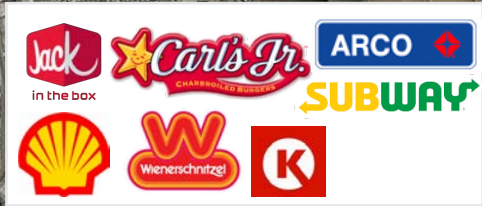


RETAIL/RESTAURANT SPACE FOR LEASE

SEC ETIWANDA AVE. & VAN BUREN BLVD. | JURUPA VALLEY, CA 91752



LOCAL TENANTS



FEATURES

- Main Commercial Corner Just Off Highway 60
- Intersection Traffic Counts Estimated at 78,000 CPD (2018 Regis)
- Now Leasing: ±972 - ±2,008 SF Available
- Join Farmer Boys and 7-Eleven
- Great Freeway Visibility
- Large Daytime Population Surrounding the Site

2018 DEMOGRAPHICS

Estimated Population

1-Mile	2-Mile	3-Mile
1,839	18,288	63,728

Average Household Income

1-Mile	2-Mile	3-Mile
\$43,278	\$69,330	\$80,427

Adjusted Daytime Demographics

1-Mile	2-Mile	3-Mile
5,231	18,105	45,636

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

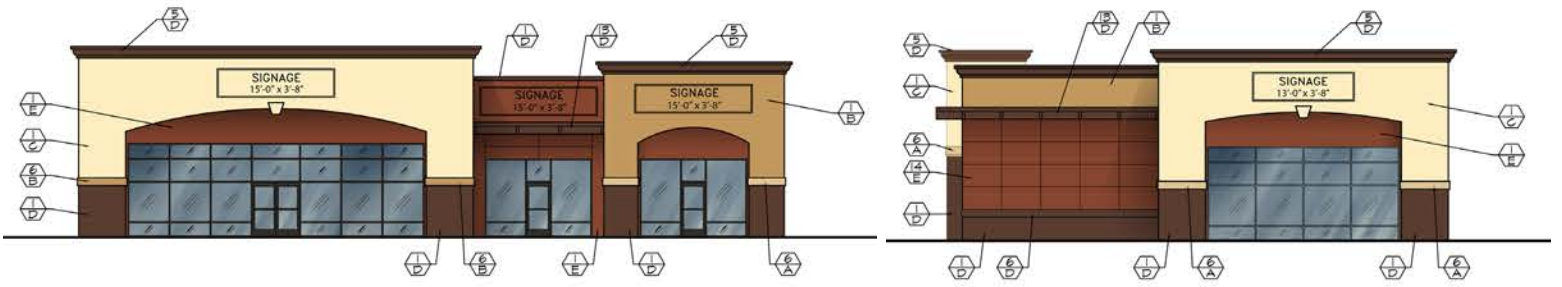
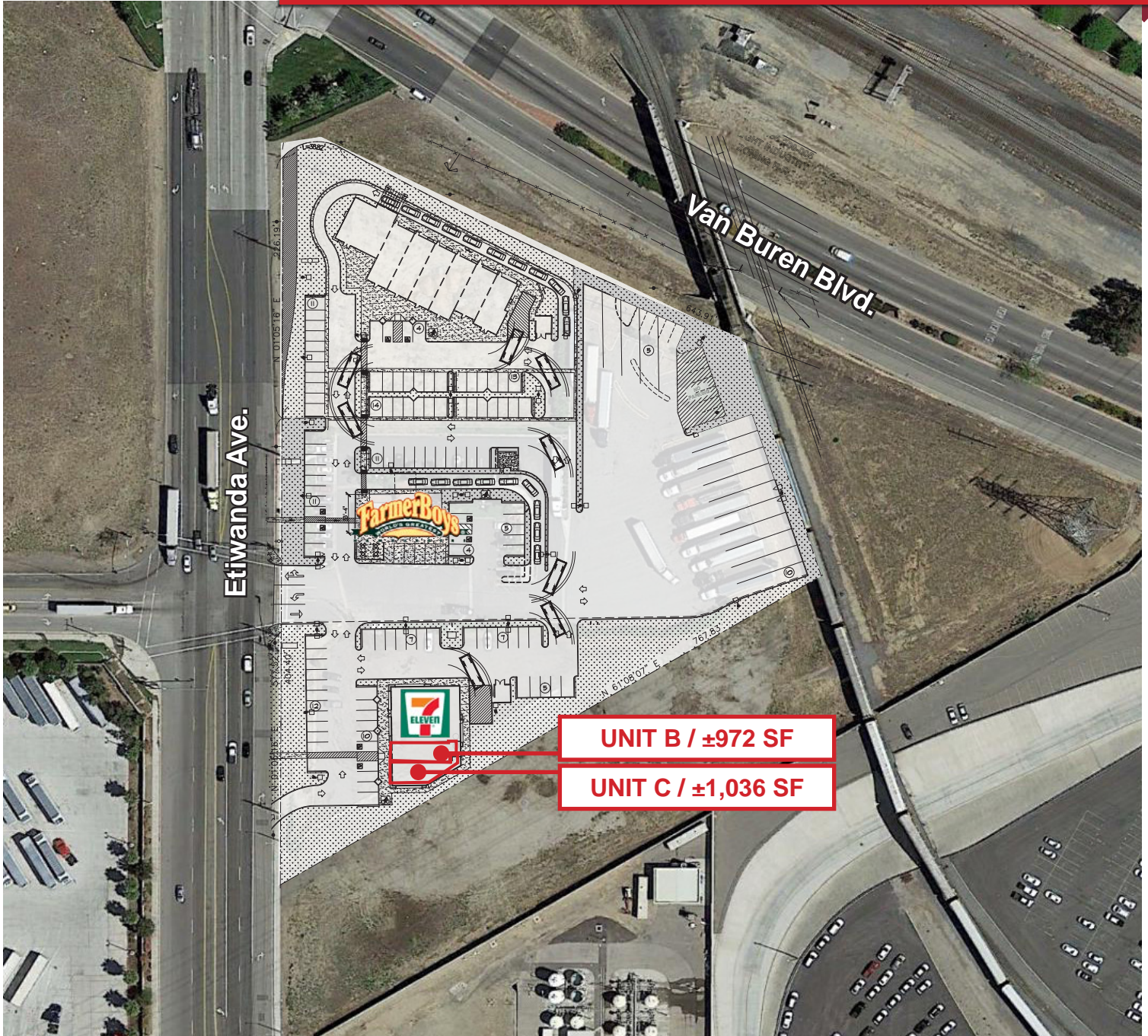
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