

# VISTA PLAZA

7840 Limonite Ave | Jurupa Valley, CA 92509

2024 NEW LEASING  
FINAL PHASES



**397**  
MARKET RATE APARTMENT  
UNITS

**600**  
NEW HOUSEHOLDS  
GROWING

**1,000**  
SINGLE-FAMILY  
UNDER CONSTRUCTION

**4.2 M/SF**  
INDUSTRIAL SPACE  
INVENTORY



**Attributes**

SUITES AVAIL: **2,200 SF - 45,000 SF**  
DRIVE-THRU PADS: **NORTH OF LIMONITE AVE**

- Jurupa Hills Country Club & Golf
- Indian Hills Golf & Event Center
- Louis Robidoux Nature Center - Hiking Biking Trails
- Blue Bench Trails - recreation
- Equestrian Stables within 10 miles
- Rubidoux Drive-In & Swap Meet Nostalgia



**Distinctive Amenities**

- Natl/Regional Retails: **Five Below, Daiso, Walgreens, Jurupa 14 Cinemas, Stater Bros, Starbucks, Big 5, Wing Stop, Crunch Fitness, Harbor Freight, KinderCare, First Bank, Wells Fargo, Diablo Grill & Bar**
- Monument Signage

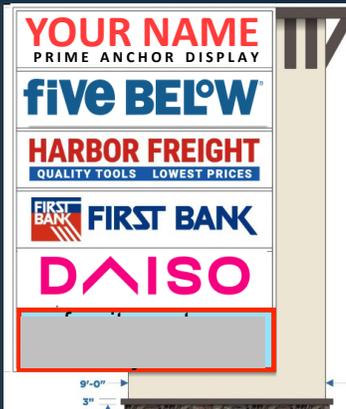


**Prominent Location**

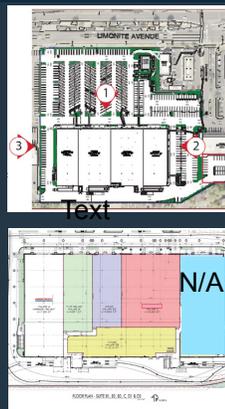
- Excellent Hard Corner Location on Limonite
- Close to apartment & residential homes
- Strategically located in a highly trafficked retail and services hub

DE ANZA COUNTRY PLAZA | JURUPA VALLEY, CA

**MONUMENT SIGN**  
HIGH-QUALITY RETAIL DISPLAYS



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2 MILE	35,015 2023 EST. POPULATION	9,611 2023 EST. HOUSEHOLDS	\$83,877 2023 EST. MEDIAN HHI
5 MILE	294,941 2023 EST. POPULATION	84,226 2023 EST. HOUSEHOLDS	\$81,024 2023 EST. MEDIAN HHI
10 MILE	963,883 2023 EST. POPULATION	275,885 2023 EST. HOUSEHOLDS	\$85,068 2023 EST. MEDIAN HHI

**THE EASE**

1.2 miles from Van Buren Boulevard, 2 miles from the Riverside Municipal Airport (KRAL), 4 miles from the State Route 60 (SR 60), 5.5 miles from the Interstate 15 (I-15), 6 miles from the State Route 91 (SR 91), with easy access to highways, train stations and road transportation; this area is a vibrant convergence of neighborhoods.



**DRIVING FROM THE SUBJECT LOCATION**  
Centrally located in the major south state highway and Interstate Highway commute.



**METROLINK TRAIN STATION**  
Distance of 4 minutes, 4 blocks from the Metrolink station, east of Van Buren Boulevard and just north of Limonite Avenue.



**OMNIRIDE SHUTTLE**  
Operates a safe, reliable, affordable, friendly local and express transit service.



**SEVERAL BUS ROUTE**  
Enjoying the Riverside Transit bus stops at both ends of the De Anza Country Plaza.

**PROPERTY HIGHLIGHTS**

- Accessibility from the Freeway to the Center, the subject property is conveniently located next to the on-ramp and off-ramp to the freeways.
- Great frontage on Limonite – situated along trade areas' main retail corridors featuring nearly 30,000 CPD.



ICRE, Inc.

