

± 51.06 ACRE DEVELOPMENT | INVESTMENT OPPORTUNITY

CITY OF JURUPA VALLEY | RIVERSIDE COUNTY, CA



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INVESTMENT OVERVIEW

Colliers International is pleased to present for sale the approximately 51.06-acre property located along Van Buren Boulevard and Jurupa Road in the City of Jurupa Valley, CA. Primed for future development pending residential entitlement, the property consists of four separate adjoining parcels (4.96 acres, 12.62 acres, 13.52 acres and 19.96 acres) in the heart of a city known for its robust and growing housing market. The property benefits from an expansive footprint with excellent proximity to quality schools and convenient access to multiple freeways, sitting less than two miles from CA-60, five miles from I-15 and 5.5 miles from CA-91. Featuring mixed R2 (Medium) and RA (Low) Density Residential zoning, this future neighborhood has the potential to become not only a hub for commuters seeking affordable living arrangements outside of employment centers in Orange County, Los Angeles and the Inland Empire, but an excellent return on investment for a buyer with long-term vision.

HIGHLIGHTS



Approximately 51.06 Acres



Proximity to 60, 15, and 91 Freeways



Excellent Development for Investor Opportunity



Two Miles from School District
(Elementary School, Middle School, and High School)

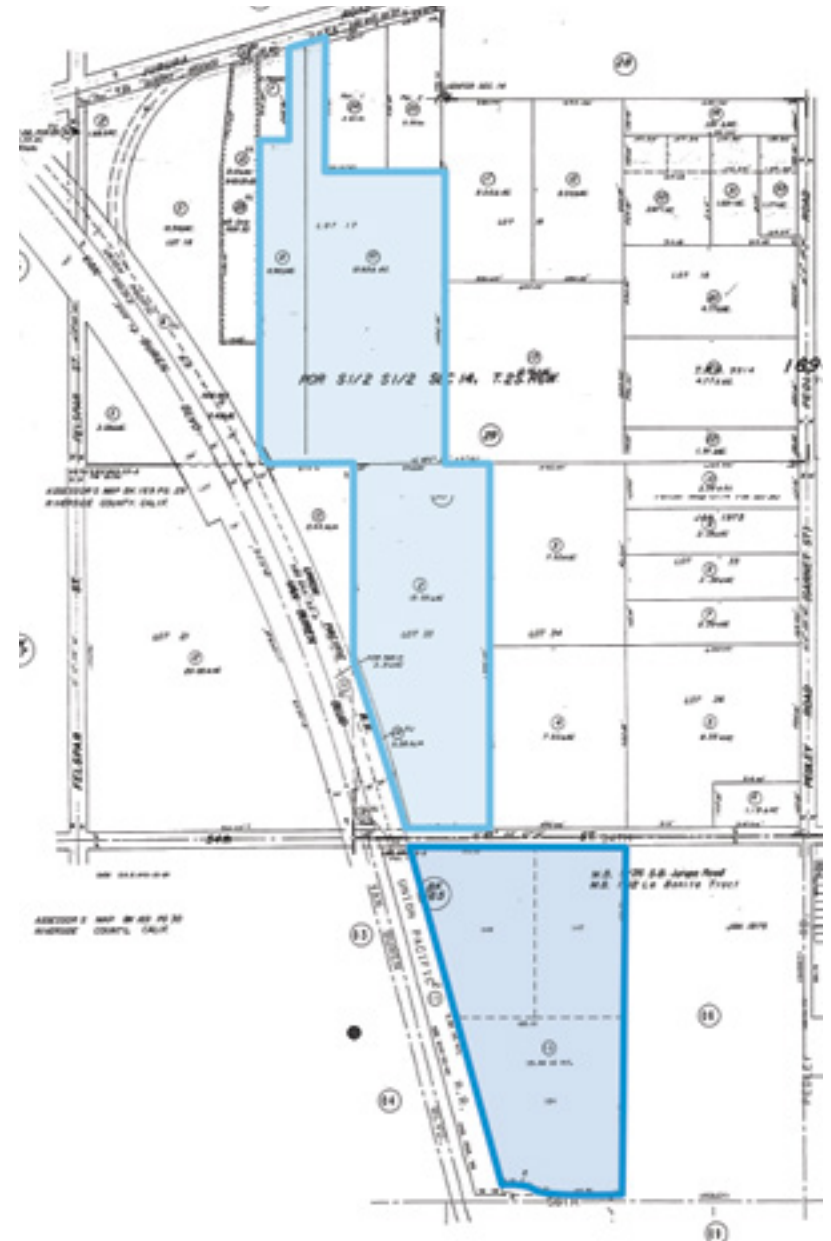


R2 & RA Zoning



APN: 169-290-008, & 010; 169-300-002; 165-050-016

PARCEL MAP

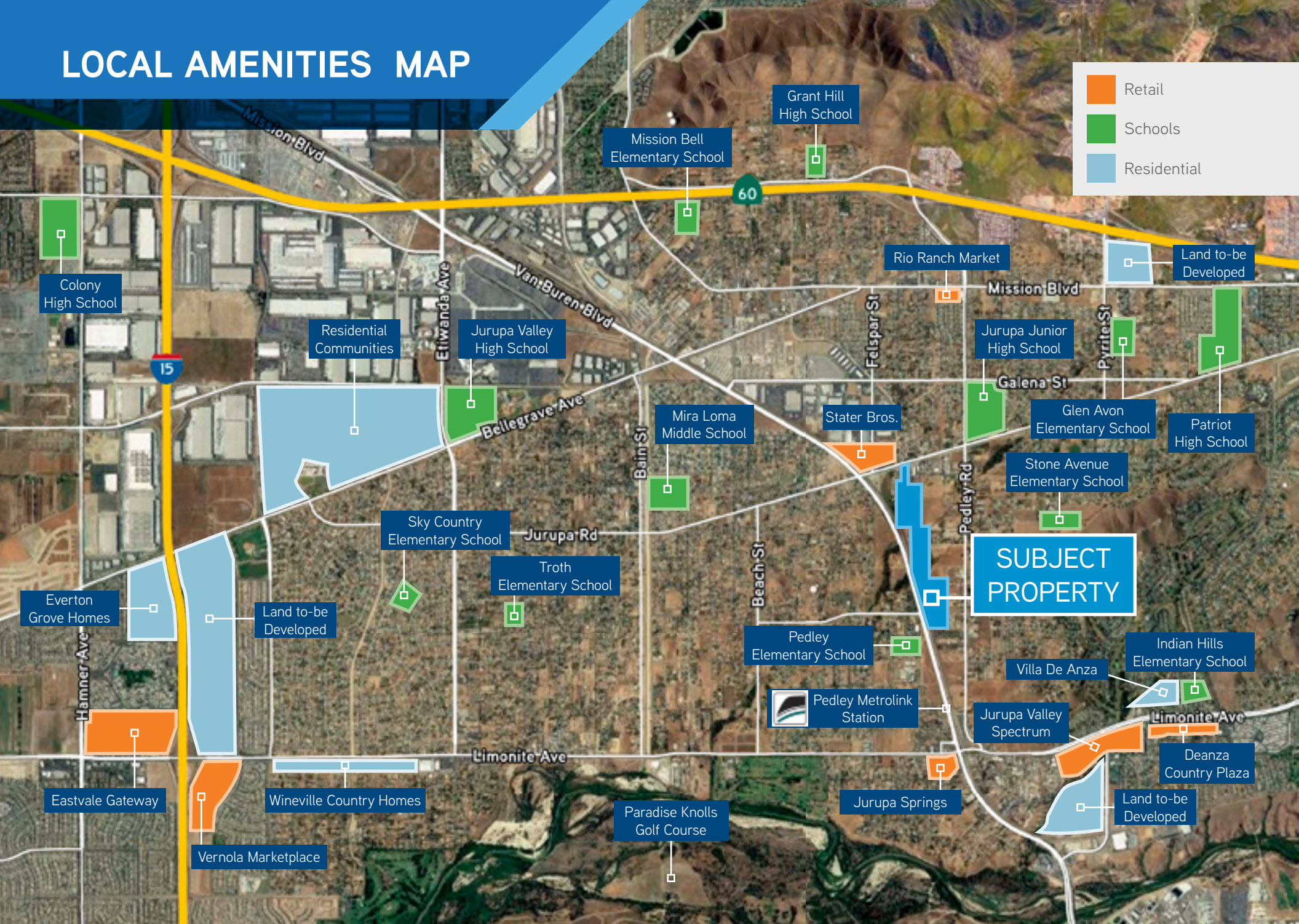


Medium Density Residential: 2-5 DU/Acre

Low Density Residential: Up to 2 DU/Acre

LOCAL AMENITIES MAP

- Retail
- Schools
- Residential



AREA OVERVIEW

DEMOGRAPHICS

103,784

Total Population

70%

Homeownership Rate

32

Median Age

67,002

Median Household Income

25,025

Number of Households

EDUCATION

15

Elementary Schools

3

Middle Schools

4

High Schools

MAJOR EMPLOYERS | CITY OF RIVERSIDE

Employer	No. of Employees
County of Riverside	20,000
Fleetwood Enterprises Inc.	11,500
Bourns, Inc.	5,400
Ceed Security Corp.	4,900
University Cal Riverside	3,850
Riverside Unified School District	3,740
City of Riverside	2,700
Riverside Community College District	2,651
Prism Structures Inc	2,400
American Medical Response Ambulance Service, Inc.	1,813



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