

# TURNKEY RESTAURANT SPACE FOR LEASE PRIME FWY LOCATION

3873 PYRITE STREET, JURUPA VALLEY, CA



FUTURE  
DEVELOPMENT

PYRITE STREET 12,140 CPD



159,000 CPD

GRANITE HILL DR

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

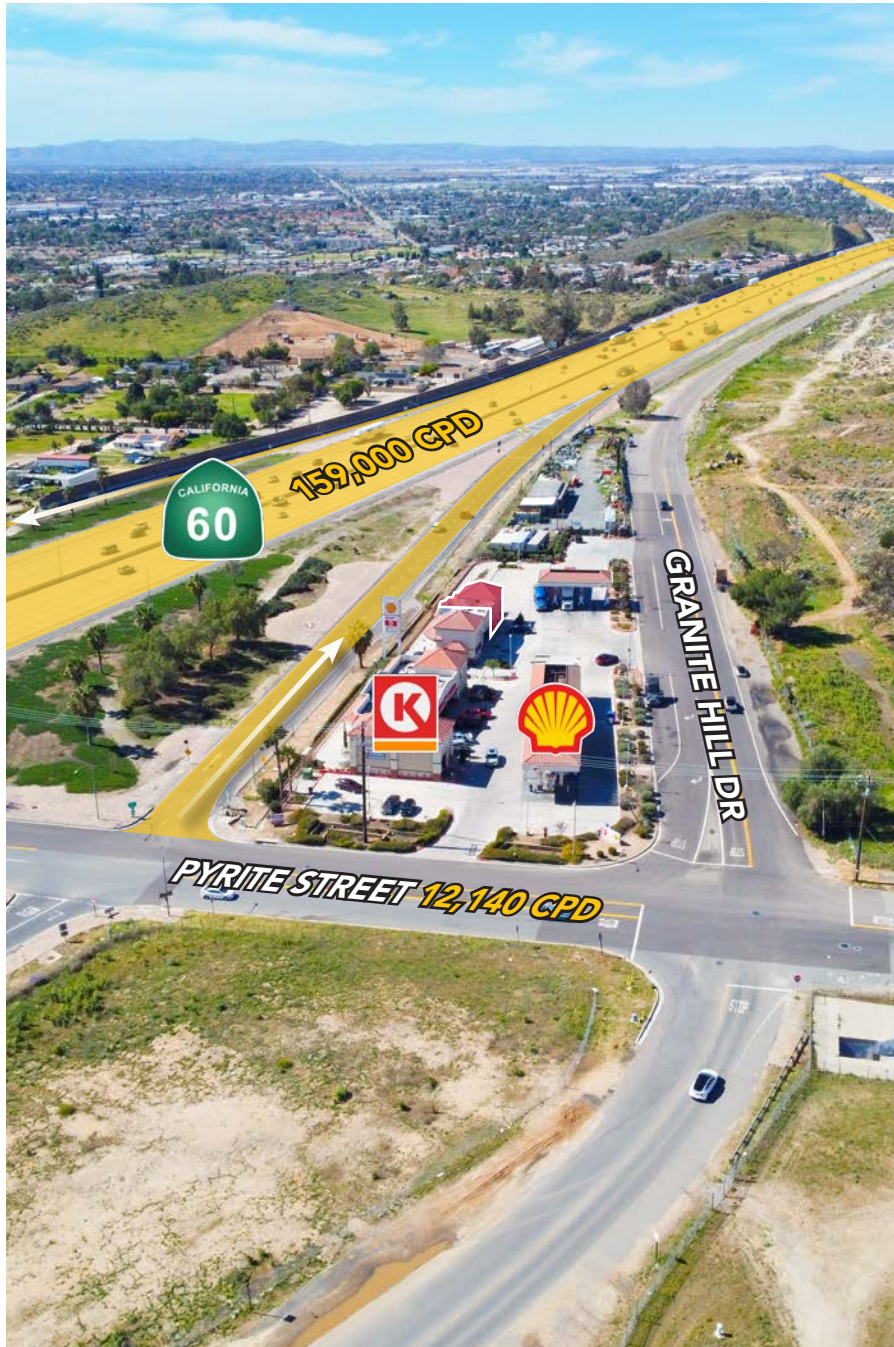
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3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | www.lee-associates.com

# PROPERTY HIGHLIGHTS

3873 PYRITE STREET,  
JURUPA VALLEY, CA



- ±850 Square Feet space in high-traffic freeway location
- Fully equipped, immaculately clean, fast-food restaurant for lease
- What's included in Rent:
  - Furniture & Fixtures: Tables, chairs, counters, shelving, lighting, trash receptacle, display cabinets, service counters, menu board space, ceiling fans and more – all in place and ready to use!
  - Equipment: Walk-in cooler, oven, 3 - compartment sink, prep sink, handwash sink, mop sink, exhaust hood, soda machine, CO2 tanks, hot water heater
  - All Utilities Covered: Water, electricity, sewer, gas, grease trap and trash – makes the rent predictable!
- Traffic & Visibility: Directly off I-60 freeway with 159,000 cars per day. Ideal for sandwiches, coffee, or quick-service concepts
- Benefits from built-in foot traffic from Shell gas station and Circle K customers, truckers and commuters as well as a huge pylon sign
- Ample Parking: There are 16 parking dedicated parking spaces for the retail building
- Retail synergy from national/regional tenants at the newly built The Shops at Jurupa Valley including target, EOS Fitness, Aldi, Burlington, Ross, Five Below, AutoZone and restaurants including In-N-Out Burger, Pollo Campero, Starbucks, Chipotle, Ono Hawaiian BBQ, Raising Cane's, and more.
- Jurupa Valley trade area with average income of \$124,190 and population of 84,365 within a three-mile radius