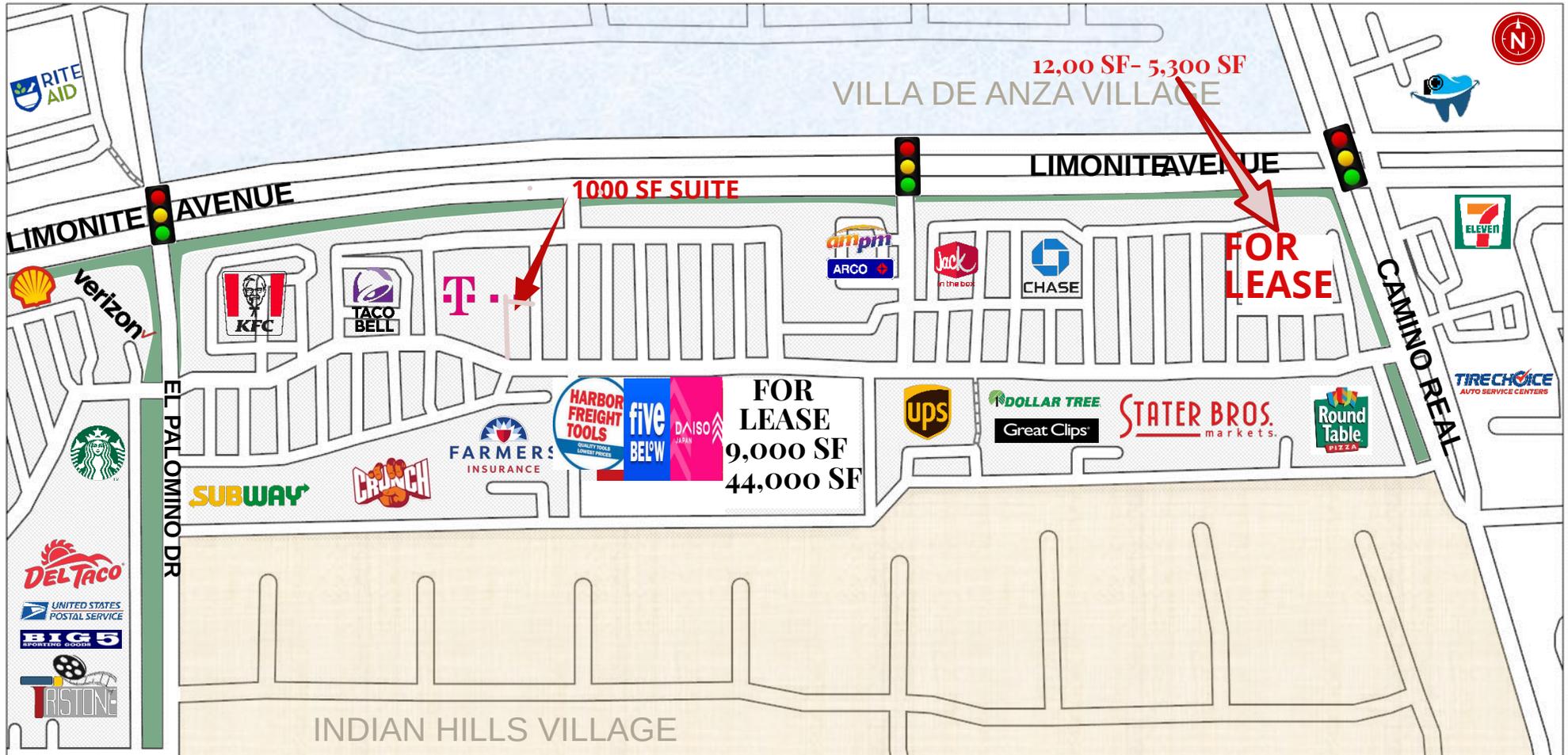
**DEBI MYERS**

Broker Lic. 02010225

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# SITE MAP



DEBI MYERS

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CA Lic. 01852719

# THE NEIGHBORHOOD



RIVERSIDE COUNTY REGION

2.7 Million

20-Mile Radius Population



31.3

Median Age



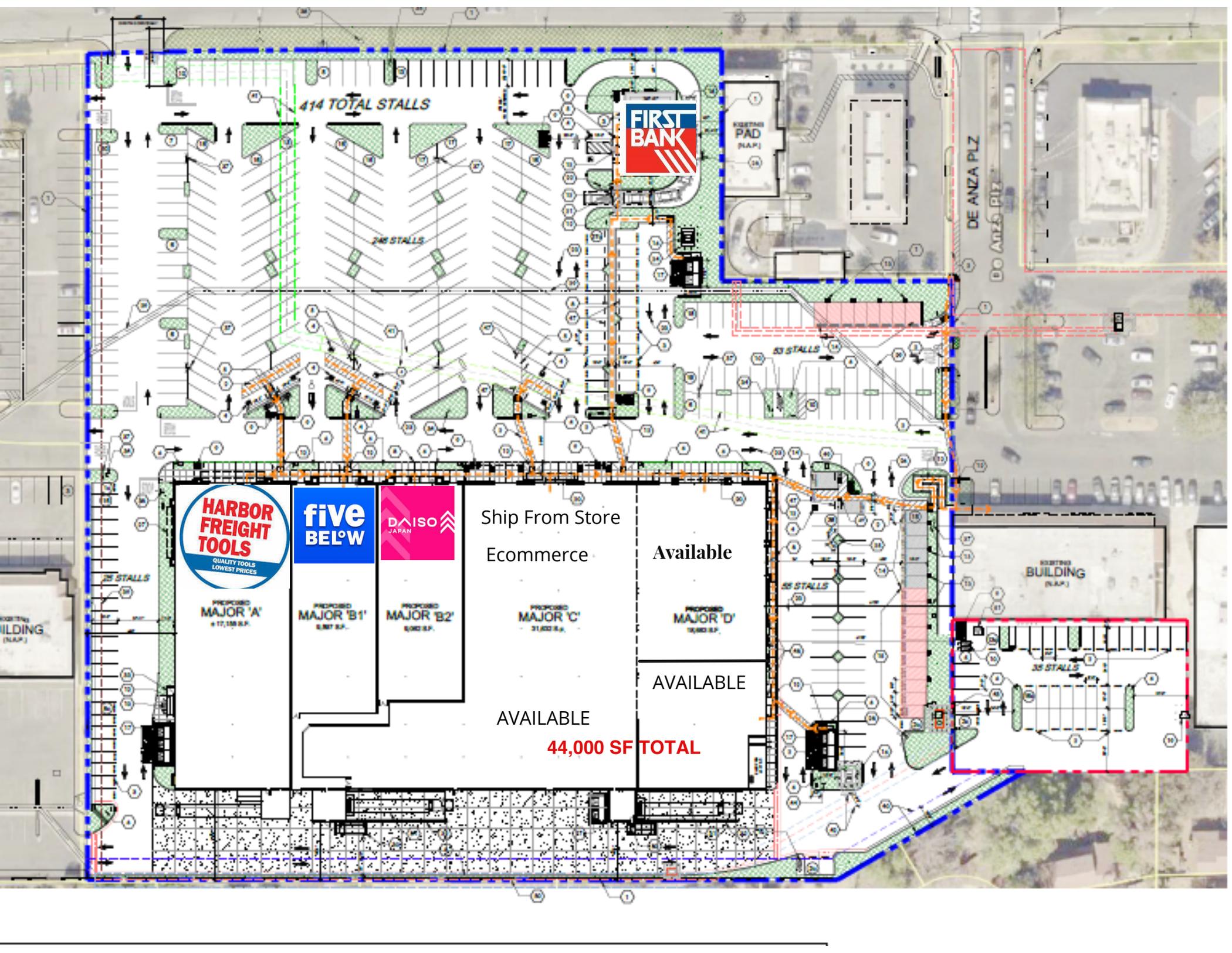
12<sup>th</sup>

Largest City in California



## CURRENT TENANTS

- Chase Bank
- First Bank
- Farmers Insurance
- Big 5 Sporting Goods
- Dollar Tree
- Crunch Fitness
- Jurupa 14 Cinemas
- Papa John's Pizza
- Round Table Pizza
- KFC
- Jack in the Box
- Starbucks
- Subway
- Del Taco
- Taco Bell
- AT&T Store
- T-Mobile
- Verizon
- The UPS Store
- US Postal Service
- Rite Aid
- Stater Bros. Markets
- Walmart
- Walgreens
- 7-Eleven
- Shell
- ARCO / ampm
- Firestone Complete
- Tire Choice Auto Service
- Great Clips



