

FOR SALE - 100% LEASED RETAIL & INDUSTRIAL STORAGE YARD

NUNEZ PLAZA | 5666 ETIWANDA AVENUE, JURUPA VALLEY, CA 91752



STATER BROS
76
AutoZone

WAGON TRAIL SHOPPING CENTER

VERNOLA MARKETPLACE

LOWE'S petco DELTACO Jamba ALDI
 BevMo! DOLLAR TREE FLAME & BROILER KIRKLAND'S
 FITNESS 19 Carl's Jr. SALLY. ROSS
 Michaels FIVE GUYS Denny's SUBWAY

EASTVALE GATEWAY

BANK OF AMERICA GameStop Bath & Body Works VONS
 Häbit HomeGoods Staples SEPHORA FarmerBoys Pizza Hut CVS
 Starbucks BEST BUY Target Home Depot DICKY'S Applebees ULTA
 KOHL'S PETSMART TARGET TJ-maxx COLD STONE

MAJOR PRICE REDUCTION

NUNEZ PLAZA
 JURUPA VALLEY, CA 91752

ETIWANDA AVE 10,066 CPD

PRESENTED BY **FRANK VORA, CCIM**
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LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

5666 ETIWANDA AVENUE, JURUPA VALLEY, CA 91752

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue - Riverside, CA 92507 | Corporate DRE# 01048055

PRESENTED BY



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OFFERING SUMMARY

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Lee and Associates is pleased to provide an opportunity to purchase Nunez Plaza, a 100% leased, mixed-use commercial asset located at 5664 & 5666 Etiwanda Avenue, Jurupa Valley, CA. The Property includes two, multi-tenant retail buildings and fenced industrial storage yard leased to three tenants. The property sits along Etiwanda Avenue featuring a blend of neighborhood retail strips, industrial yards/warehouses, and service-oriented uses, supported by proximity to SR-60 (via Van Buren/Etiwanda on-off ramps) and Interstate-15 (via Limonite Ave on-off ramps) and growing residential population.

OFFERING PRICE:	\$2,900,000 \$2,300,000
LOT SIZE:	1.26 Acres
OWNERSHIP:	Fee Simple
YEAR BUILT:	1974

TENANT	SUITE	LEASE END	RENT/MO.	RENTAL INCREASES	LEASE TYPE	RENEWAL OPTIONS
Insurance & Registration	5664 - A	10/01/2026	\$1,717	4% Annually	MG	None
DaSpot Barber Shop	5664 - B	09/01/2027	\$1,906	4% Annually	MG	None
Anzon Mexican Restaurant	5666 - C	10/01/2027	\$3,500	4% Annually	MG	None
Pothead Coffee	5666 - D	10/01/2027	\$2,236	4% Annually	MG	None
Mariscos El Velero	5666 - E	12/01/2026	\$2,222	4% Annually	MG	None
CRV Recycling Yard	5666 - F	12/01/2029	\$3,285	4% Annually	MG	None
RV Storage Yard	5666 - H	12/01/2028	\$2,000	4% Annually	MG	None
Forklift Storage Yard	5666 - G	11/01/2027	\$1,810	4% Annually	MG	None



CURRENT INCOME

Monthly:	\$18,676
Annually:	\$224,115

2025 EXPENSES

Property Taxes:	\$6,500
Insurance:	\$6,720
Utilities:	\$11,220
Total:	\$24,440

INVESTMENT HIGHLIGHTS

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- **Stabilized, Turn-Key Cash Flow:** \$18,676 monthly gross income with 0% vacancy and full utility reimbursement from tenants.
- **Built-In Rent Growth:** 4% annual escalations across the entire portfolio.
- **Diversified Tenant Mix:** Balanced retail (restaurants, coffee, services) + industrial yard users (recycling, storage) serving local demand.
- **Strong Location & Visibility:** Prominent Etiwanda Avenue in a corridor seeing new retail developments including Shops at Bellgrave (Starbucks, Western Dental, Waba Grill), and industrial activity.
- **Upside Potential:** Market rebound expected in 2026; nearby residential and retail projects will drive population and consumer traffic; possible value-add through lease-ups or redevelopment on the 1.23-acre site.
- **Zoning:** C-P-S Zoning (Scenic Highway Commercial Zone).
- **Inland Empire Fundamentals:** Proximity to logistics hubs, major freeways, and ongoing development pipeline positions the property for long-term appreciation.



