


**KEYZCOMMERCIAL**

**FOR LEASE**



# Valley Square

SWC Mission Blvd & Pyrite Ave, Jurupa Valley, CA 91752

**JASON KEYZ**

888.539.9101

[jason@keyzgroup.com](mailto:jason@keyzgroup.com)

CalDRE #01906778

**Valley Square** | SWC Mission Blvd & Pyrite Ave Jurupa Valley, CA 91752

Property Name: Valley Square

Property Address: SWC Mission Blvd & Pyrite Ave, Jurupa Valley, CA 91752

Property Type: Retail

Building Size: 24,600 SF

**PROPERTY OVERVIEW**

Unique Opportunity to Lease Space at One of the Most Desired Shopping Centers in Jurupa Valley. With a Recently Opened Anchor Arco Gas Station and Am/pm Mini-mart, This Center is Already Attracting Over 3,000 Visitors Per Day and That Number is Only Growing. Built to Suit or Ground Lease Pads Available.

A Vanilla Shell Building of 21,600 SF With Lease Opportunities Ranging From 1,500 Sf to 21,000 Sf.

This Neighborhood Shopping Center is on Limonite Ave and Felspar St in the Rapidly Growing Jurupa Valley, Ca. Nearby Walmart Anchored Shopping Center at Van Buren Blvd Which Experiences Over 75,000 CPD and Hundreds of Thousands of Shoppers a Year. Jurupa Valley is Considered One of the Top Growing Cities in All of Riverside County With a Population Growth of 14% Since 2010.

Current Tenants Include Arco, Am/pm, and Gogo Express Carwash. We're Seeking Amazing Local, Regional and National Tenants in All Industries, Especially Service Businesses! Restaurants, Nails, Hairs, Cleaners, Dentists, Doctors, Insurance Agents, and All Other Local Businesses, Come Find Your Home Here!

We Have Another Center in Our Portfolio Called Limonite Plaza, Located on Limonite Ave and Felspar St. Call 909-317-0300 or Visit [Juruparetail.com](http://Juruparetail.com) for More Information!

**LEASE HIGHLIGHTS**

- 1 mile from 60 Freeway
- Arco gas station and AMPM convenience store located in the same plaza
- Spacious amount of space for parking
- Nearby retailers and small restaurants
- Near numerous residences and schools

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**Valley Square** | SWC Mission Blvd & Pyrite Ave Jurupa Valley, CA 91752**LEASE TYPE** | NNN    **TOTAL SPACE** | 1,500 - 21,600 SF    **LEASE TERM** | Negotiable    **LEASE RATE** | \$1.90 - \$3.50 SF/month

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
21,600 SF Retail Space	Available	1,500 - 21,600 SF	NNN	\$1.90 - \$3.50 SF/month	-