**five**  
**BEL<sup>o</sup>W**



Ship From Store  
Ecommerce

Available

AVAILABLE

**44,000 SF TOTAL**

PROPOSED MAJOR 'A'  
17,150 SF

PROPOSED MAJOR 'B1'  
5,817 SF

PROPOSED MAJOR 'B2'  
5,000 SF

PROPOSED MAJOR 'C'  
21,623 SF

PROPOSED MAJOR 'D'  
10,800 SF

414 TOTAL STALLS

246 STALLS

33 STALLS

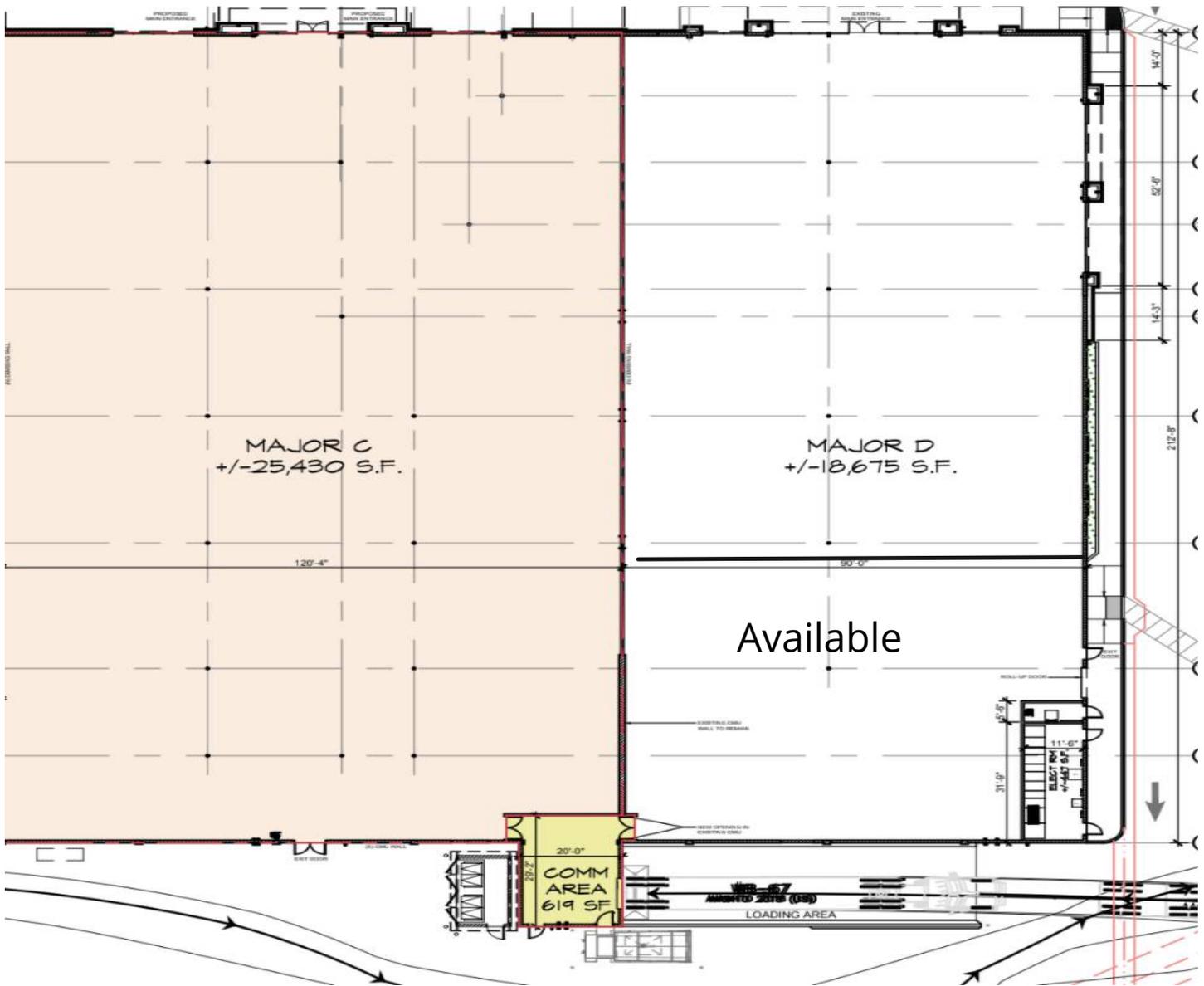
33 STALLS

EXISTING BUILDING (N.A.P.)