# SITE PLAN

3873 PYRITE STREET,  
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PYRITE STREET 12,140 CPD

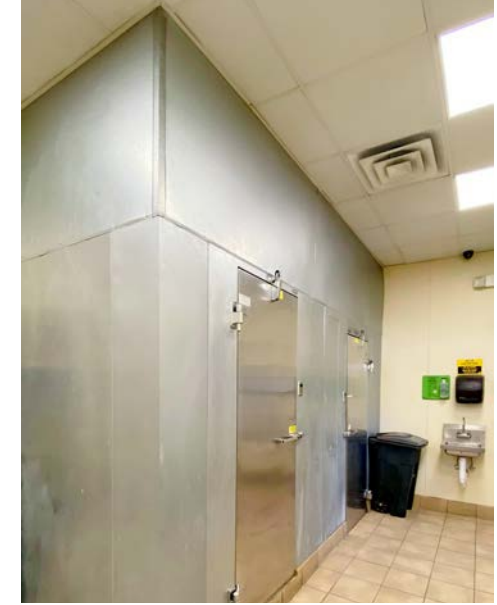
GRANITE HILL DR



# INTERIOR PHOTOS

FULLY EQUIPPED, IMMACULATEDLY CLEAN, FAST-FOOD RESTAURANT

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# 5 MILE DEMOS



POPULATION  
**206,709**



AVERAGE HH INCOME  
**\$116,032**



ADJ DAYTIME DEMOGRAPHICS  
**126,441**

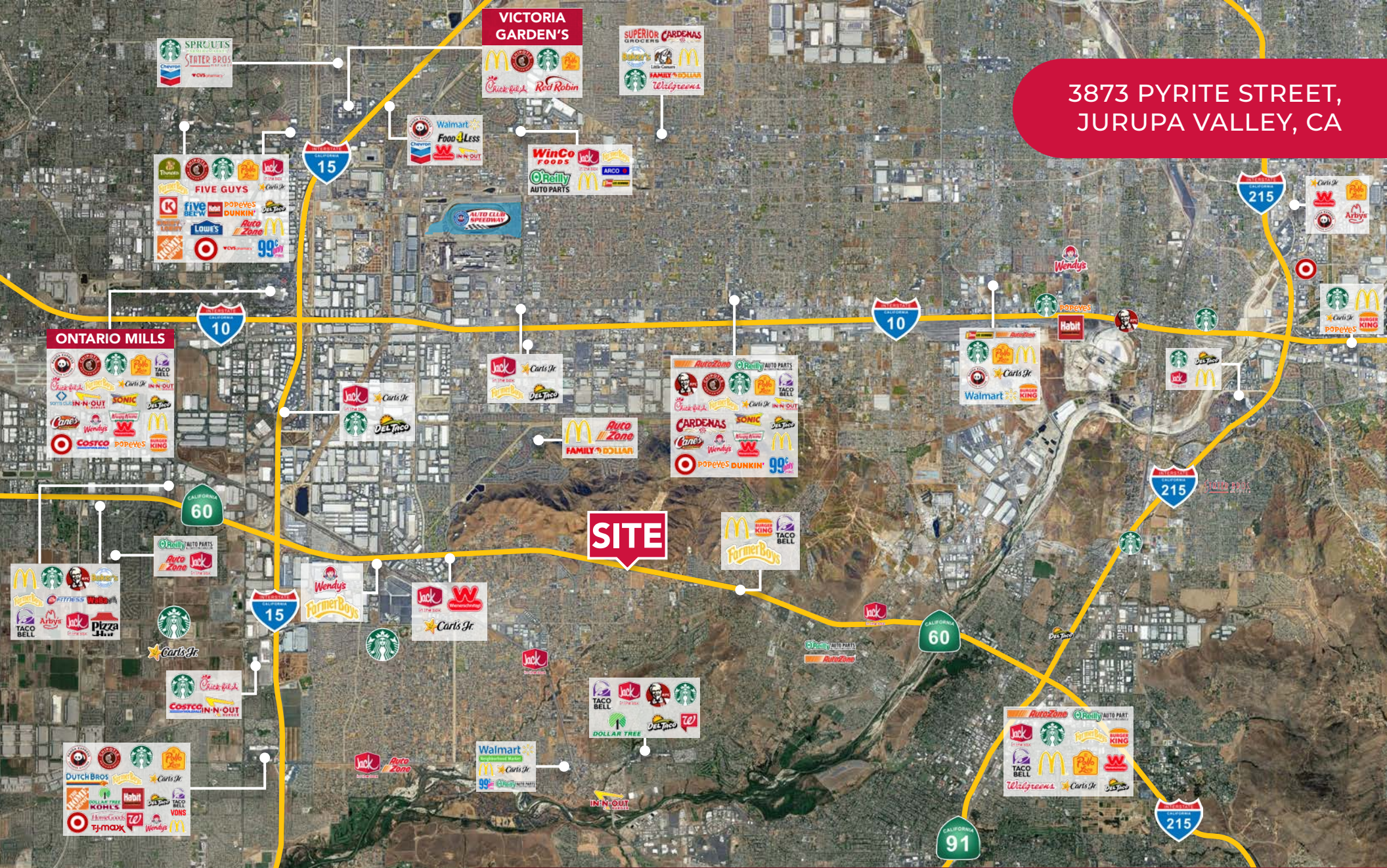


UNITS PLANNED/  
UNDER CONSTRUCTION  
**3,384**

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