



# Limonite Plaza

NWC Limonite Ave & Felspar Street, Jurupa Valley, CA 917852

**JASON KEYZ**

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CalDRE #01906778

**Limonite Plaza** | NWC Limonite Ave & Felspar Street Jurupa Valley, CA 917852

Property Name:	Limonite Plaza
Property Address:	NWC Limonite Ave & Felspar Street, Jurupa Valley, CA 917852
Property Type:	Retail
Lot Size:	5.0 AC
Building Size:	30,000 SF

**PROPERTY OVERVIEW**

Unique opportunity to lease space at one of the most desired shopping centers in Jurupa Valley. With a recently opened anchor Arco gas station and AM/PM Mini-mart, this center is already attracting over 3,000 visitors per day and that number is only growing. Built to Suit or Ground Lease Pads available.

Currently planned pads include a 4,000 sf restaurant or retail pad and a 3,000 sf drive-thru pad with high capacity 16-car stack drive-thru!! Also a vanilla shell building of 21,000 sf under construction with lease opportunities ranging from 1,500 sf to 21,000 sf.

This neighborhood Shopping center is on Limonite Ave and Felspar St in the rapidly growing Jurupa Valley, CA. Nearby Walmart anchored shopping center at Van Buren Blvd which experiences over 75,000 CPD and hundreds of thousands of shoppers a year. Jurupa Valley is considered one of the top growing cities in all of Riverside County with a population growth of 14% since 2010.

Current tenants include ARCO, AM/PM, GoGo Express Carwash and Chelo's burgers. We're seeking amazing local, regional and national tenants in all industries, especially service businesses! Restaurants, nails, hairs, cleaners, dentists, doctors, insurance agents, and all other local businesses, come find your home here!

We have another center in our portfolio called Valley Square, located on Mission and Pyrite. Call 909-317-0300 or visit [JurupaRetail.com](http://JurupaRetail.com) for more information!

**LEASE HIGHLIGHTS**

- 3.5 miles from I-15 Freeway
- 5 miles from 60 Freeway
- Arco gas station and AMPM convenience store located in the same plaza
- 25 ft monument sign available on Limonite Ave
- Spacious amount of space for parking

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**LEASE TYPE** | Ground Lease or Build to Suit

**TOTAL SPACE** | 3,000 - 21,000 SF

**LEASE TERM** | Negotiable

**LEASE RATE** | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4000 SF Restaurant Space	Available	4,000 SF	Ground Lease or Build to Suit	Negotiable	-
21,000 SF Retail/Restaurant Space	Available	21,000 SF	Ground Lease or Build to Suit	Negotiable	-
3,000 SF Drive-Thru Space	Available	3,000 SF	Ground Lease or Build to Suit	Negotiable	-

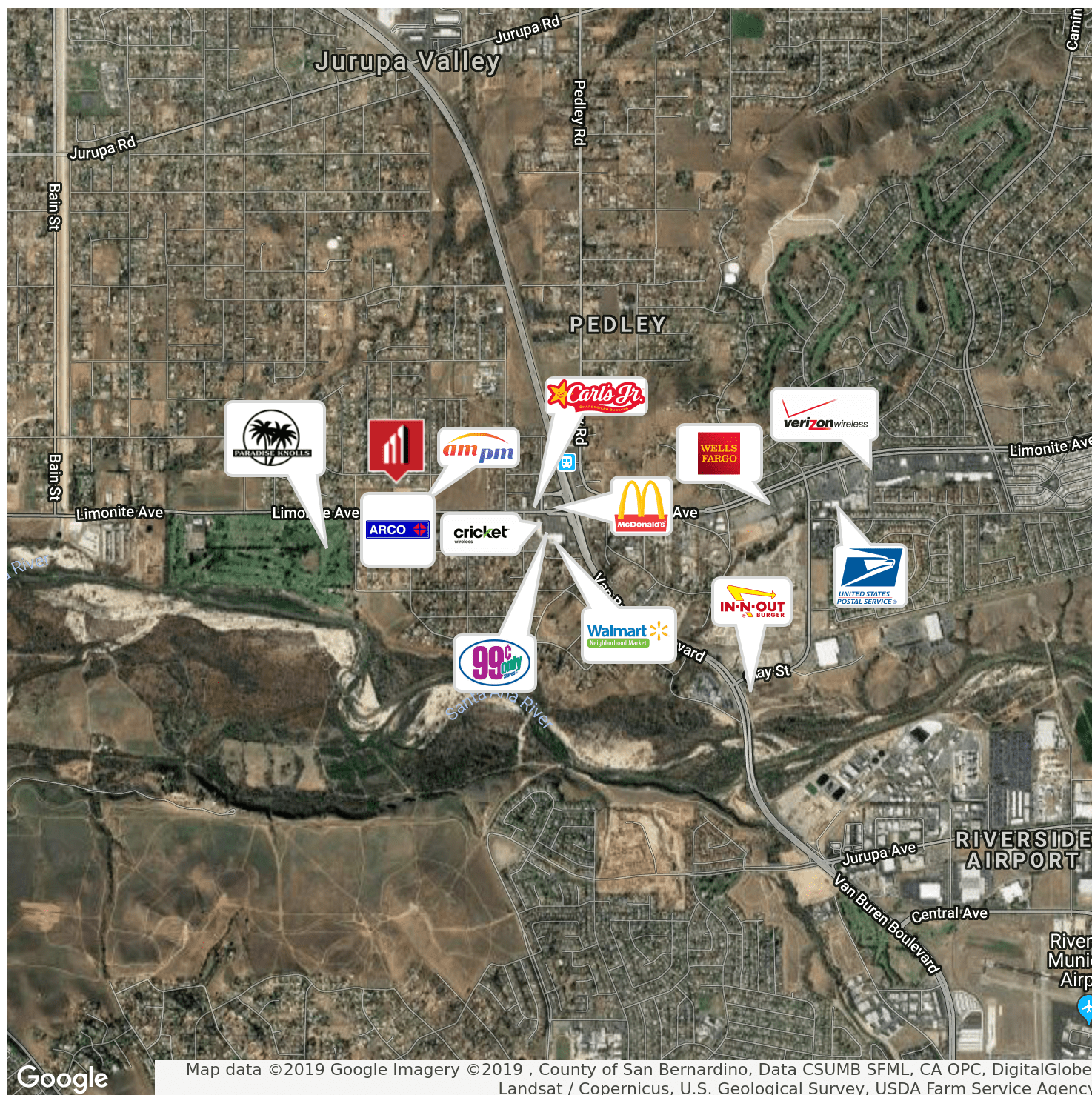
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	6,252	83,849	273,304
Median age	34.4	30.4	30.7
Median age (Male)	29.6	29.2	29.9
Median age (Female)	37.8	31.0	31.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,837	21,686	74,440
# of persons per HH	3.4	3.9	3.7
Average HH income	\$66,894	\$65,459	\$68,020
Average house value	\$382,285	\$359,899	\$366,902

\* Demographic data derived from 2010 US Census

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