

MIXED USE – RESIDENTIAL AND COMMERCIAL

FOR
SALE

±21.9 ACRES

JURUPA VALLEY | CA

RIVERSIDE COUNTY

FOR MORE INFORMATION, CONTACT:

LEE SPENCE
EXECUTIVE VICE PRESIDENT
M: 909.969.8800
lee.spence@daumcommercial.com
CA License #00954487

DAVID GORES
FIRST VICE PRESIDENT
D: 909.652.9059 | M: 909.720.9437
david.gores@daumcommercial.com
CA License #01502471

Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All Maps provided courtesy of Google Maps, Bing Maps, and Google Earth. D/AQ Corp. # 01129558

DAUM
COMMERCIAL REAL ESTATE SERVICES

±21.9 ACRES | MIXED - USE DEVELOPMENT

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

| | |
|------------------------------------|---|
| Total Acreage | ±21.9 Acres |
| Location | Van Buren Blvd & 52nd Street, Jurupa Valley |
| Zoning | Low Density Residential (in process of being re-zoned to Mixed Use) |
| Proposed Uses | Mixed-use development including retail, multifamily residential, QSR pads, and single-family residential |
| Retail Development | ±38,100 SF proposed retail/commercial space including QSR opportunities |
| Multifamily Development | Proposed affordable multifamily residential totaling ±214 units across two residential components |
| Single Family Residential | Proposed ±27 single-family residential lots with Craftsman-style architecture |
| QSR Opportunities | Signalized corner drive-thru opportunities along new Van Buren & 52nd Street improvements |
| Infrastructure Improvements | City-planned extension of 52nd Street through to Van Buren Blvd including new traffic signal |
| Wetlands Area | ±3.75 acres of wetlands/open space incorporated into site planning |
| Accessibility | Convenient access to Van Buren Blvd and surrounding residential growth corridors |
| Parking | Planned onsite parking for retail and residential uses in accordance with zoning requirements |
| Development Vision | Planned mixed-use community integrating residential neighborhoods, retail amenities, and commercial services |
| Market Positioning | Strong opportunity for retail, housing, and service-oriented commercial uses within a growing Jurupa Valley submarket |

