

±16,714 SF PRIME RETAIL FORMER RITE AID

FREESTANDING RETAIL BUILDING
AVAILABLE FOR LEASE



INTERIOR VIEW 

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COMMERCIAL REAL ESTATE SERVICES

8015 LIMONITE AVENUE
JURUPA VALLEY, CA 92509

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PROPERTY HIGHLIGHTS:

- ±16,714 SF Freestanding Retail Building with Drive-Thru, Formerly Rite Aid on a large ±2.26 Acre Lot
- Prime Signalized Intersection Location at Limonite Avenue with Excellent Visibility and Access
- Excellent Pylon Signage Visibility Along Limonite Avenue, Providing Additional Exposure
- Limonite Avenue (24,724 CPD) is a Major East-West Corridor Serving Jurupa Valley and Riverside
- Ample Parking with 85 Parking Spaces (Parking Ratio: 5.09/1,000 SF)
- C-1/C-P Zoning - Ideal for Retail, Medical, Grocery, Fitness, Daycare, Restaurant or Specialty Uses
- Excellent Demographics with over 94,500 Population with an Average Household Income of over \$116,500 within a 3-Mile Radius
- Strategically Positioned Near Other Major Retailers Including Stater Bros, Dollar Tree, Harbor Freight, Sprouts, Five Below, Big 5 Sporting Goods, Diaso, KinderCare, Walgreens, Davita Dialysis, and more
- Close Proximity to Major Freeways 15,60, and 91

