

Economic Development Opportunity Areas



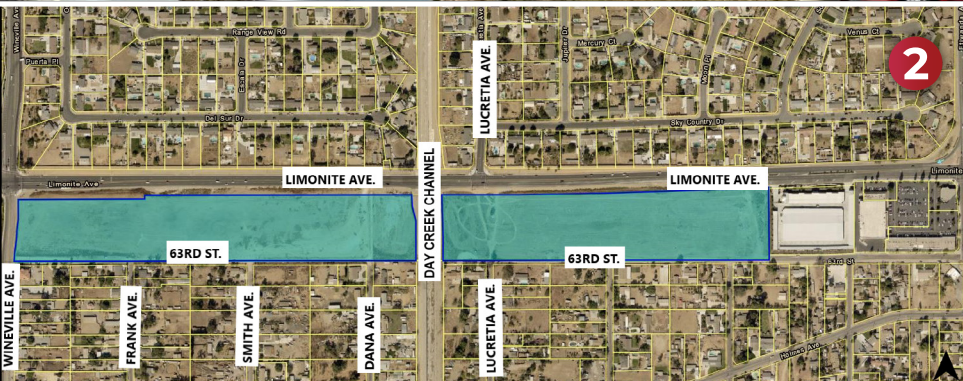
City of
JURUPA VALLEY
California

LIMONITE AVE.



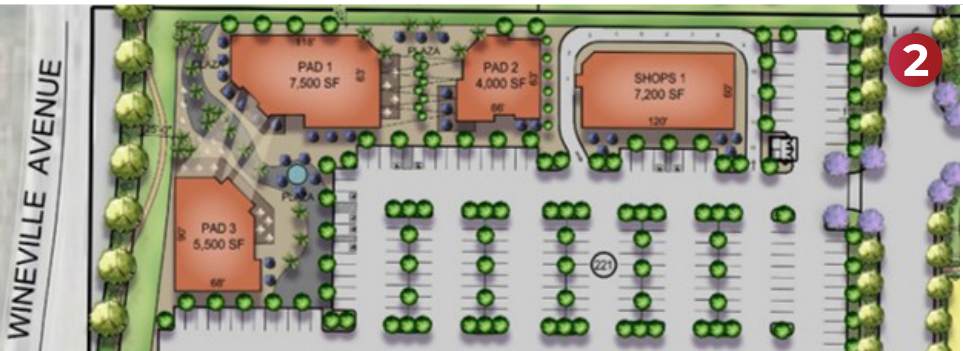
1. LIMONITE PLAZA

- » 5 Acres
- » Northwest corner of Limonite Ave. and Felspar St.
- » APNs: 165-240-021 and 165-240-022
- » 21,000 square-foot multitenant retail building:
 - 4,000 square-foot restaurant
 - 3,000 square-foot drive thru restaurant
 - 4,800 square-foot carwash
 - 6,000 square-foot AM/PM convenience store with the sales of beer and wine for off site consumption
 - Gas pump station with 20 pumps
- » Developer: Chandi Group



2. WINEVILLE MARKETPLACE

- » 33 Acres
- » Southeast corner of Limonite Ave. and Wineville Ave.
- » Applicant: Diversified Pacific
 - Planned Unit Development:
 - 263 residential units
 - 4 commercial pads on 24,200 square-feet
 - 0.91 Acre Open Space



3. VISTA PLAZA

- » 6.5 Acres
- » Former K-Mart Site
- » 7840 Limonite Ave.
- » 112,060 square-feet available for commercial/retail:
 - 4 retail suites & 1 restaurant suite
 - 3,234 square-foot pad for a drive through restaurant
 - 0.91 Acre Open Space