33 STALLS

DE ANZA PLZ  
DO ANZA PLZ

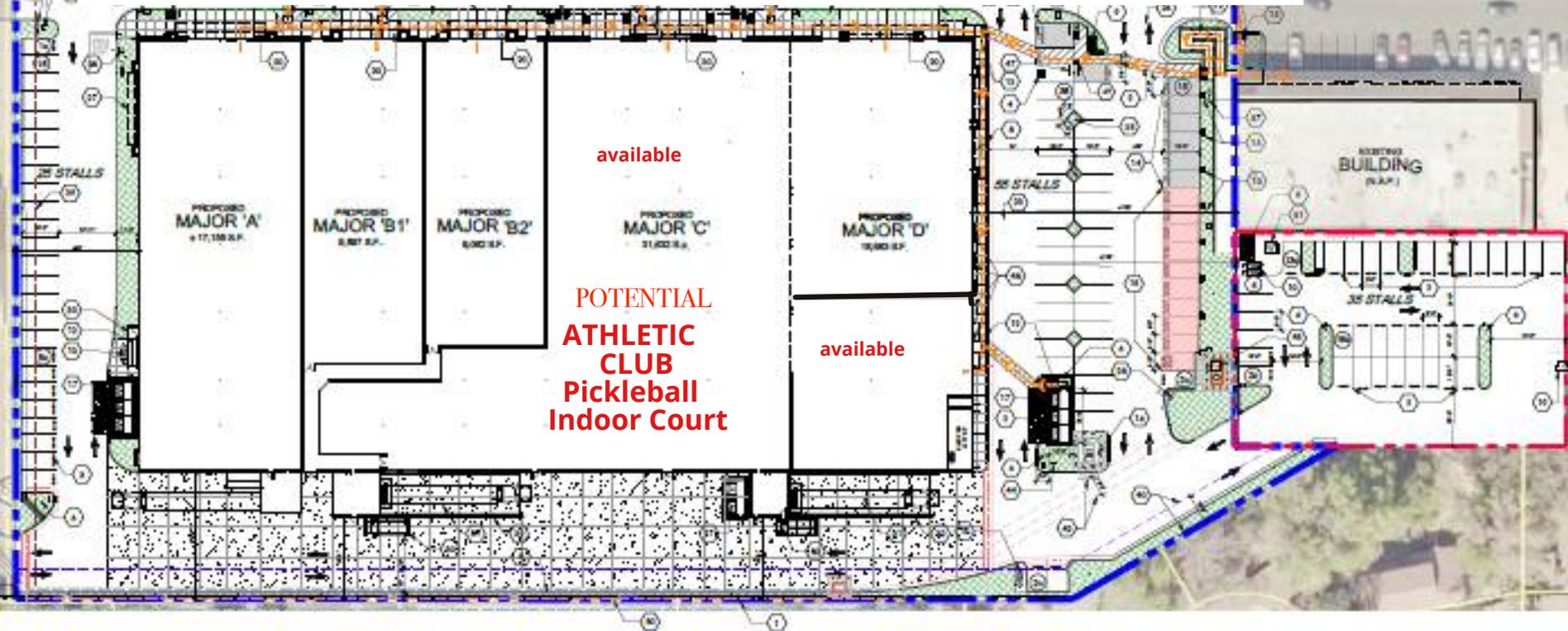
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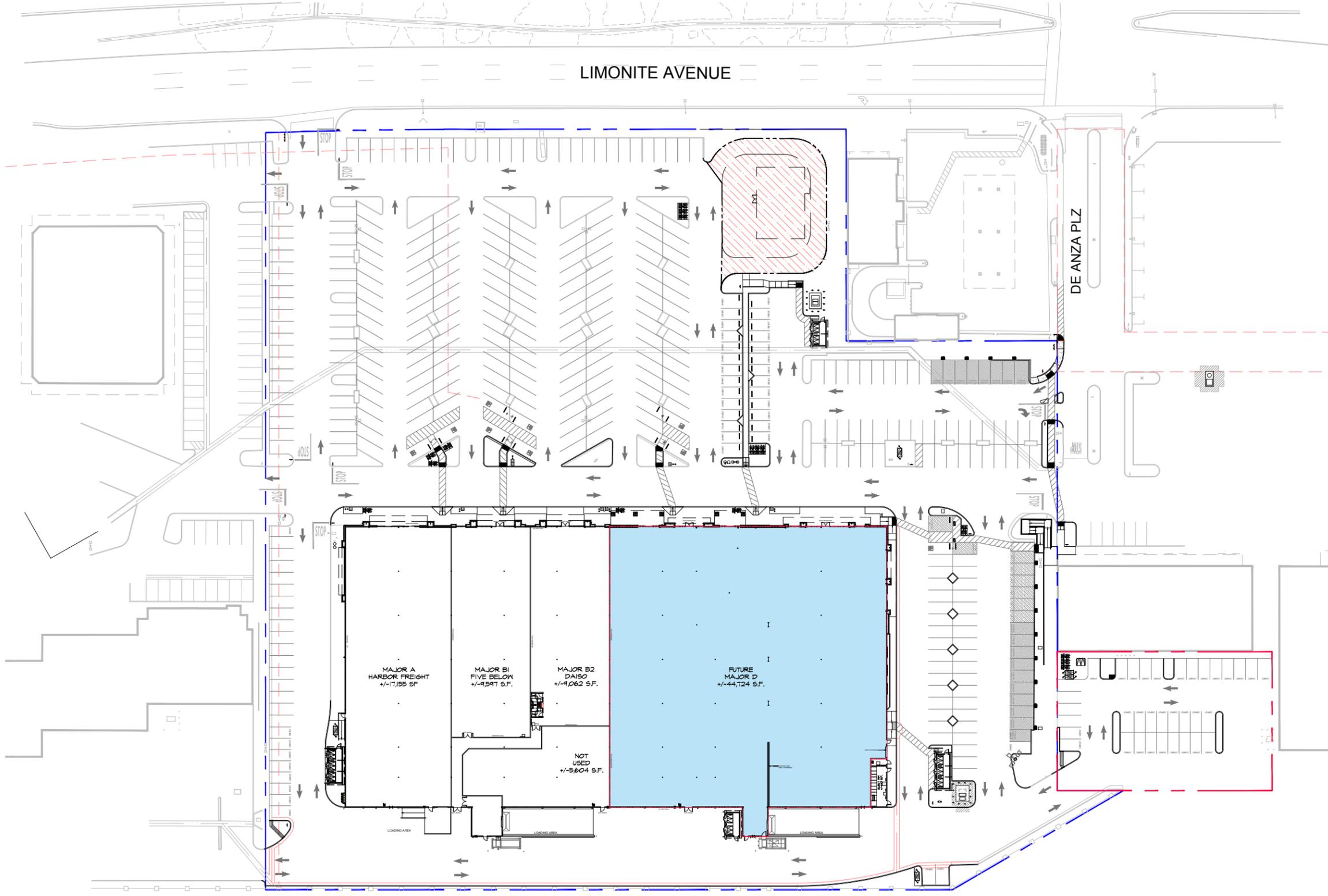


