

**GROUND
LEASE
OPPORTUNITY
JURUPA VALLEY, CA**

**FREEWAY ADJACENT
DRIVE THRU PAD AVAILABLE
60 FREEWAY & PEDLEY RD**



SITE INFORMATION

LOT SIZE AVAILABLE: 31,994 SF (0.73 AC)

- ADJACENT TO FREEWAY (PEDLEY ROAD EXIT)
- SITE SHARED WITH CHEVRON GAS STATION
- DELIVERY: SUMMER 2019
- PART OF LARGER RETAIL DEVELOPMENT
- FREEWAY PYLON SIGNAGE AVAILABLE

2017 ESTIMATED TRAFFIC COUNTS

9,992 CPD – PEDLEY RD
3,001 CPD – BEN NEVIS BLVD
138,000 CPD – POMONA FWY



DEMOGRAPHICS

2017 ESTIMATED POPULATION

5 Minute: 15,866
10 Minute: 110,913
15 Minute: 359,556

2017 ESTIMATED AVG. HH INCOME

5 Minute: \$63,239
10 Minute: \$73,808
15 Minute: \$79,646

2017 ESTIMATED DAYTIME POPULATION

5 Minute: 3,600
10 Minute: 34,767
15 Minute: 192,807



FOR MORE INFORMATION PLEASE CONTACT

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SPRINGSTEAD & ASSOCIATES, INC.

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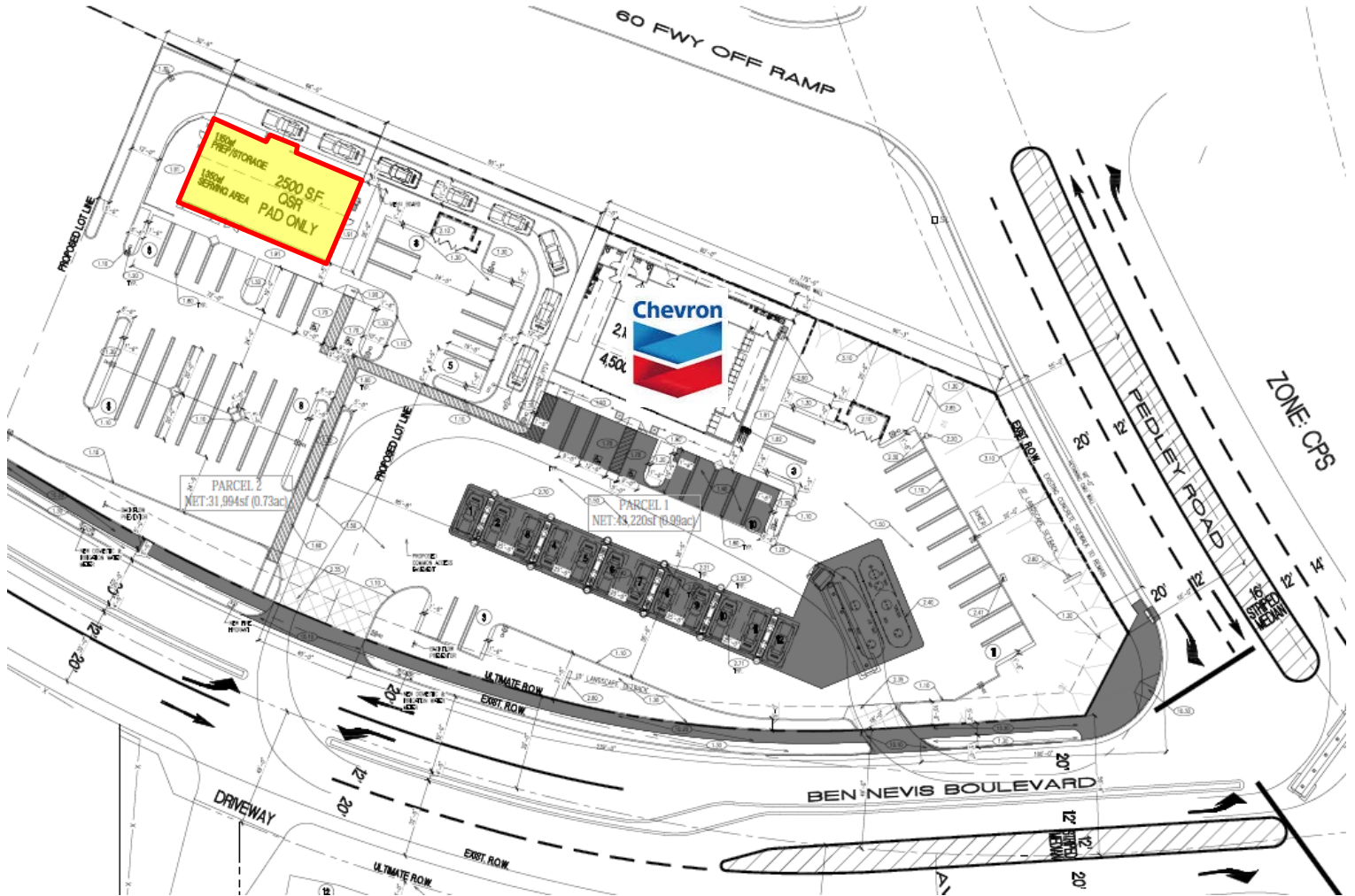
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