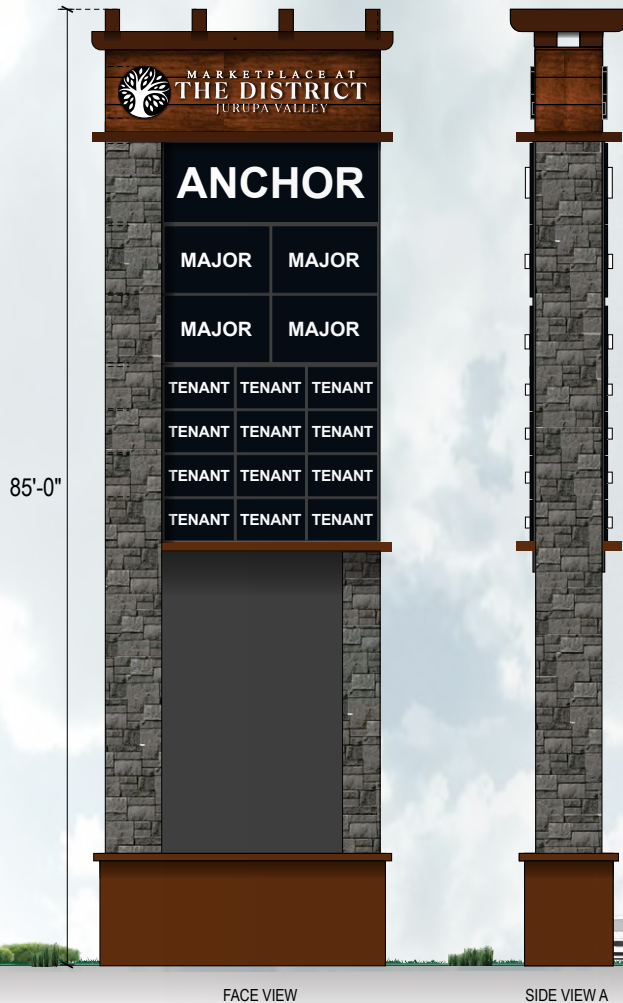


THE DISTRICT

Up to 59,736 SF AVAILABLE

Rubidoux Blvd & 60 Fwy | Jurupa Valley, CA

FOR LEASE



FACE VIEW

SIDE VIEW A



KRISTIN AMBROSE
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D | CAPITAL GROUP

