

**SPACE AVAILABLE
FOR LEASE
JURUPA VALLEY, CA**

8310 LIMONITE AVE



PROPERTY INFORMATION

SPACE AVAILABLE: 57,560 SF

SIGNAGE AVAILABLE: MONUMENT

PROPERTY HIGHLIGHTS:

- NEIGHBORING TENANTS INCLUDE KMART, STATER BROS, RITE AID, WALGREENS AND OTHER RETAILERS
- LARGE PARKING FIELD
- EXCELLENT ACCESS AND VISIBILITY
- STRONG RETAIL TRADE AREA

DEMOGRAPHICS

2022 ESTIMATED POPULATION

| | |
|----------------|----------------|
| 1 Mile: | 8,985 |
| 3 Mile: | 96,877 |
| 5 Mile: | 291,378 |

2022 ESTIMATED AVG. HH INCOME

| | |
|----------------|------------------|
| 1 Mile: | \$111,611 |
| 3 Mile: | \$96,119 |
| 5 Mile: | \$96,757 |

2016 ESTIMATED TRAFFIC COUNTS

29,113 CPD – LIMONITE AVENUE
13,694 CPD – CLAY STREET



Carol Springstead CA BRE #01082067
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Karina Rostomiani CA BRE #02073753
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