

VISTA PLAZA

7840 Limonite Ave | Jurupa Valley, CA 92509

2023 NEW LEASING
FINAL PHASES

7840Limonite

SWC LIMONITE AVE & CAMINO REAL

LIMONITE AVE

397

MARKET RATE APARTMENT
UNITS

600

NEW HOUSEHOLDS
GROWING

1,000

SINGLE-FAMILY
UNDER CONSTRUCTION

4.2 M/SF

INDUSTRIAL SPACE
INVENTORY

Attributes

SUITES AVAILABLE:
DRIVE-THRU PADS:2,200 SF - 45,000 SF
NORTH OF LIMONITE AVE

- Jurupa Hills Country Club & Golf
- Indian Hills Golf & Event Center
- Louis Robidoux Nature Center - Hiking Biking Trails
- Blue Bench Trails - recreation
- Equestrian Stables within 10 miles
- Rubidoux Drive-In & Swap Meet Nostalgia



Distinctive Amenities

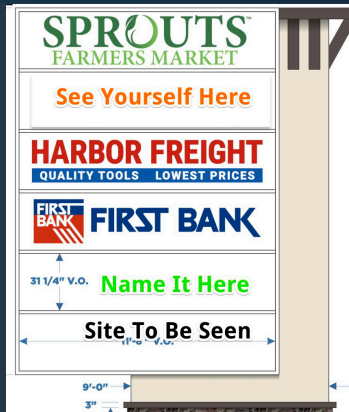
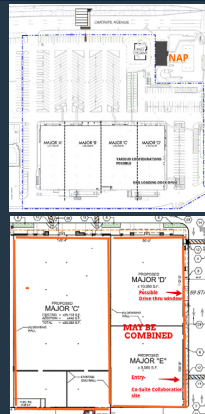
- Natl/Regional Retailers: **Sprouts, Walgreens, Jurupa 14 Cinemas, Stater Bros, Starbucks, Big 5, Wing Stop, Crunch Fitness, Harbor Freight, KinderCare, First Bank, Wells Fargo, Diablo Grill & Bar**
- Monument Signage



Prominent Location

- Excellent Hard Corner Location on Limonite
- Close to apartment & residential homes
- Strategically located in a highly trafficked retail and services hub

DE ANZA COUNTRY PLAZA | JURUPA VALLEY, CA

MONUMENT SIGN
HIGH-QUALITY RETAIL DISPLAYSP
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N33,742
2021 EST.
POPULATION9,258
2021 EST.
HOUSEHOLDS\$81,427
2021 EST.
MEDIAN HH
INCOME

2 MILE

5 MILE

10 MILE

303,297
2021 EST.
POPULATION85,045
2021 EST.
HOUSEHOLDS\$70,855
2020 EST.
MEDIAN HH
INCOME1,004,256
2020 EST.
POPULATION279,822
2021 EST.
HOUSEHOLDS\$75,366
2020 EST.
MEDIAN HH
INCOMETHE
EASE

1.2 miles from Van Buren Boulevard, 2 miles from the Riverside Municipal Airport (KRAL), 4 miles from the State Route 60 (SR 60), 5.5 miles from the Interstate 15 (I-15), 6 miles from the State Route 91 (SR 91), with easy access to highways, train stations and road transportation; this area is a vibrant convergence of neighborhoods.



DRIVING FROM THE SUBJECT LOCATION

Central located in the major south state highway and Interstate Highway commute.



METROLINK TRAIN STATION

Distance of 4 minutes, 4 blocks from the Metrolink station, east of Van Buren Boulevard and just north of Limonite Avenue.



OMNIRIDE SHUTTLE

Operates a safe, reliable, affordable, friendly local and express transit service.



SEVERAL BUS ROUTE

Enjoying the Riverside Transit bus stops at both ends of the De Anza Country Plaza.

PROPERTY HIGHLIGHTS

- Accessibility from the Freeway to Center, subject property is conveniently located next to the on-ramp and off-ramp to the highways.
- Great frontage on Limonite – situated along trade areas main retail corridors featuring over 31,500 CPD.

ICRE

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COMMERCIAL REAL ESTATE

ICRE, Inc.

DEBI MYERS

Broker Lic. 02010225

+1 949.636.4501 | dmyers@icre.com