LOADING FOR MAJOR C -AND MAY BE COMBINED WITH  
REMAINDER SPACE FROM MAJOR D- approximately 8,675 sf



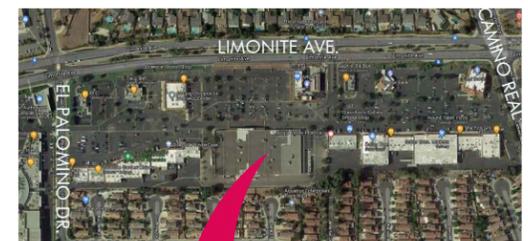
Interior of Bangers and Dinks in Richmond, Virginia. (Bangers and Dinks)





FLOOR PLAN - SUITE D

SCALE: 1" = 80'-0"



SITE

7840 LIMONITE AVE., JURUPA VALLEY, CA 92509

LOCATION MAP



DIMENSIONS ARE TO LEASE LINE AND ARE ROUNDED UP TO THE NEAREST INCH. AREA CALCULATIONS ARE BASED UPON LEASE LINE SHOWN. THIS DOCUMENT IDENTIFIES THE PERIMETER CONFIGURATION OF THE LEASE SPACE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MALL MANAGEMENT.

**DE ANZA COUNTRY SHOPPING CENTER, LP**  
 2020 EAST ORANGETHORPE AVE., STE. 210  
 FULLERTON, CA 92831-5327

**JURUPA K-MART**  
 7840 LIMONITE AVE., JURUPA VALLEY, CA 92509

FLOOR PLAN  
 SUITE D  
 09/16/2024 | 21201MMA

**LOD-16**

mmaarchitecture.com

