

Jurupa Springs

8844 Limonite Ave.
SWC Limonite Ave. & Van Buren Blvd. | Riverside, CA 92509

JOIN: **Walmart**
Neighborhood Market

metroPCS

99¢ only

YUM YUM
DONUTS

JUAN POLLO

Little Caesars

McDonald's

CARROWS
RESTAURANTS

AVAILABLE FOR LEASE

Property Highlights

- Newly Remodeled Center
- Join New Walmart Neighborhood Market!
- 99¢ Only Store anchored center
- Traffic counts approximately 60,000 cars per day
- Abundant parking
- Excellent frontage on Van Buren Blvd.

Coming Soon: La Michoacana Ice Cream



Demographics

3 MILES 5 MILES

Population	87,425	283,395
Avg. HH Income	\$71,106	\$69,513

For more information:

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Commercial Real Estate Services, Worldwide.

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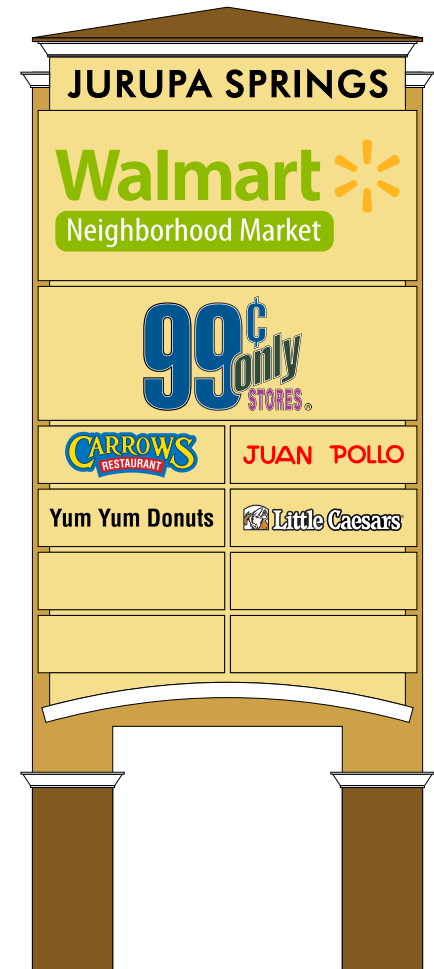
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20' Foot Sign - Limonite Ave.



42' Foot Sign - Van Buren Ave.



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Freestanding Restaurant Building Available for Lease



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Freestanding Drive-Thru Building with Outdoor Patio Area Available for Lease



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Unit #	Tenant	Size
8800	Carrows RESTAURANT AVAILABLE	5,234 SF
8816	Juan Pollo AVAILABLE DRIVE-THRU	2,244 SF
8830	AVAILABLE	1,500 SF
8832	Acupuncture	1,000 SF
8836	AVAILABLE	1,756 SF
8838	AVAILABLE	750 SF
8840	AVAILABLE	1,375 SF
8842	AVAILABLE	1,375 SF
8844	Walmart	36,800 SF
8860	La Michoacana Ice Cream	2,450 SF
8862	Nail Salon	1,050 SF
8868	Laundromat	2,300 SF
8870	Threading salon	1,400 SF
8880	AVAILABLE	2,968 SF
8882	Papa Joe's	2,968 SF
8884	Papa Joe's	1,050 SF
8900	99¢ Only Store	14,000 SF
8910	Bakery	1,795 SF
8912	ASAP Insurance	1,175 SF
8916	Little Caesar's	1,137 SF
8918	Yum Yum Donuts	1,500 SF
8920	MetroPCS Retail Store	900 SF
PAD	Tower Co	
PAD	MetroPCS Tower	

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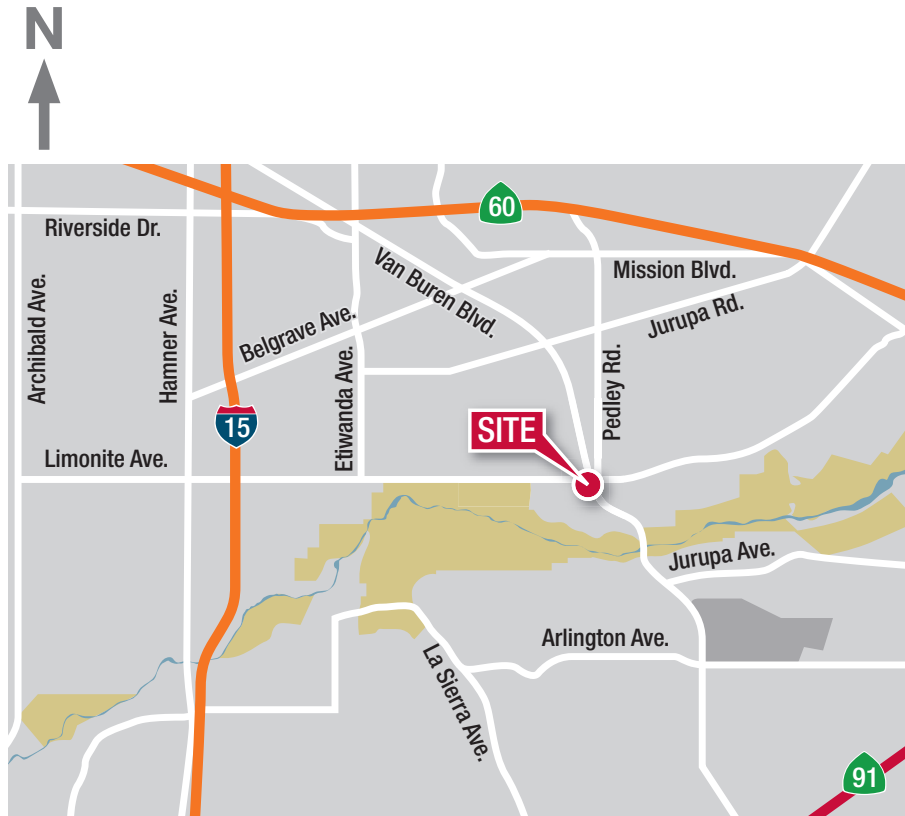
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