

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

8310 LIMONITE AVE



PROPERTY INFORMATION

SPACE AVAILABLE: 57,560 SF

SIGNAGE AVAILABLE: MONUMENT

ATTRIBUTES:

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

DEMOGRAPHICS

2019 ESTIMATED POPULATION

1 Mile: 8,711
3 Mile: 100,325
5 Mile: 300,082

2019 ESTIMATED AVG. HH INCOME

1 Mile: \$92,590
3 Mile: \$78,584
5 Mile: \$77,605

2016 ESTIMATED TRAFFIC COUNTS

20,413 CPD – LIMONITE AVENUE
15,026 CPD – CLAY STREET



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