:

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