

# SPROUTS & CRUNCH FITNESS ANCHORED CENTER - PRIME SHOP SPACES FOR LEASE

8032 Limonite Ave. Jurupa Valley, CA 92509



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# Presented By



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ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

**2,000+**  
SALES/LEASES

TOTAL SALES OVER

**\$2B+**

# PROPERTY OVERVIEW



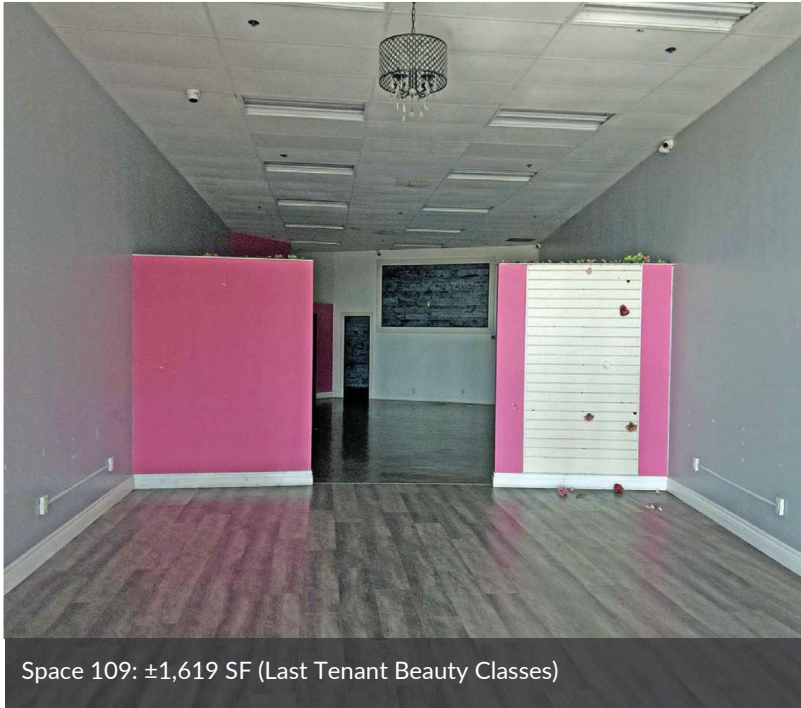
## HIGHLIGHTS

- Join national brands including Sprouts, Crunch Fitness, Big 5, Starbucks, AT&T, and Walgreens. Additionally, the US Post Office, Davita, Wing Stop, T-Mobile, and Verizon are Tenants at the Jurupa Valley Spectrum.
- The Starbucks and Walgreens are top-ranking locations, with Starbucks in the top 9% and Walgreens in the top 4% of California stores (Placer.ai).
- Jurupa Valley Spectrum, a ±124,817 SF shopping center on Limonite Avenue, benefits from 4 nearby signalized intersections offering fantastic visibility and convenient access.
- Situated in Riverside County, between Eastvale and Riverside, and with a high daily traffic count of over 37,000 cars per day on Limonite Avenue, the Jurupa Valley Spectrum is an ideal location for retail businesses.
- Available spaces include three second generation shop spaces (±1,002 SF, ±1,211 SF, and ±1,619 SF) ideal for retail or service use, and a potential drive-thru pad. ±1,002 SF & ±1,211 SF can be combined to make a ±2,213 SF space.
- With ±1,100 parking spaces, tenants and customers alike benefit from abundant parking.

