



## For Lease Deanza Plaza

**7840 Limonite Ave  
Jurupa Valley, CA 92509**



### Property Specifications

JR. ANCHOR ENDCAP AVAILABLE

**±18,683 SF**

### Est Demographics

|                      | 1 MILE    |
|----------------------|-----------|
| Population           | 10,133    |
| Avg Household Income | \$118,374 |
| Daytime Population   | 2,022     |
|                      | 3 MILE    |
| Population           | 101,078   |
| Avg Household Income | \$111,094 |
| Daytime Population   | 22,670    |
|                      | 5 MILE    |
| Population           | 293,567   |
| Avg Household Income | \$110,844 |
| Daytime Population   | 104,983   |

SOURCE esri



### About the Property

- Prominent Limonite Ave visibility with ±31,500 cars per day
- Regional access to SR-60, SR-91, I-15, and Van Buren Blvd
- Nearby freeway traffic: ±150,000 CPD on SR-60 and ±175,000 CPD on SR-91
- Strong co-tenancy with Harbor Freight, Five Below, Daiso, and First Bank
- High-performing Harbor Freight location, ranking in the top 10% of the chain based on Placer.ai visit data

### Traffic Counts

|              |              |
|--------------|--------------|
| Limonite Ave | ± 31,500 CPD |
| 60 Freeway   | ±150,000 CPD |
| 91 Freeway   | ±175,000 CPD |

Source: CoStar

### Contact

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The information presented was obtained from sources deemed reliable; however SRS does not guarantee its completeness or accuracy.

SRS REAL ESTATE PARTNERS



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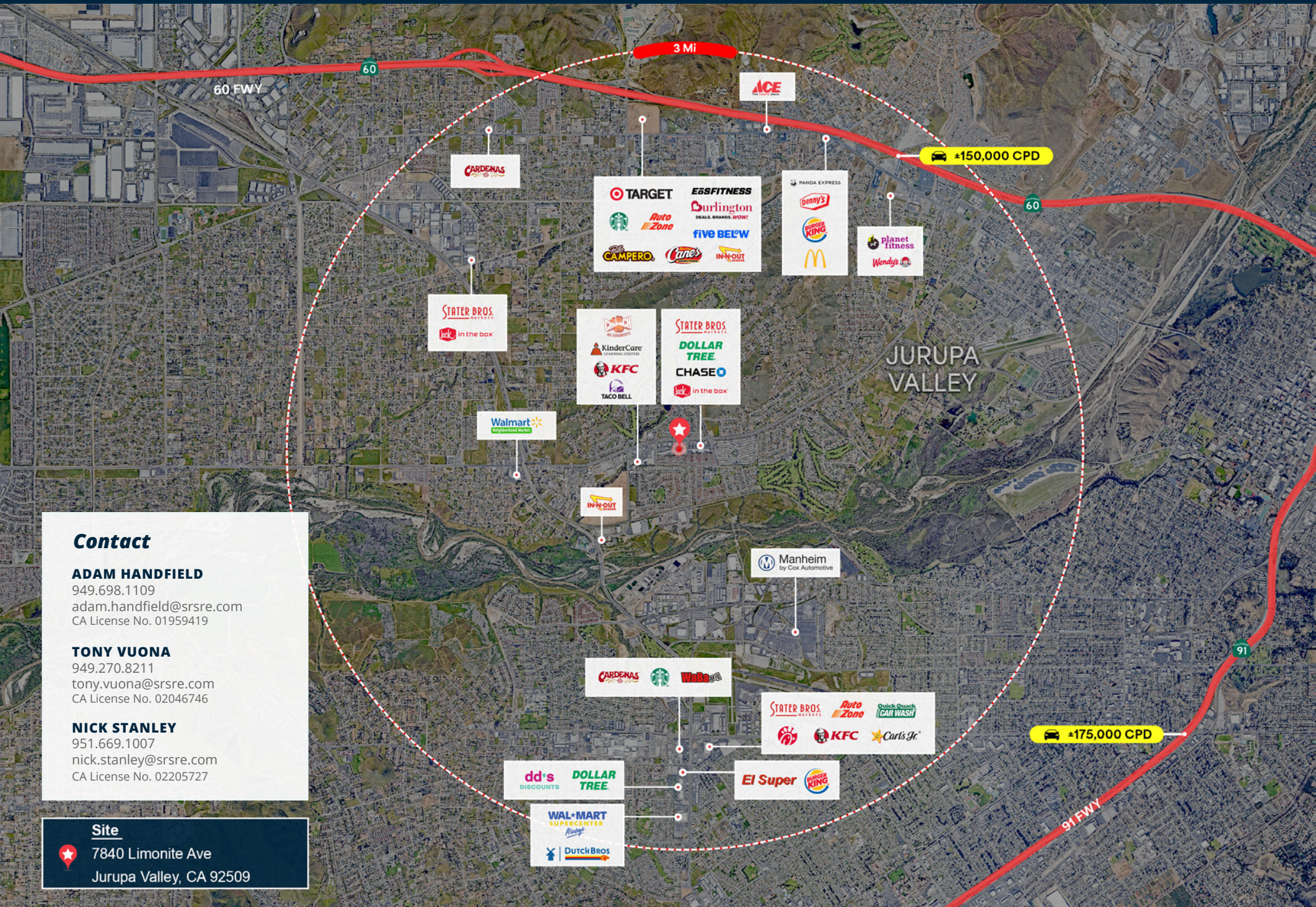


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## Site



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