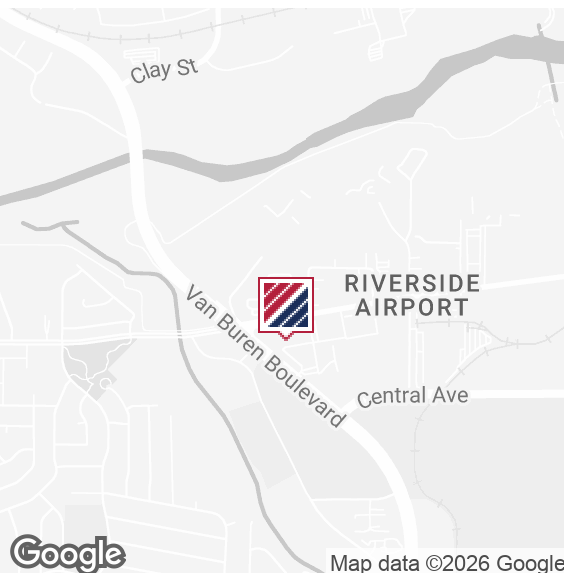




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JURUPA AVE, UNIT 101
RIVERSIDE | CA



FOR SUBLEASE

INDUSTRIAL PROPERTY



PROPERTY HIGHLIGHTS

- ±7,301 SF Industrial Unit
- 18' Warehouse Clearance
- Fully Sprinklered
- Insulated Ceiling
- Fluorescent Lighting
- 400 Amp Power Service
- Sublease Through April 2028
- ±869 SF of Office Consisting of a Large Lobby, Private Office, and Two (2) Restrooms
- Two (2) 12'x14' Ground-Level Loading Doors with Concrete Truck Area
- Close Proximity to 15, 60, and 91 Freeways

FOR MORE INFORMATION PLEASE CONTACT:

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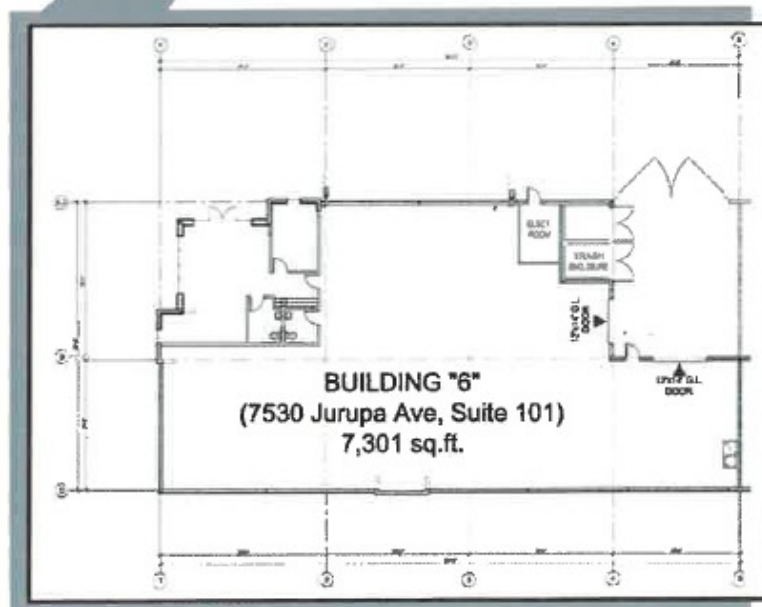
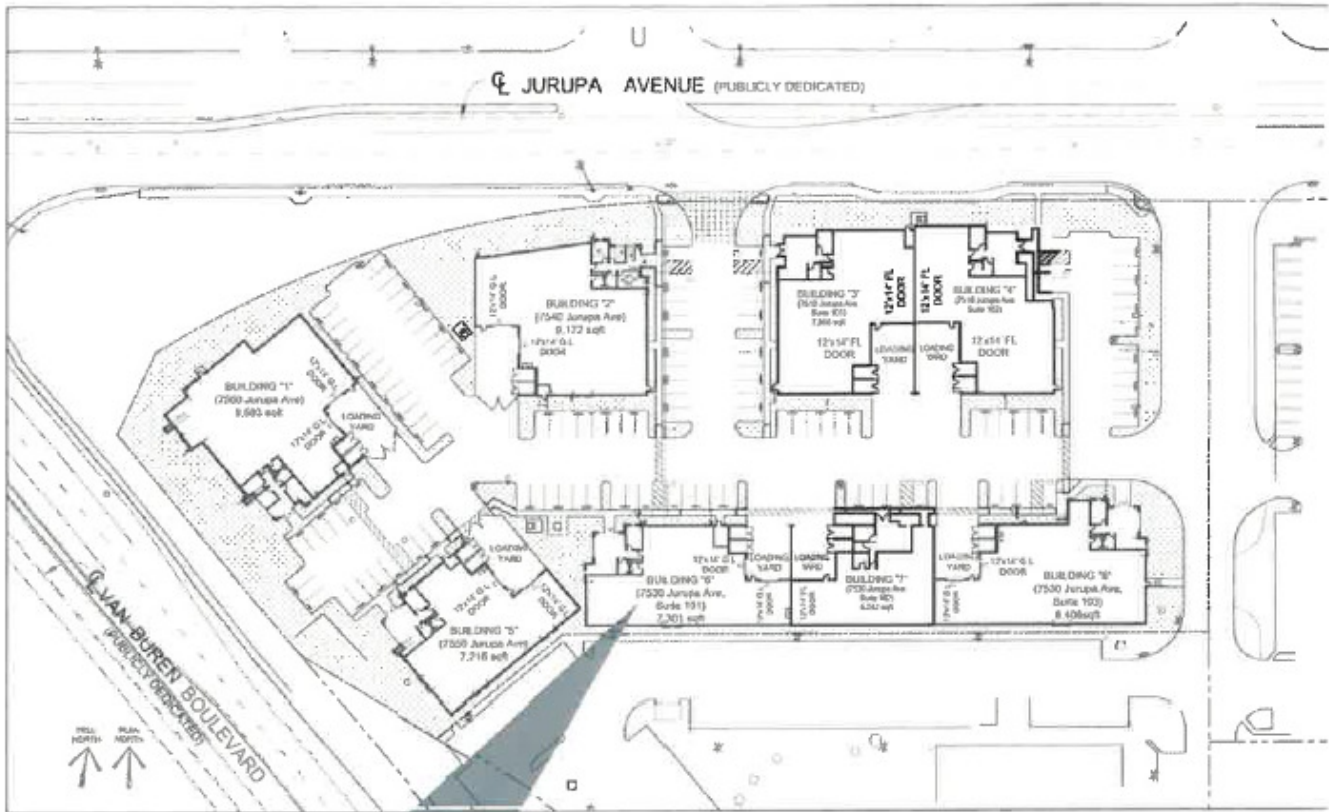
DAUM
COMMERCIAL REAL ESTATE SERVICES