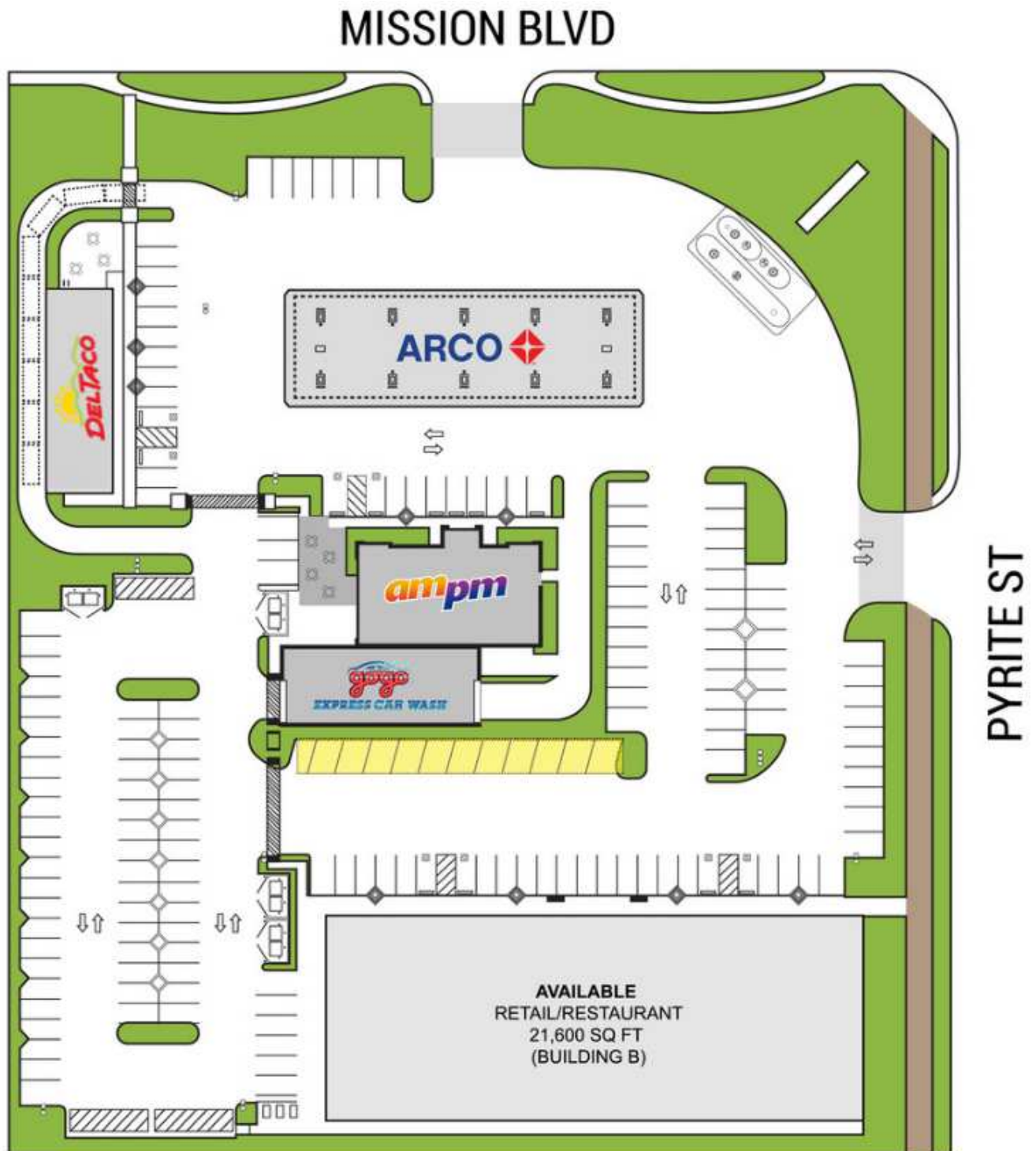
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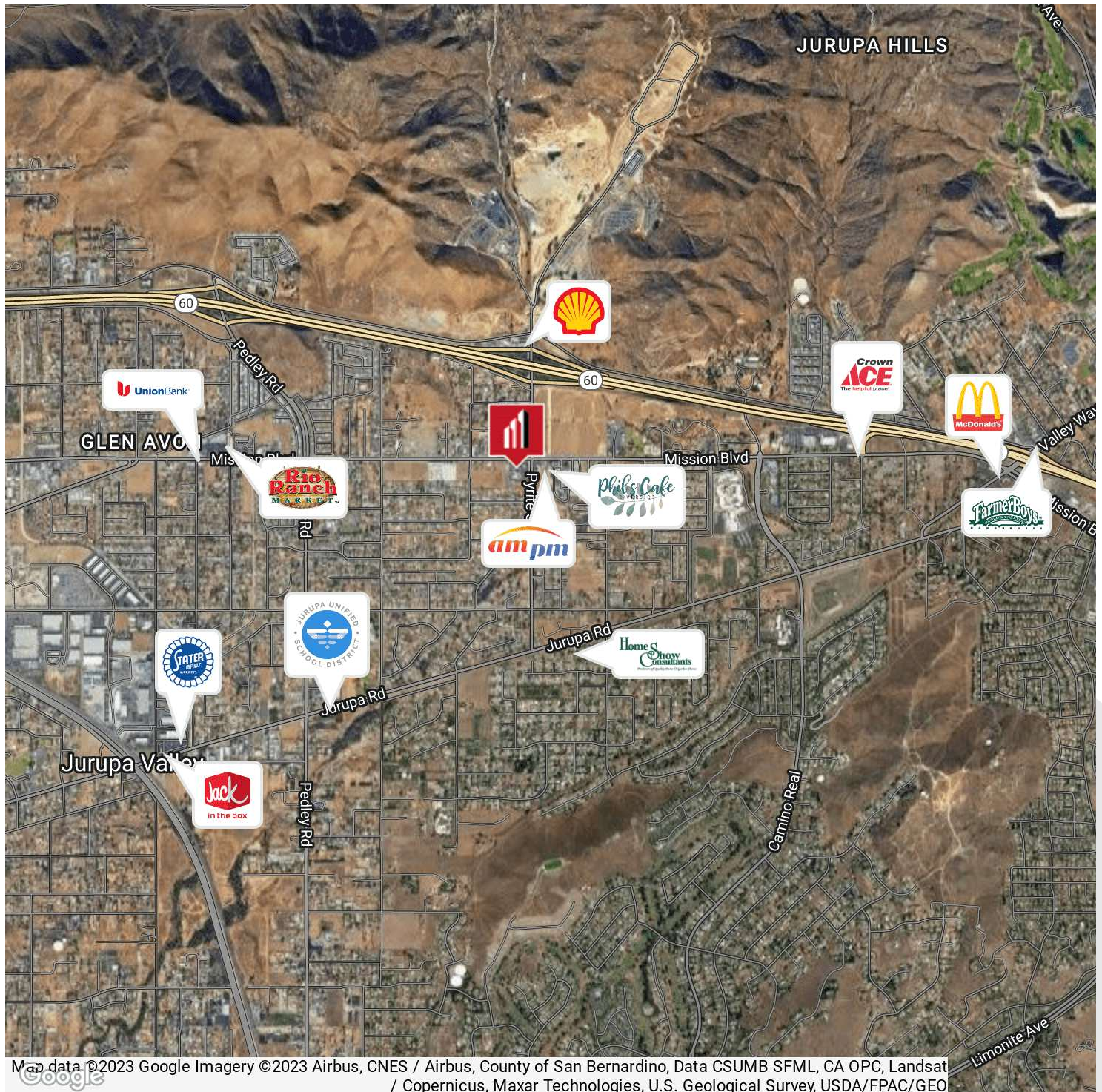
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