



RETAIL PROPERTY FOR LEASE

10120 BEN NEVIS BOULEVARD

JURUPA VALLEY, CA 91509

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Presented By:

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RETAIL OPPORTUNITY



OFFERING SUMMARY

Available SF:

Lease Rate:

Building Size:

N/A

4,000

PROPERTY OVERVIEW

successful freeway adjacent retail location at refueling/snack and quick service food stop anchored by circle-k 76 fuel on the west and and carl's jr. with drive thru on the east. adjacent tenants are smoke shop and hawaiian bbq. other tenants include tacos, pizza, chinese, donuts/ice cream, and subway. We follow mandated face covering and social distancing requirements.

PROPERTY HIGHLIGHTS

- high volume center
- major refueling stop
- many uses possible
- 157,000 Avg Daily Traffic (60 freeway, 2016)

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MAJOR REFUELING FREEWAY STOP



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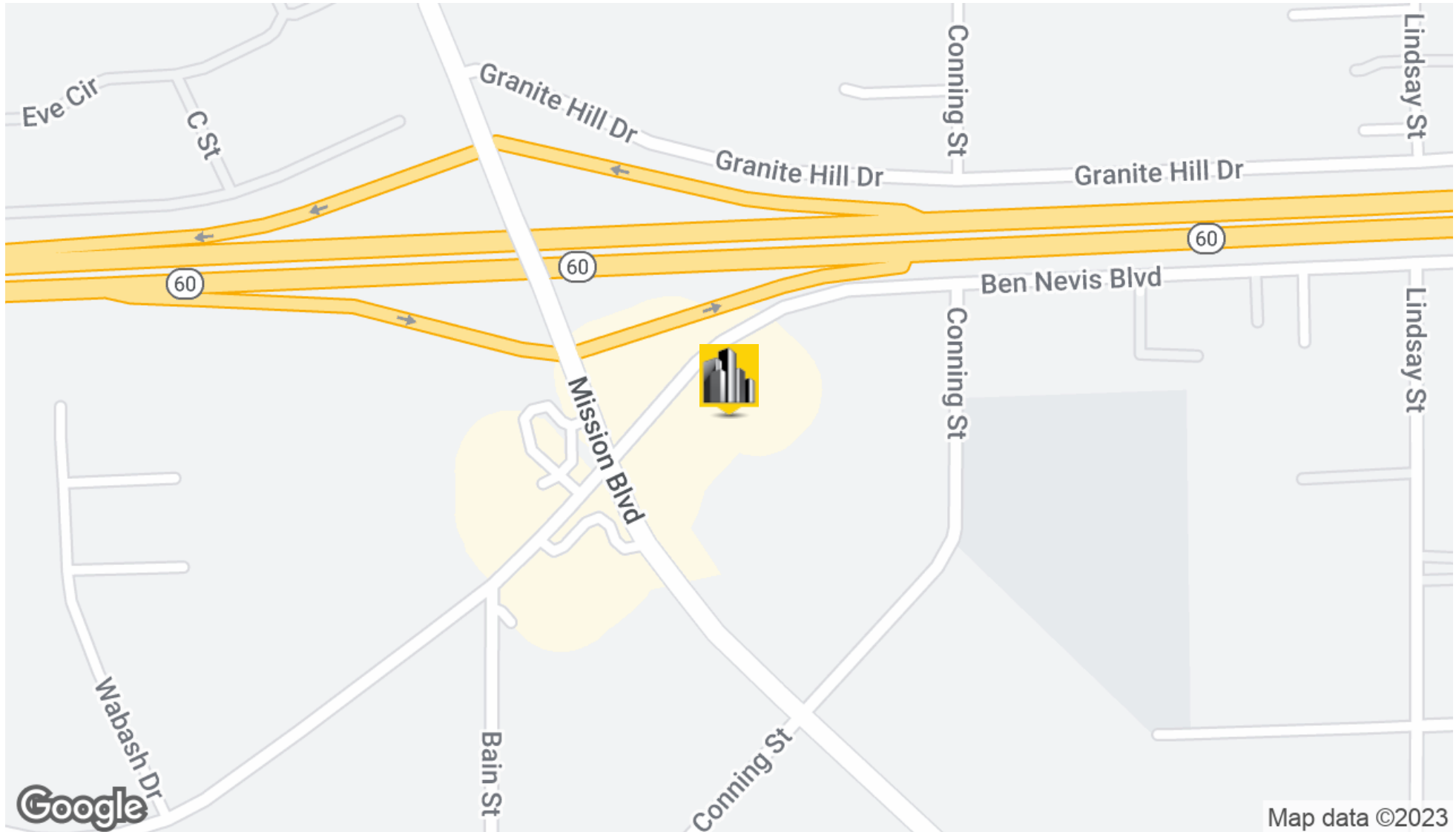
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60 FREEWAY ADJACENT



