

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

8310 LIMONITE AVE



PROPERTY INFORMATION

SPACE AVAILABLE: 57,560 SF

SIGNAGE AVAILABLE: MONUMENT

PROPERTY HIGHLIGHTS:

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

DEMOGRAPHICS

2022 ESTIMATED POPULATION

1 Mile:	8,985
3 Mile:	96,877
5 Mile:	291,378

2022 ESTIMATED AVG. HH INCOME

1 Mile:	\$111,611
3 Mile:	\$96,119
5 Mile:	\$96,757

2016 ESTIMATED TRAFFIC COUNTS

29,113 CPD – LIMONITE AVENUE
13,694 CPD – CLAY STREET



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