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



2025 Population

11,053

94,533

287,951



Daytime Population

5,712

46,555

161,002



Avg. Household Income

\$130,867

\$116,577

\$113,090

Source: Regis



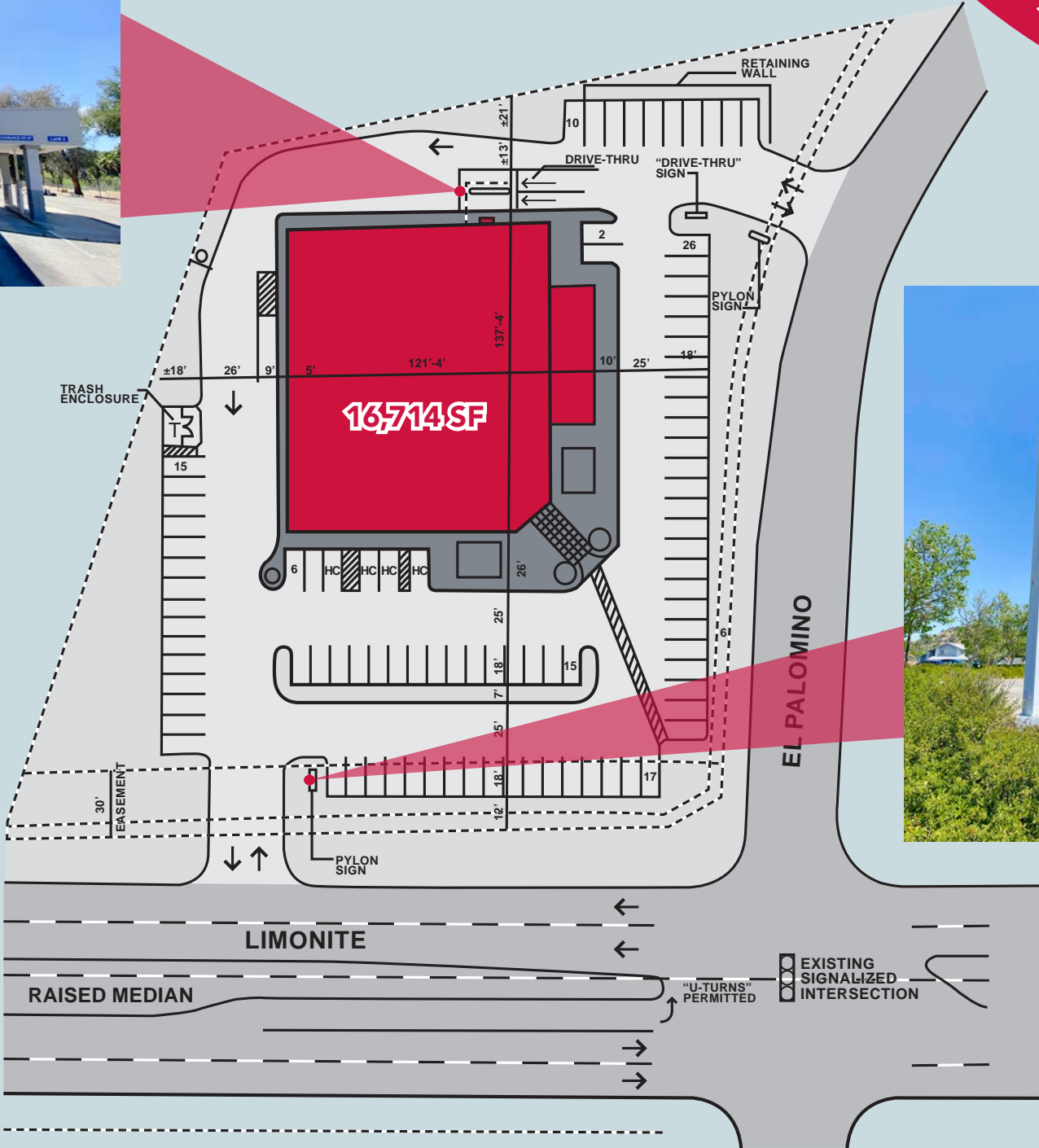
TRAFFIC COUNTS

Limonite Avenue | 24,724 CPD

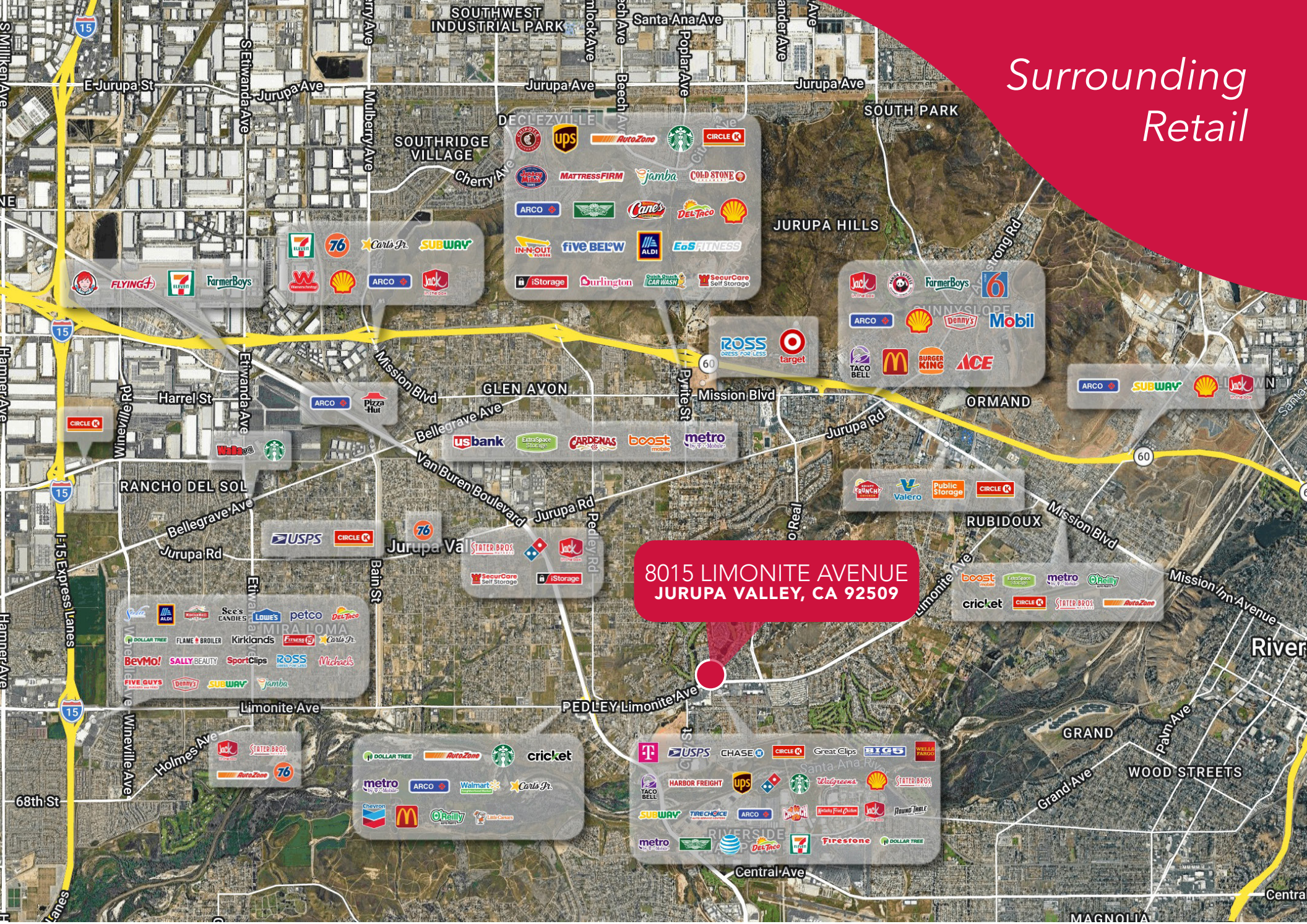
Source: Regis



Site Plan



Surrounding Retail



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Jurupa Valley Demographics



161,002

Daytime
Population



287,951

Jurupa Valley
Population



9,237

Total
Businesses



\$113,090

Avg. Household
Income



79,975

Employee
Population



24,724

Average
Cars Per Day

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.



FOR MORE INFORMATION, PLEASE CONTACT:

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