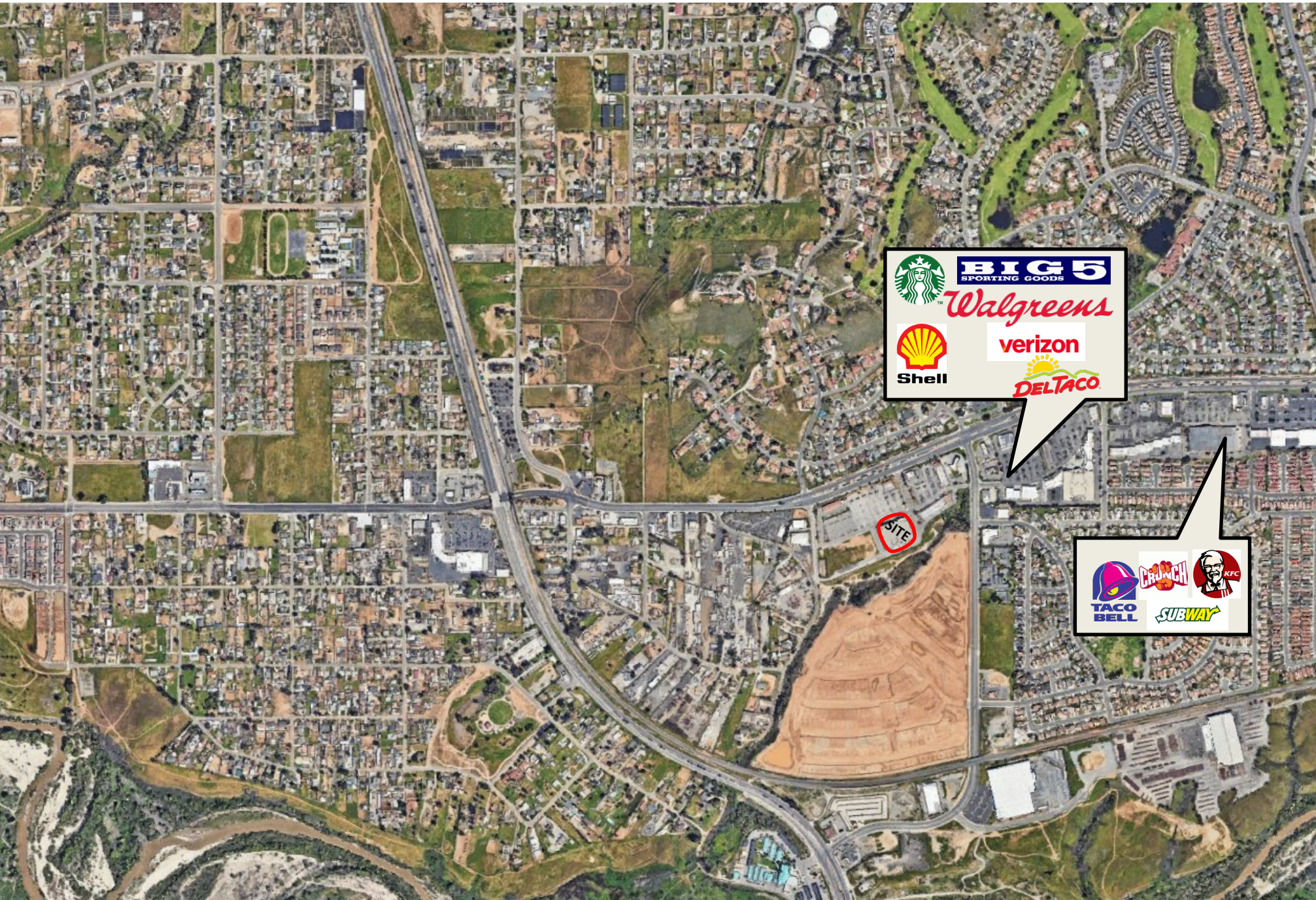

FOR LEASE

**8310 LIMONITE AVE,
JURUPA VALLEY, CA**

NEC LIMONITE AVE + CLAY STREET

8310 LIMONITIE AVE, JURUPA VALLEY, CA.

- Featuring a 57,560 SF Space located on Limonite Ave and Clay Street, with a monument sign available.
- Space was previously an Albertsons Supermarket.
- Located near Jurupa Springs Shopping Center serving the following tenants: Starbucks, Walgreens, Big 5 Sporting Goods, Del Taco, Domino's Pizza, Crunch Fitness, KinderCare, Taco Bell and KFC.
- Ideal population within 1-mile population is 9,761 with an average household salary of \$122,722.



Starbucks
BIG 5
SPORTING GOODS
Walgreens
Shell
verizon
DEL TACO

TACO BELL
CRUNCH
KFC
SUBWAY

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W

Limonite Ave- 21,275



Firestone

WELLS FARGO

Vicky's



SITE
57,560 SF

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EXPANDED DEMOGRAPHIC PROFILE

Estimated 2025

8310 LIMONITE AVE | JURUPA VALLEY, CA

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|---------|---------|---------|
| Estimated Population | 9,761 | 85,988 | 198,653 |
| Estimated Population (2030) | 10,187 | 86,523 | 201,546 |
| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
| Households | 2,743 | 23,230 | 59,263 |
| AVERAGE HH INCOME | 1 MILE | 3 MILES | 5 MILES |
| Estimated Average HH Income | 122,972 | 112,967 | 113,034 |
| Estimated Average HH Income (2030) | 132,860 | 125,200 | 124,651 |
| MEDIAN HH INCOME | 1 MILE | 3 MILES | 5 MILES |
| Estimated Median HH Income | 107,266 | 92,435 | 91,336 |
| Estimated Median HH Income (2030) | 118,130 | 103,846 | 102,501 |
| PER CAPITA INCOME | 1 MILE | 3 MILES | 5 MILES |
| Estimated Per Capita Income | 35,171 | 30,790 | 33,765 |
| Estimated Per Capita Income (2030) | 38,461 | 34,549 | 37,723 |

LEASING:



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