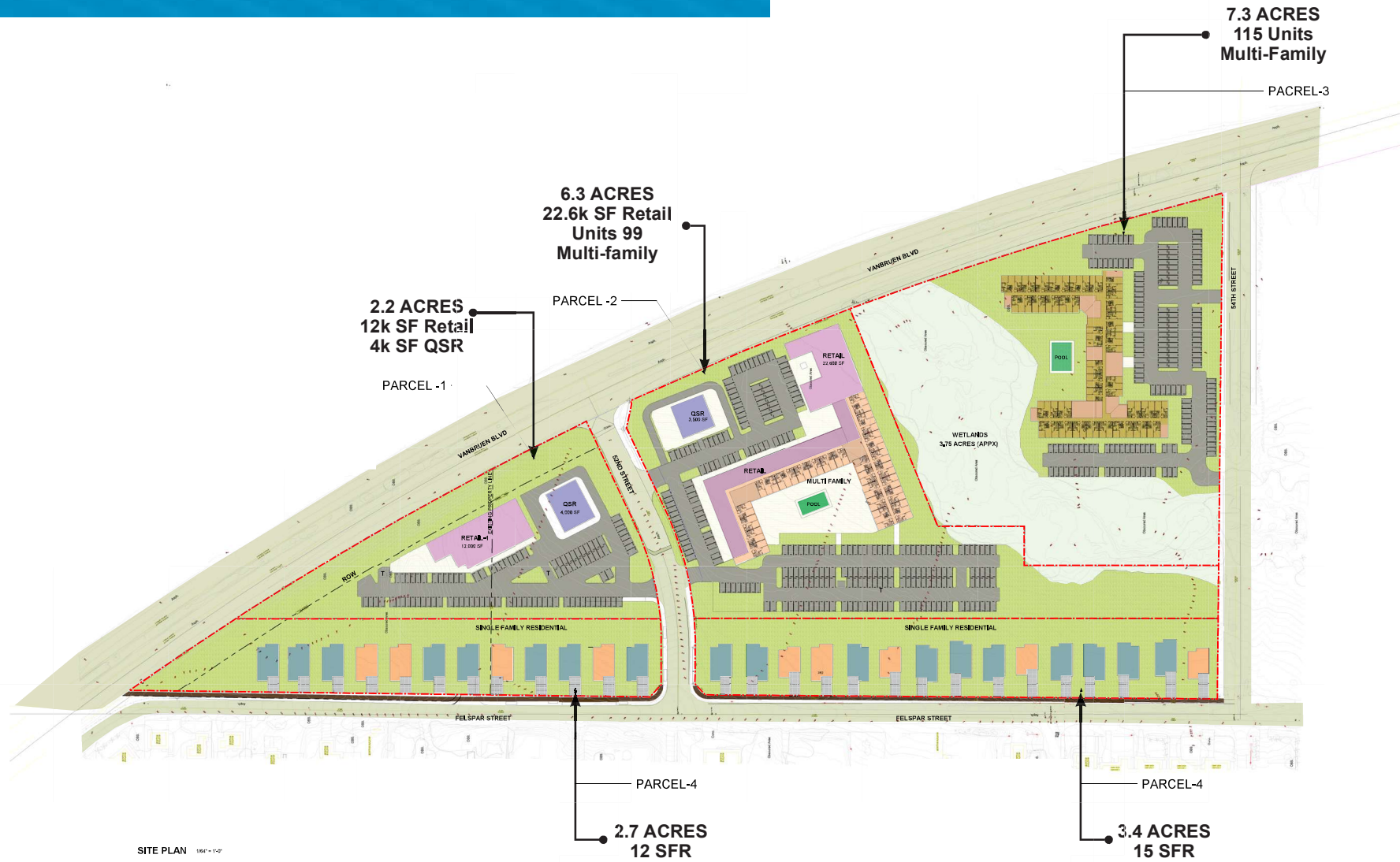


The property consists of approximately ±21.9 acres positioned at Van Buren Boulevard and 52nd Street in Jurupa Valley. The site is currently zoned Low Density Residential and is in the process of being re-zoned to accommodate a dynamic mixed-use development vision. Proposed plans include multifamily residential, single-family housing, retail/commercial development, and quick-service restaurant pad opportunities.

The conceptual site study includes approximately ±38,100 square feet of retail and commercial space, ±214 affordable multifamily residential units, and ±27 single-family residential lots. Planned infrastructure improvements include the extension of 52nd Street through to Van Buren Boulevard with a new signalized intersection, creating strong accessibility and visibility for future commercial users.

The project presents a rare opportunity to develop an integrated mixed-use environment within one of the Inland Empire's growing residential corridors, with potential for retail, dining, housing, and neighborhood-serving commercial amenities.

±21.9 ACRES | MIXED - USE DEVELOPMENT



SITE PLAN 1/8" = 1'-0"

±21.9 ACRES | MIXED - USE DEVELOPMENT

OVERVIEW

Strategically positioned in the rapidly growing Jurupa Valley submarket, this ±21.9-acre mixed-use development opportunity offers exceptional visibility and accessibility along Van Buren Boulevard and the future extension of 52nd Street. Located within the Inland Empire region of Southern California, the property is surrounded by expanding residential communities, retail growth, and continued infrastructure investment.

The site is currently zoned Low Density Residential and is in the process of transitioning to Mixed Use, creating the potential for a dynamic blend of multifamily residential, single-family housing, retail, restaurant, and neighborhood-serving commercial uses. Planned city improvements include the extension of 52nd Street through to Van Buren Boulevard along with a new signalized intersection, enhancing traffic flow and future development potential.

The conceptual site plan envisions a thoughtfully integrated community featuring approximately ±214 multifamily units, ±27 single-family residential lots, and ±38,100 square feet of retail and commercial development, including quick-service restaurant opportunities at prominent signalized corners. The project also incorporates open space and wetlands areas, creating a balanced environment for future residents and businesses.