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JURUPA AVE, UNIT 101
RIVERSIDE | CA

FOR SUBLEASE

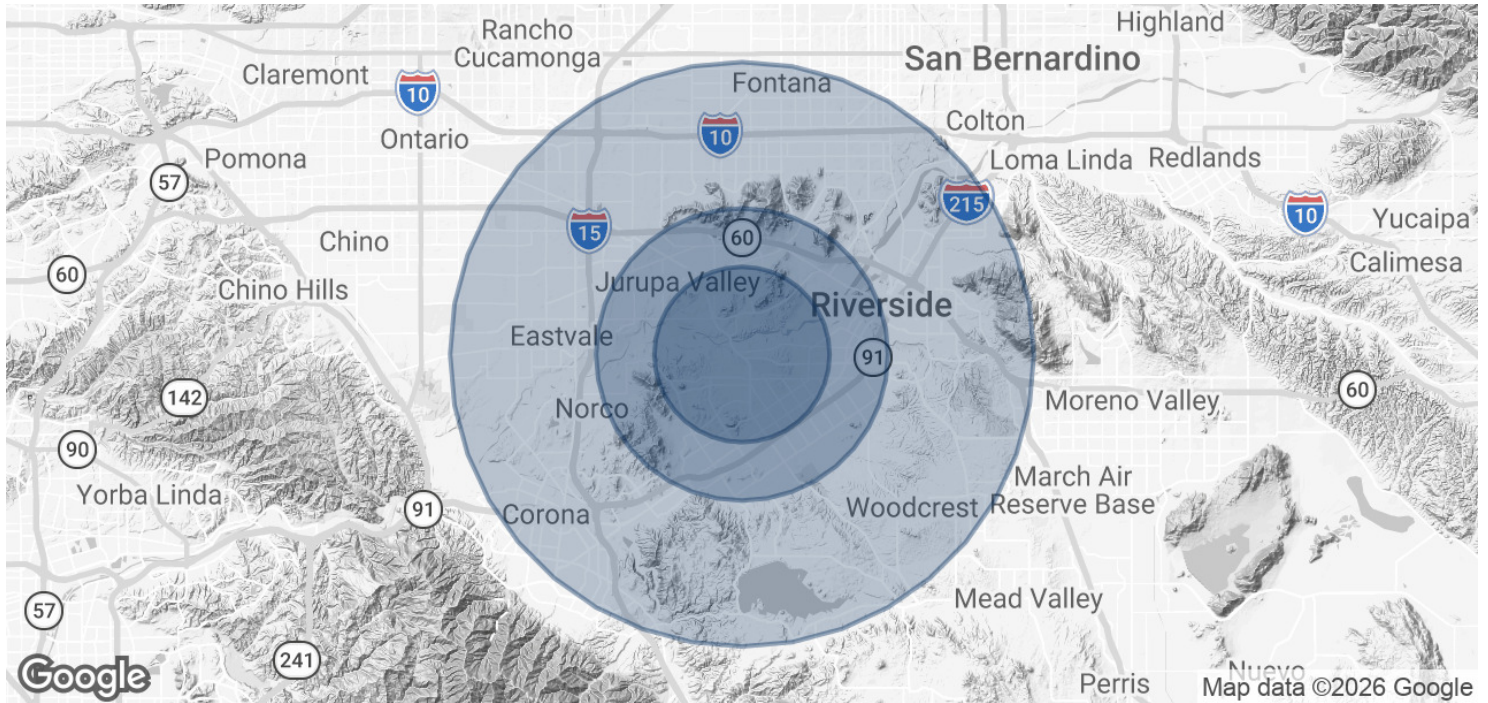
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*NOT TO SCALE

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JURUPA AVE, UNIT 101
RIVERSIDE | CA**FOR LEASE**
INDUSTRIAL PROPERTY

DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total population	120,442	293,085	882,833
Median age	34.4	34.8	35.2
Median age (Male)	32.9	33.5	33.9
Median age (Female)	35.1	35.6	36.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	31,804	80,618	245,987
# of persons per HH	3.8	3.6	3.6
Average HH income	\$103,930	\$105,961	\$117,060
Average house value	\$506,100	\$518,574	\$583,512

* Demographic data derived from 2020 ACS - US Census

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