



FOR LEASE

New Development | Retail Pad Available

NWC Sierra Ave & Armstrong Rd | Jurupa Valley, CA



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RETAIL PADS AVAILABLE FOR LEASE

DESCRIPTION

- Pads Available For Ground Lease or Built To Suit
- Close Proximity To The On/Off Ramp Of The 60 Freeway With Over 166,000 Cars Per Day
- Located Off of Sierra Ave , A Major North South Artery For Jurupa Valley and Fontana
- Household Income Exceeding \$123,240 Within 3 Miles

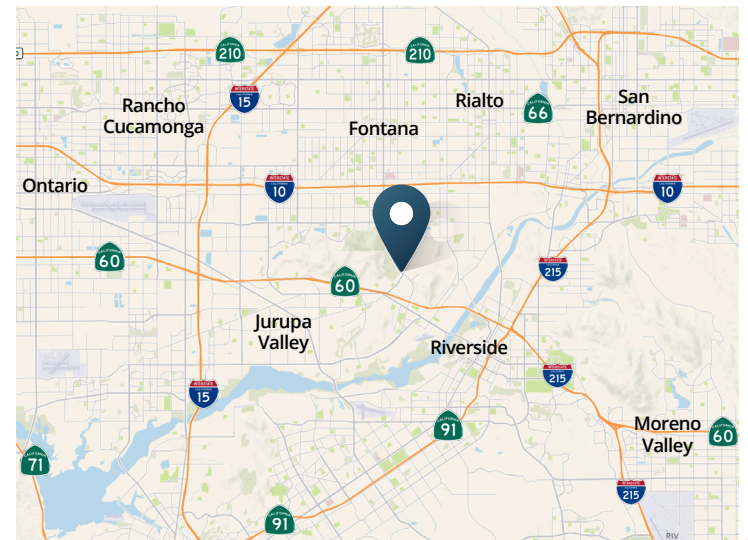
DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2025 Est Population	5,612	74,089	256,563
2030 Projected Population	5,745	73,934	258,929
2025 Average HH Income	\$141,949	\$119,606	\$108,727
2025 Daytime Population	3,811	58,370	270,617

TRAFFIC COUNTS

Armstrong Rd	34,803 CPD
Sierra Ave	30,974 CPD
Year: 2024 Source: Esri	

SURROUNDING RETAILERS



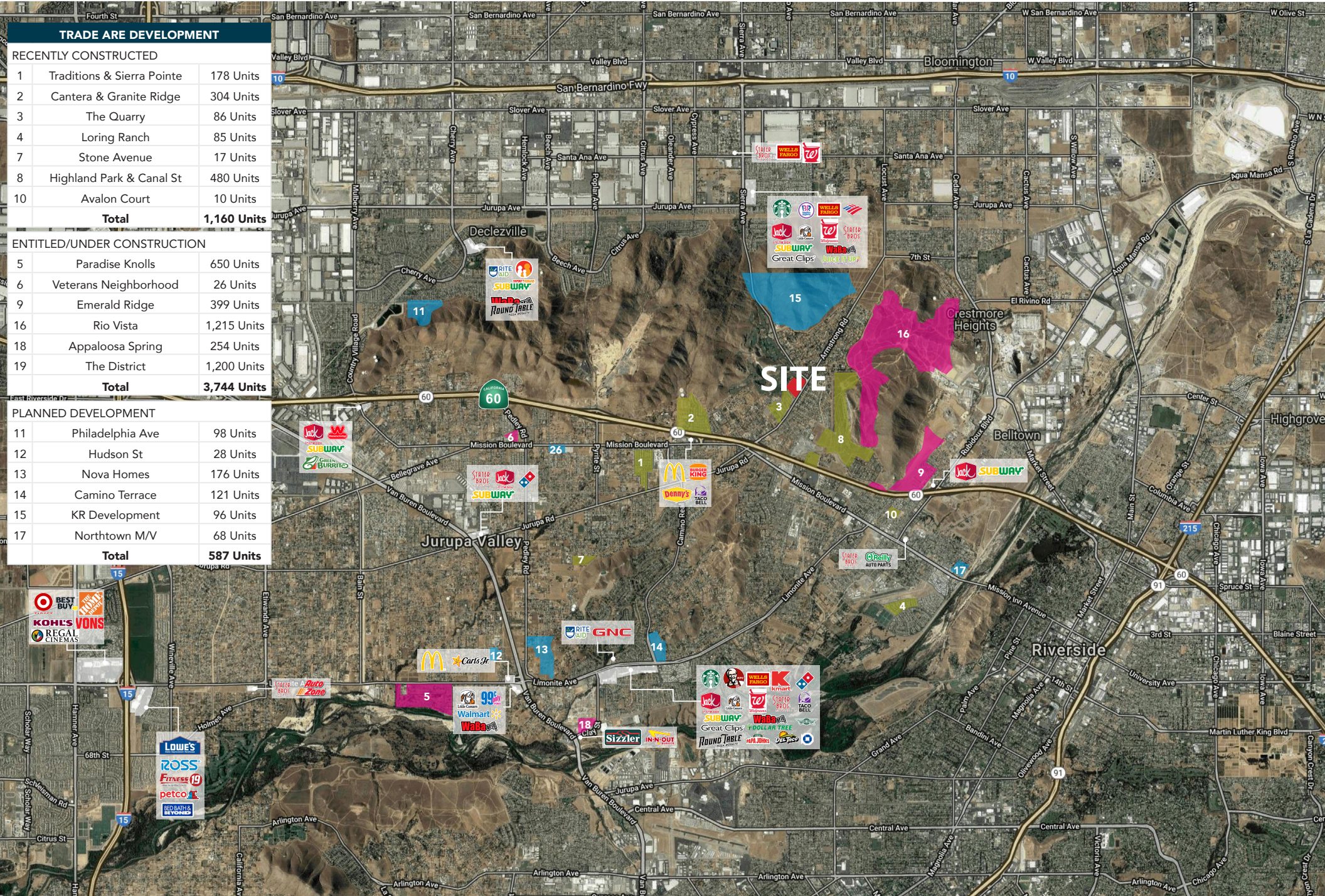
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TRADE ARE DEVELOPMENT		
RECENTLY CONSTRUCTED		
1	Traditions & Sierra Pointe	178 Units
2	Cantera & Granite Ridge	304 Units
3	The Quarry	86 Units
4	Loring Ranch	85 Units
7	Stone Avenue	17 Units
8	Highland Park & Canal St	480 Units
10	Avalon Court	10 Units
Total		1,160 Units
ENTITLED/UNDER CONSTRUCTION		
5	Paradise Knolls	650 Units
6	Veterans Neighborhood	26 Units
9	Emerald Ridge	399 Units
16	Rio Vista	1,215 Units
18	Appaloosa Spring	254 Units
19	The District	1,200 Units
Total		3,744 Units
PLANNED DEVELOPMENT		
11	Philadelphia Ave	98 Units
12	Hudson St	28 Units
13	Nova Homes	176 Units
14	Camino Terrace	121 Units
15	KR Development	96 Units
17	Northtown M/V	68 Units
Total		587 Units