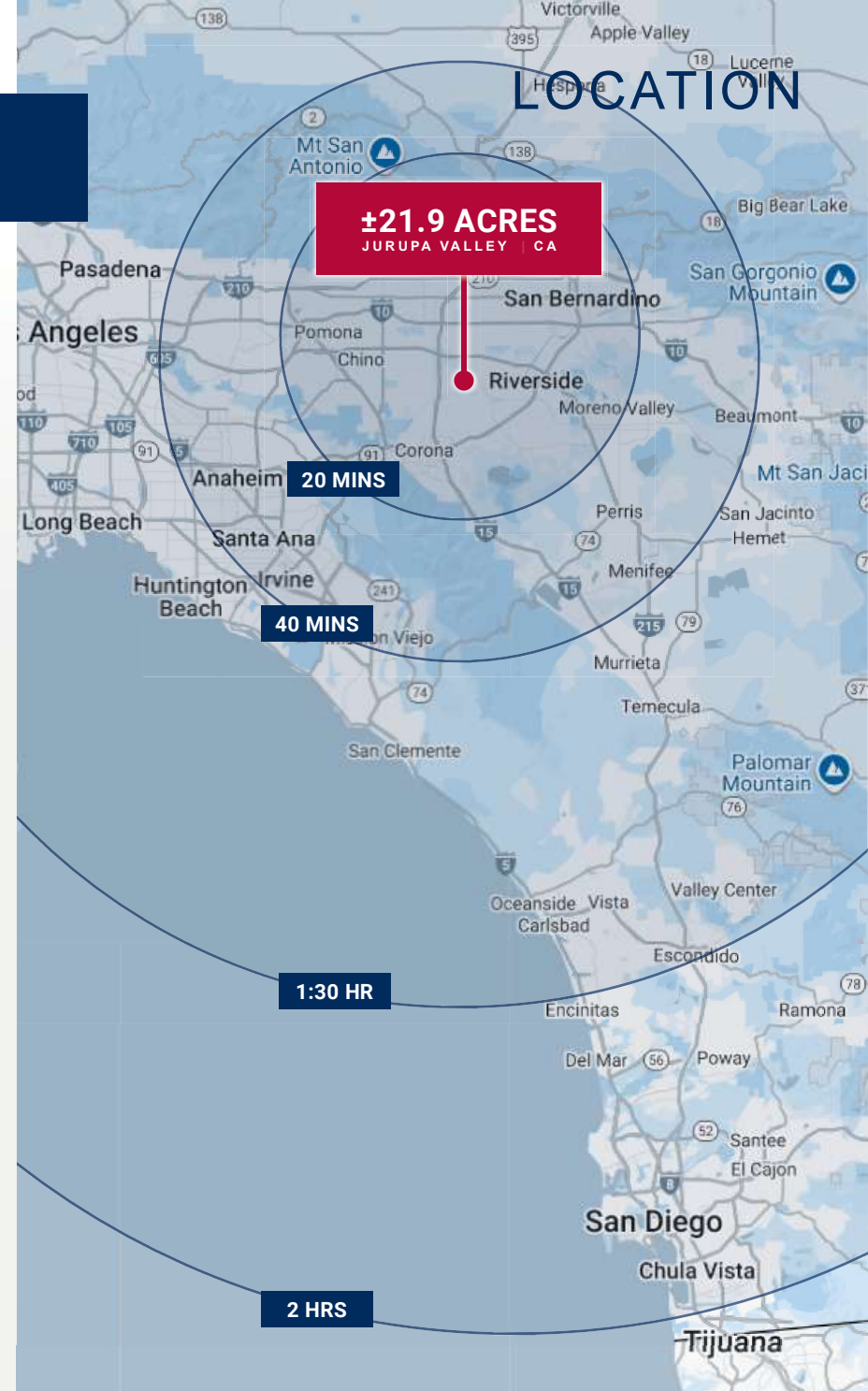
With convenient access to major Inland Empire transportation corridors, surrounding residential density, and continued population growth throughout Jurupa Valley and neighboring Riverside County communities, the property presents a rare opportunity for developers, investors, and owner-users seeking to capitalize on one of Southern California's evolving mixed-use growth corridors.

