

JURUPA SPRINGS SHOPPING CENTER

±2,250 DRIVE-THRU FOR SALE OR LEASE

8816 Limonite Ave, Jurupa Valley, CA 92509

Offered at: \$1,300,000



ALBERT LOPEZ

Senior Retail Specialist

O: 909.230.4500 | C: 909.900.8922

Albert@progressiverep.com

DRE #01409003

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



ALBERT LOPEZ

Senior Retail Specialist

T 909.230.4500 | C 909.900.8922

Albert@progressiverep.com

CalDRE #01409003

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

Progressive Real Estate Partners does not serve as a financial or business advisor to any party regarding any proposed transaction.

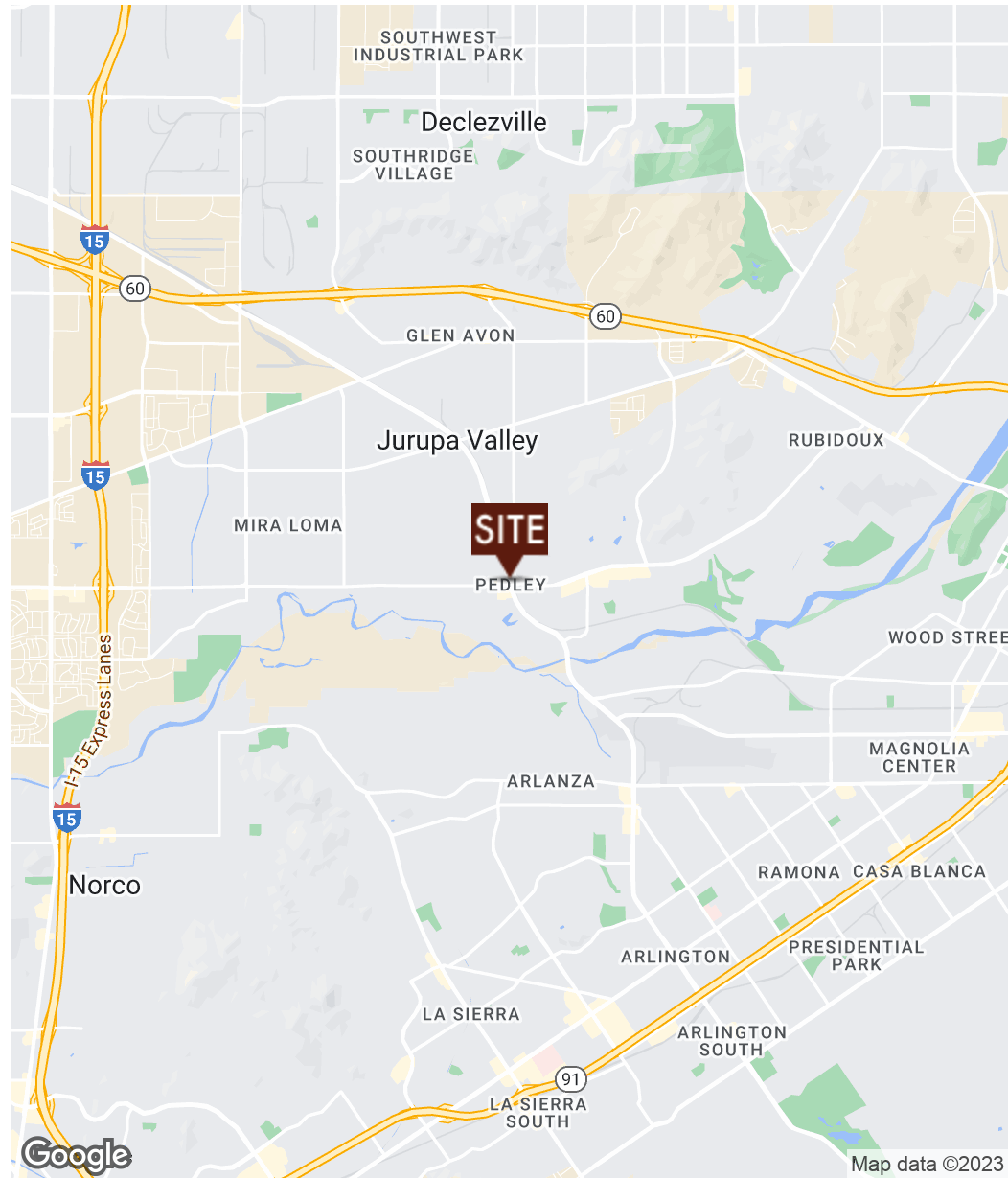
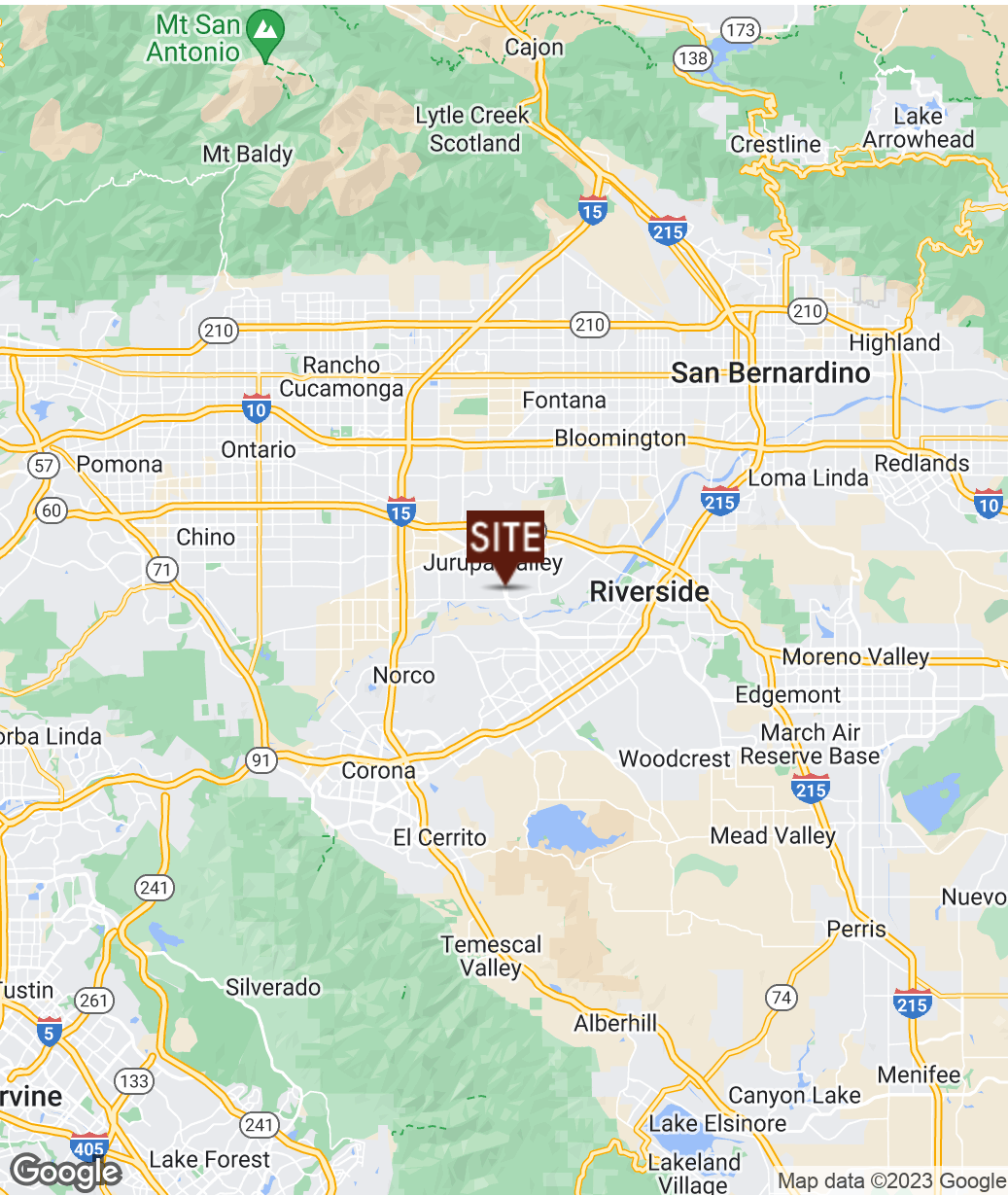
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