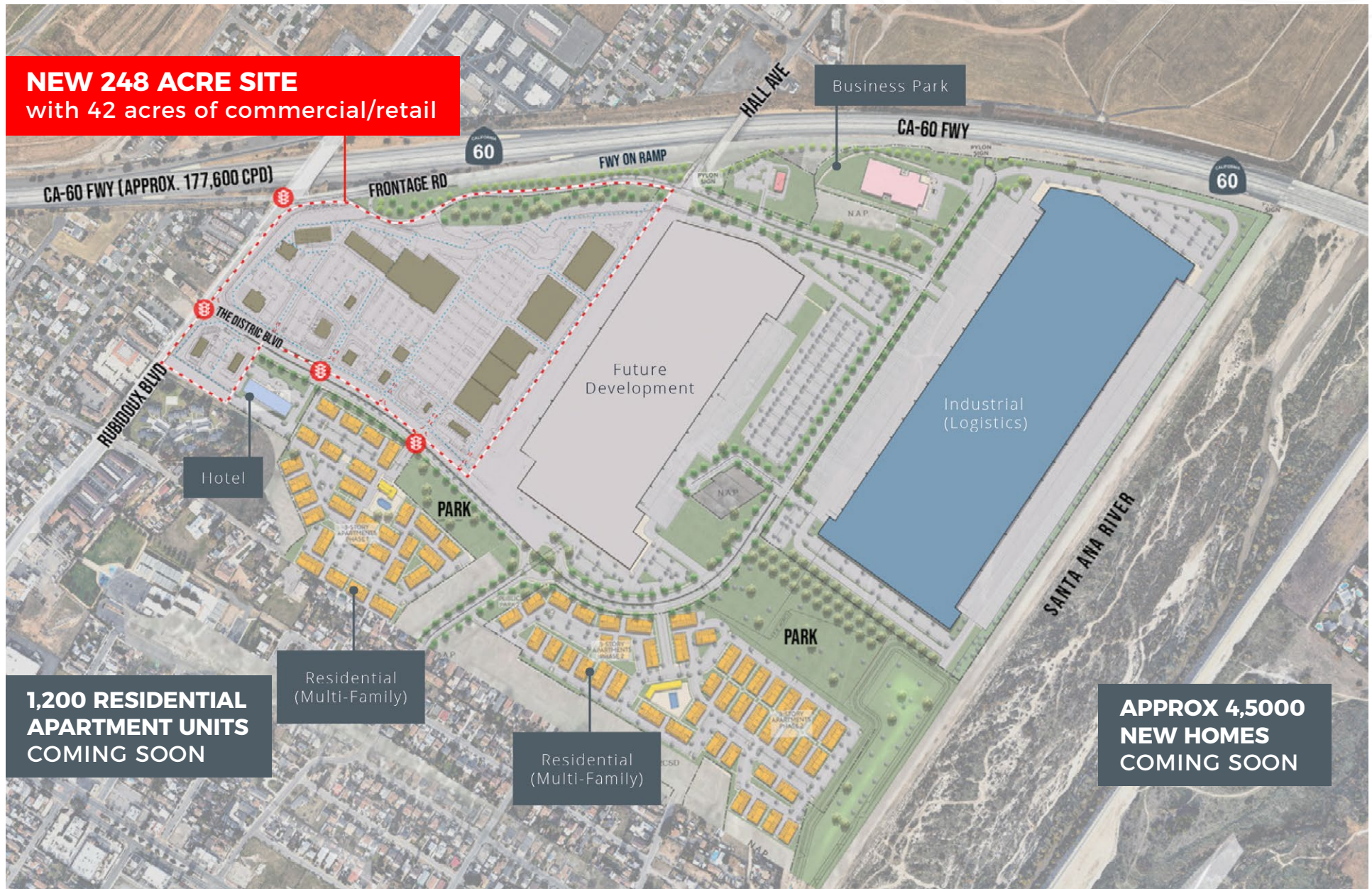


ANYTHING IS POSSIBLE

SITE PLAN



THE DISTRICT
JURUPA VALLEY



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www.redmountaingroupinc.com

RED MOUNTAIN
GROUP

AREA INFO



THE DISTRICT
JURUPA VALLEY



ANCHOR, CO-ANCHOR, PAD & SHOP OPPORTUNITIES

ANCHOR
±35,000 - ±59,000 SF

CO-ANCHOR
±25,000 SF

SHOPS
±7,500 - ±18,800 SF

PAD
±0.5 - ±2.0 ACRES
(QSR + Drive-Thru)

SPACE AVAILABLE

1st Offramp West of the I-60 / I-215 Interchange

Best in class regional mixed use development
• Retail • Hotel • Apartments • Industrial

Regional access is provided via the following freeways:
State Route 60 (SR-60), Interstate 215 (I-215), State Route (SR-91), and Interstate 15 (I-15)



POPULATION



DAYTIME
POPULATION

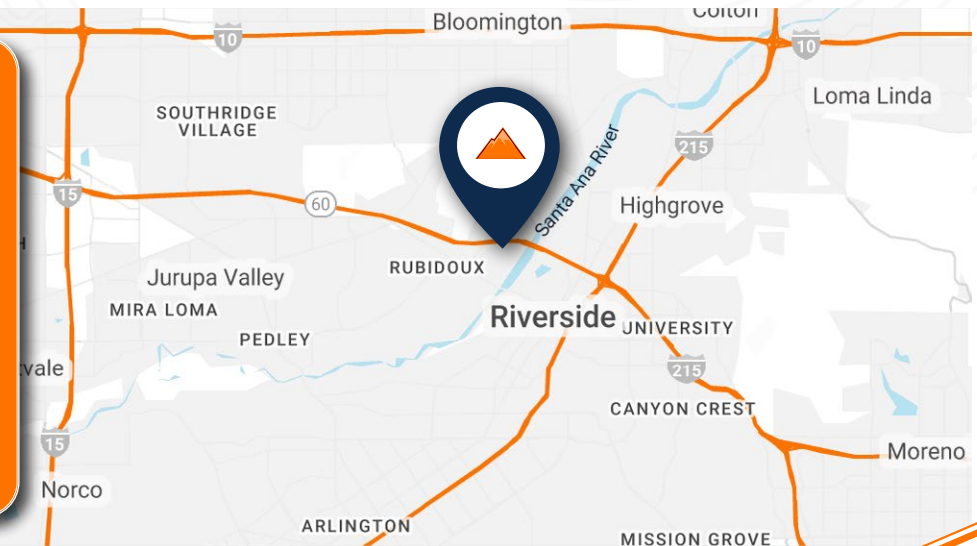


TOTAL
HOUSEHOLDS



AVG HH
INCOME

	POPULATION	DAYTIME POPULATION	TOTAL HOUSEHOLDS	AVG HH INCOME
1 Mile	17,334	7,370	4,500	\$90,096
3 Miles	92,801	61,229	27,397	\$113,384
5 Miles	260,892	173,521	75,373	\$112,039



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RED MOUNTAIN
GROUP

AREA MAP

TRADE AREA 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
21	Downtown Riverside	819 Units
24	Spring Ranch Mountain	1,650 Units
27	Grand Terrace Apartments	800 Units
28	Units Sold to KB Homes	1,000-1,500
29	Sequanota Heights	48 Units
30	La Rue Apartments	66 Units

Total 6,043 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
20	The Exchange	410 Units
23	Highgrove Town Center	800 Units
25	KB Spring Mountain	723 Units
26	DR Horton	280 Units

Total 5,957

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
22	Northside Village	722 Units

Total 1,309 Units

20,000 NEW RESIDENTS
expected in the coming years!!