DRIVING TIME

The property offers convenient access to major Inland Empire and Southern California transportation corridors, providing connectivity to surrounding residential, retail, logistics, and employment centers throughout Riverside County and the greater Los Angeles region.

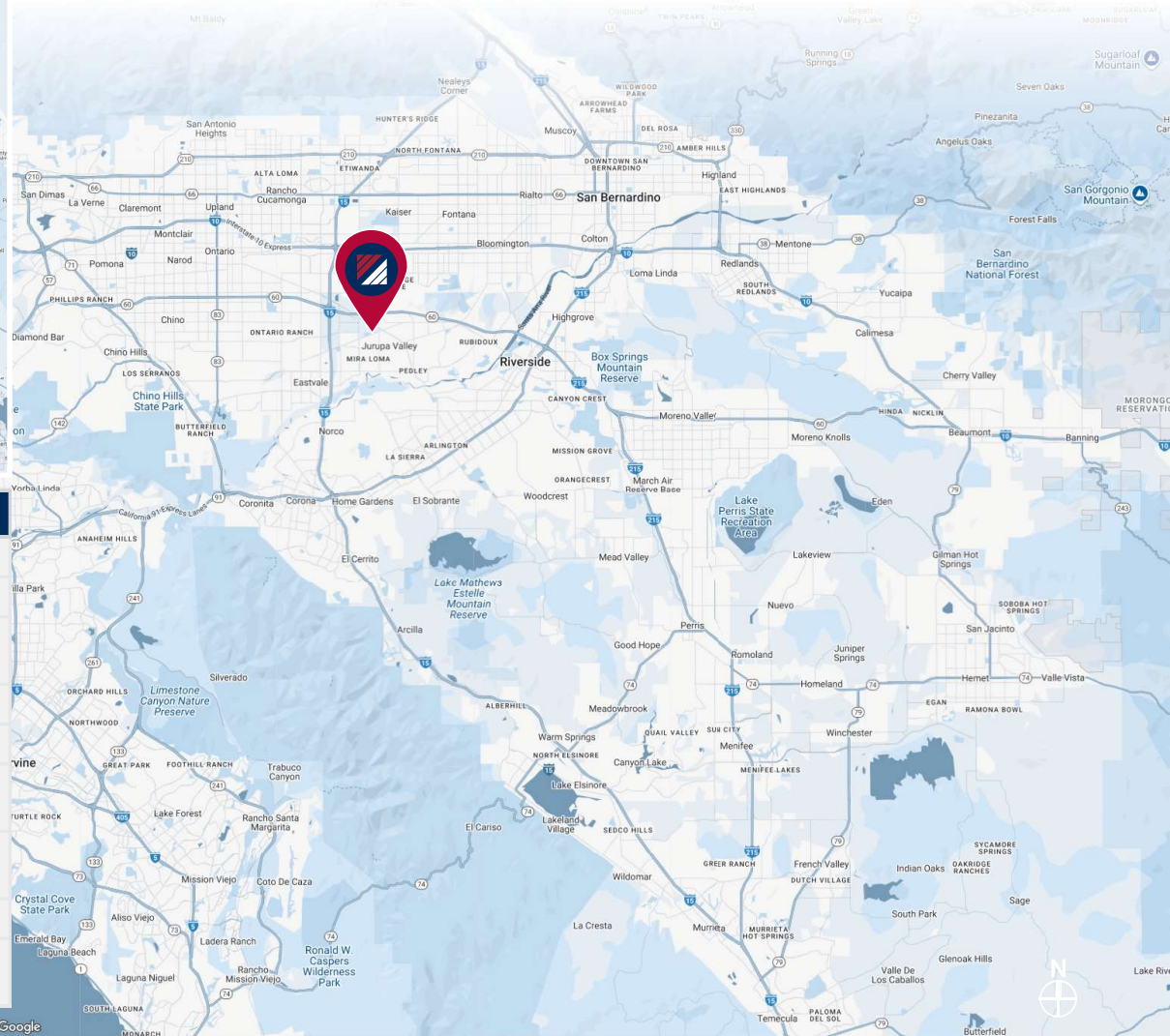
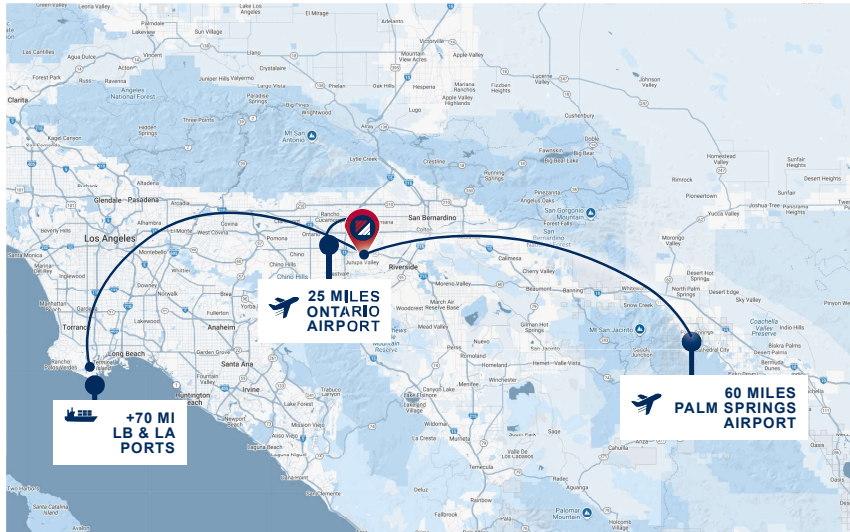
| | |
|-------------------------------|--|
| LOCATION: | Van Buren Blvd & 52nd Street, Jurupa Valley |
| MUNICIPALITY: | Riverside County |
| PROPERTY TYPE: | Mixed-Use Development Opportunity |
| CURRENT ZONING: | Low Density Residential |
| PROPOSED ZONING: | Mixed Use |
| PROPOSED STRUCTURES: | ±214 proposed affordable residential units ±27 proposed residential lots ±38,100 SF proposed retail and commercial development |
| ACREAGE: | ±21.9 Acres |
| LAND USE PLAN: | Proposed multifamily, retail/commercial, QSR pads, and single-family residential development |
| MULTIFAMILY COMPONENT: | County Geological Report (GIS) pertaining to this property dated September 29, 2000. Lots have the needed percolation requirements for septic tanks. There are over five miles of unpaved roads on the property. |
| SURROUNDING AREA: | Growing residential communities, retail corridors, schools, and regional transportation access |
| CONDITION: | Conceptual site study completed outlining mixed-use development potential |