AERIAL



LOCATION MAPS



PROPERTY OVERVIEW



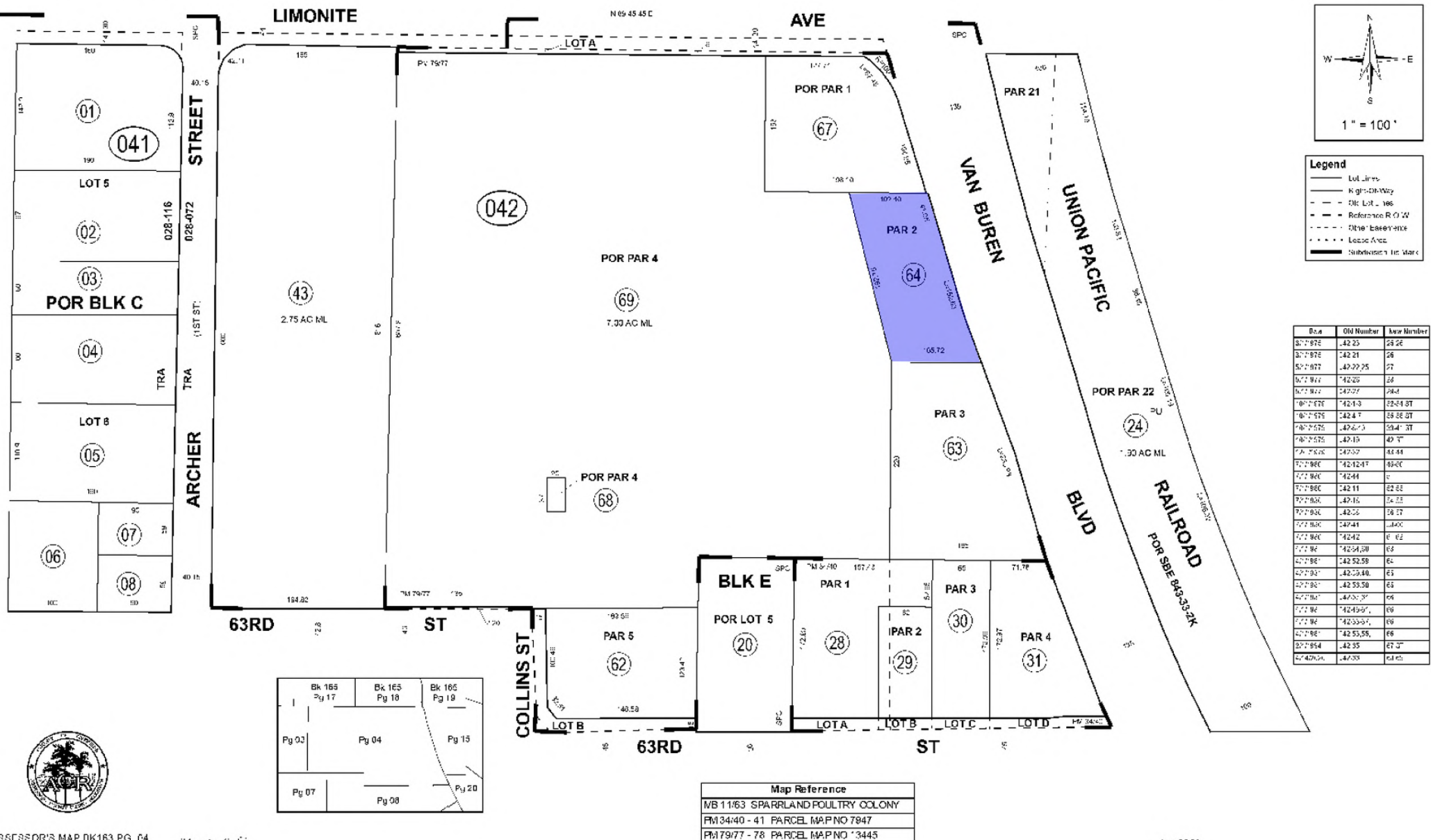
HIGHLIGHTS

- $\pm 2,250$ SF drive-thru available on 19,166 SF (.44 AC) parcel within Jurupa Springs shopping center anchored by a high volume Walmart Neighborhood Market and 99 Cents Only
- This opportunity is ideal for an owner-user dine in restaurant, QSR, or coffee operator looking to expand
- Property is located on a major thoroughfare with direct exposure to Van Buren Blvd / 56,388 CPD and Limonite Ave / 30,507 CPD
- Opportunity for pylon signage is available (Call Broker for details)
- Surrounding tenants include Little Caesars Pizza, Yum Yum Donuts, McDonald's, Carl's Jr, O'Reilly Auto Parts, and more

SITE PLAN



PARCEL MAP



SBA ANALYSIS



BUILDING ACQUISITION	\$1,300,000
SBA/CDC FEES	\$15,000
TOTAL PROJECT COST	\$1,315,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$650,000	5.75%	25 Years 25 Yr. Amort.	1st Deed	\$4,089	\$49,070
SBA 504 LOAN	40%	\$535,000	6.11% Dec '22	25 Years Full Amort.	2nd Deed	\$3,483	\$41,797
BORROWER	10%	\$130,000					
TOTAL	100%	\$1,315,000				\$7,572	\$90,867

RATES: Bank: Rate is estimated.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.15%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Lee Kleinman, SVP
818-438-0828 / Lee@bfcfunding.com

ADDITIONAL PHOTOS



RETAILER MAP



DEMOGRAPHICS - DRIVE TIME

	5 min	7 min	10 min
<u>POPULATION</u>			
2022 Total Population	8,901	29,279	126,944
2022 Median Age	33.7	32.7	32.3
2022 Total Households	2,295	7,565	34,994
2022 Average Household Size	3.80	3.83	3.60
<u>INCOME</u>			
2022 Average Household Income	\$101,913	\$101,557	\$95,909
2022 Median Household Income	\$84,137	\$80,614	\$77,240
2022 Per Capita Income	\$26,764	\$26,906	\$26,599
<u>BUSINESS SUMMARY</u>			
2022 Total Businesses	346	1,162	3,227
2022 Total Employees	2,435	8,585	27,228