SITE PLAN

NUNEZ PLAZA JURUPA VALLEY, CA 91752

PYLON SIGN

MARISCOS EL VELERO

FORKLIFT STORAGE YARD

DASPOT BARBER SHOP

POTHEAD COFFEE

RV STORAGE YARD

INSURANCE & REGISTRATION

ANZON MEXICAN RESTAURANT

CRV RECYCLING

ETIWANDA AVE 10,066 CPD



AERIAL OVERVIEW



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AERIAL OVERVIEW



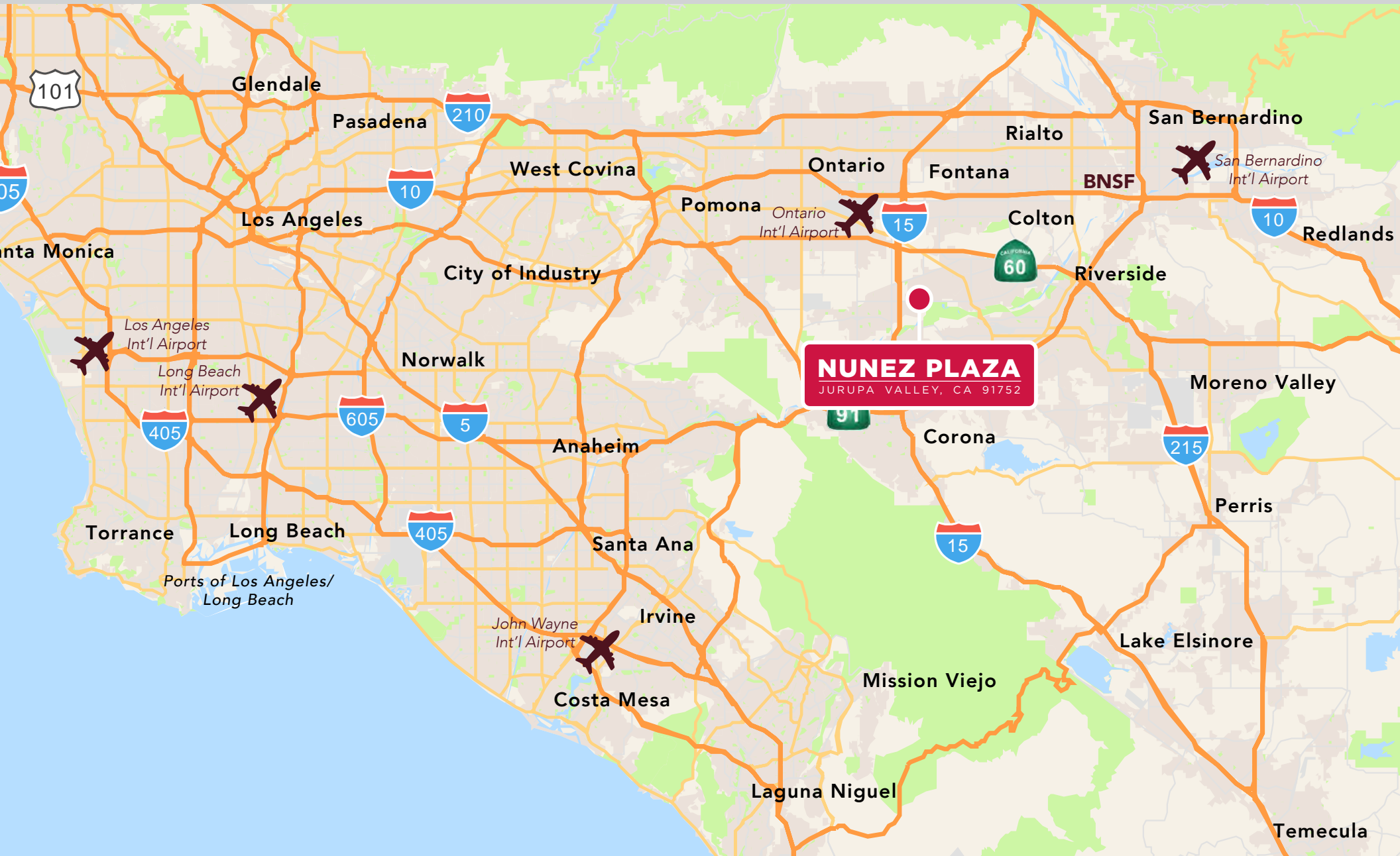
RETAILER MAP



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REGIONAL MAP



CITY INFORMATION

ABOUT JURUPA VALLEY

The City of Jurupa Valley was incorporated on July 1, 2011, by a group of passionate community volunteers. It is proud to be the 482nd City in California and the 28th City in Riverside County. The primary reason for incorporation was the strong desire for enhanced police services and local control over planning and zoning issues

The City of Jurupa Valley today is a mix of high and low-density residential development, rural farming and other agricultural activities, and a mix of commercial retail and industrial activity.

The City covers a 44-square mile area encompassing the communities of Jurupa Hills, Mira Loma, Glen Avon, Pedley, Indian Hills, Belltown, Sunnyslope, Crestmore Heights, and Rubidoux. It borders San Bernardino County to the north, Riverside to the south and east, Eastvale, and San Bernardino County to the west. Portions of the Santa Ana River traverse the southern portion of the City.



38.7%

PREDICTED JOB GROWTH OVER NEXT 10 YEARS



2.9%

2025 JOB MARKET INCREASE IN JURUPA VALLEY



255,806

ESTIMATED POPULATION IN 5 MILE RADIUS



\$110,766

AVERAGE HOUSEHOLD INCOME IN 5 MILE RADIUS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Estimated Population (2025)	13,167	71,856	255,806
Projected Population (2030)	13,554	73,705	258,532
Census Population (2020)	13,729	71,409	259,590
Projected Annual Growth (2025-2030)	387 (0.67%)	1,850 (0.5%)	2,727 (0.2%)
Estimated Population Density (2025)	4,193 psm	2,543 psm	3,258 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
MEDIAN AGE			
Median Age (2025)	33.2	33.3	33.3
RACE AND ETHNICITY			
2025 White	31.2%	30.9%	31.3%
2025 Black or African American	5.0%	6.1%	6.8%
2025 American Indian / Alaskan Native	2.0%	2.0%	2.2%
2025 Asian	5.2%	6.0%	5.5%
2025 Pacific Islander	0.3%	0.3%	0.3%
2025 Other Race	37.8%	36.2%	35.6%
2025 Hispanic or Latino	71.2%	67.9%	67.3%
HOUSEHOLDS			
Total Households (2025)	3,385	19,235	73,178
Average Household Size	3.8	3.7	3.4
AVERAGE HOUSEHOLD INCOME			
Average Household Income (2025)	\$113,001	\$123,958	\$110,766