LOCATION



LOCATION

Positioned within one of the Inland Empire’s rapidly growing corridors, this exceptional mixed-use development opportunity in Jurupa Valley offers the ideal balance of residential growth, commercial potential, and modern connectivity. Located along Van Buren Boulevard near the future extension of 52nd Street, the property is strategically situated to benefit from continued population expansion, infrastructure improvements, and increasing demand for housing and neighborhood-serving retail throughout Riverside County. Residents and future businesses will enjoy convenient access to major transportation corridors including State Route 60, Interstate 15, and Interstate 10, connecting the site to Riverside, Ontario, Orange County, and greater Los Angeles. Surrounded by established residential communities, schools, retail centers, and recreational amenities, the property presents a rare opportunity to create an integrated mixed-use environment featuring multifamily housing, single-family residences, retail, dining, and commercial services—all within one of Southern California’s most active growth markets.



| DEMOGRAPHICS | 1 MI. | 3 MI. | 5 MI. |
|-----------------------------------|-----------|-----------|-----------|
| 2020 Population | 7,157 | 70,729 | 249,094 |
| 2025 Population | 6,799 | 68,338 | 244,380 |
| 2030 Population Projection | 6,869 | 69,295 | 248,231 |
| 2020 Households | 1,806 | 19,002 | 67,766 |
| 2025 Households | 1,680 | 17,835 | 65,072 |
| 2030 Household Projection | 1,689 | 17,978 | 65,815 |
| Total Specified Consumer Spending | \$74.8M | \$742.9M | \$2.6B |
| Avg Household Income | \$123,046 | \$116,272 | \$117,897 |
| Median Household Income | \$98,305 | \$97,351 | \$98,674 |