# SITE PLAN



# AVAILABLE SPACES - INTERIOR PHOTOS



# CONCEPTUAL RENDERING



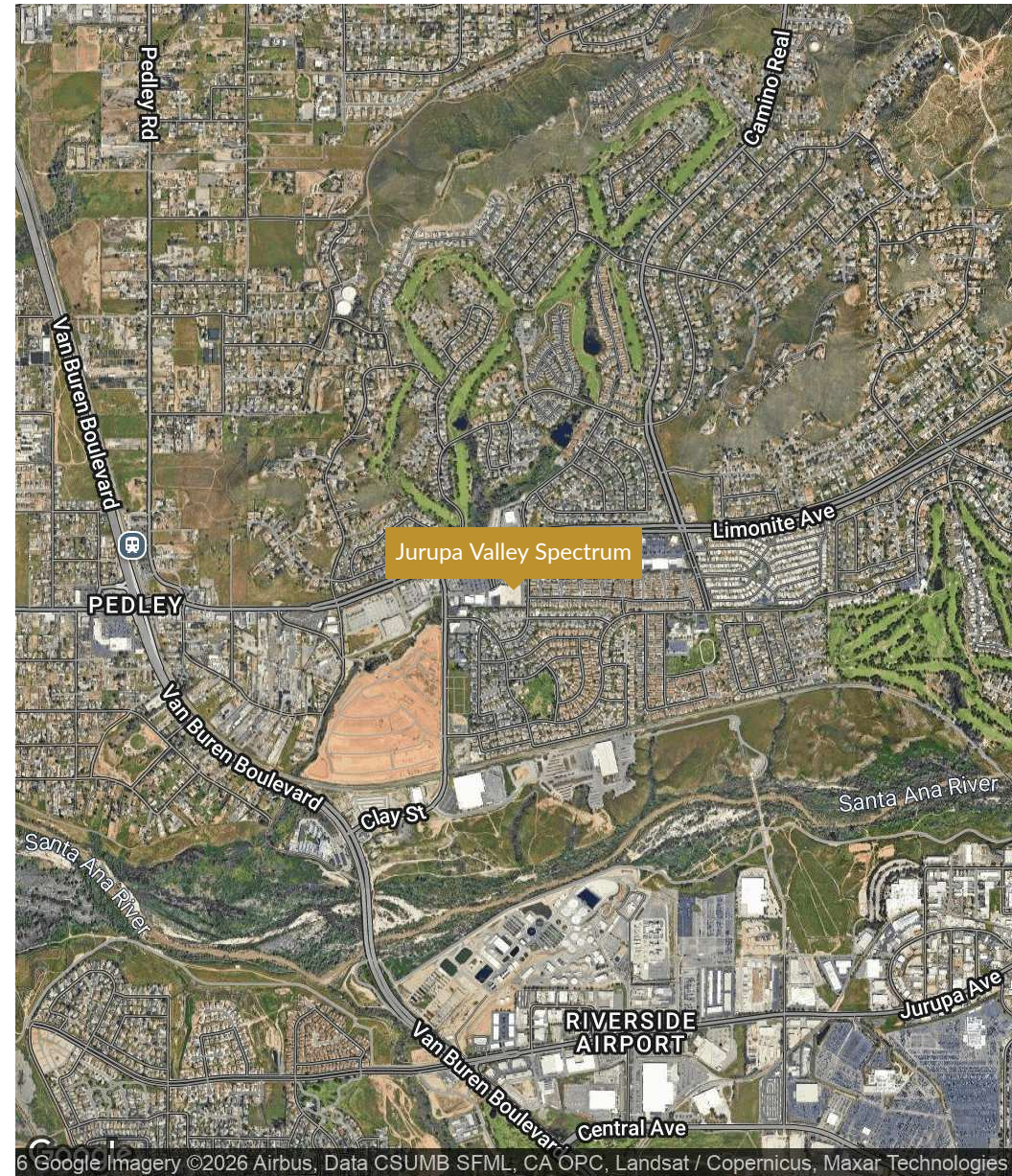
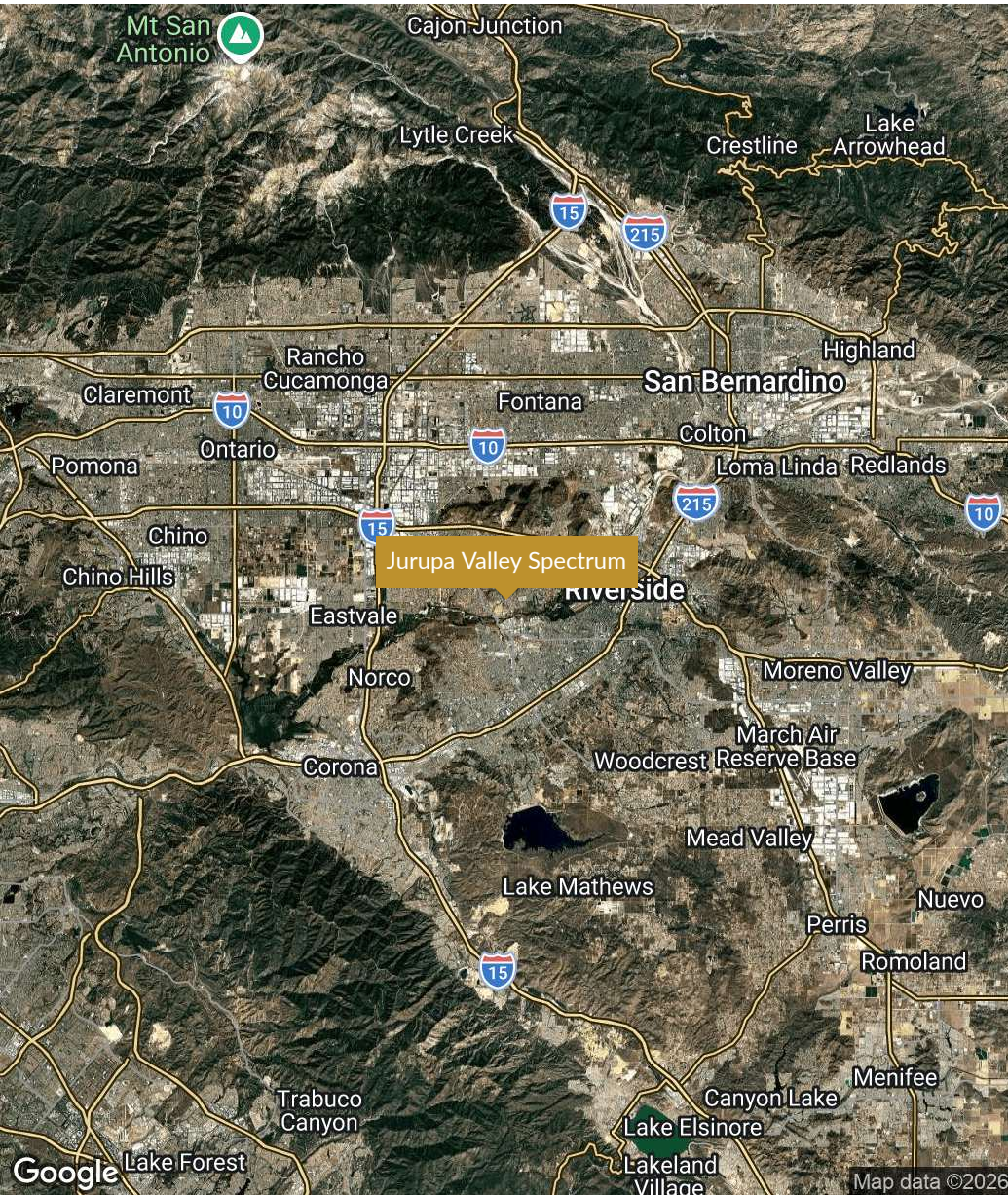
# RETAILER AND SCHOOL MAP



# ADDITIONAL PHOTOS



# LOCATION MAPS



# DEMOGRAPHICS

	5 min	10 min	15 min
<b>POPULATION</b>			
2025 Total Population	24,989	65,329	185,292
2025 Median Age	34.8	33.2	33.5
2025 Total Households	6,996	17,395	51,976
2025 Average Household Size	3.5	3.7	3.5
<b>INCOME</b>			
2025 Average Household Income	\$128,811	\$114,576	\$116,792
2025 Median Household Income	\$104,887	\$91,554	\$97,142
2025 Per Capita Income	\$36,202	\$30,641	\$32,888
<b>BUSINESS SUMMARY</b>			
2025 Total Businesses	592	1,994	5,066
2025 Total Employees	3,763	15,368	40,424