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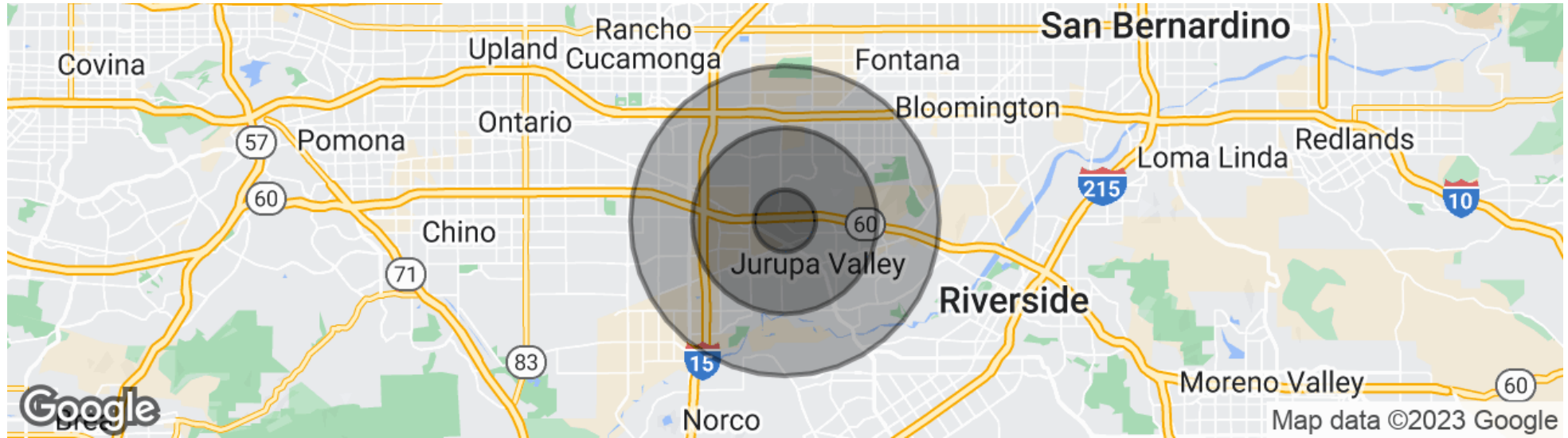
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,237	71,963	168,741
Median age	36.1	31.4	30.8
Median age (Male)	36.0	31.0	30.0
Median age (Female)	37.2	31.7	31.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,135	19,597	44,539
# of persons per HH	2.9	3.7	3.8
Average HH income	\$48,808	\$68,959	\$75,413
Average house value	\$394,359	\$378,299	\$389,978

* Demographic data derived from 2020 ACS - US Census

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60 FREEWAY TRAFFIC DATA

2016 Traffic Volumes on California State Highways

Dist	Route	County	Postmile	Description	Back Peak Hour	Back Peak Month	Back AADT	Ahead Peak Hour	Ahead Peak Month	Ahead AADT
08	060	SBD	R 8.906	HAVEN AVENUE	14800	218000	211000	14400	212000	206000
08	060	SBD	R 9.958	SAN BERNARDINO/RIVERSIDE CO LINE, MILLIKEN AVE	14200	208000	202000			
08	060	RIV	R 0	SAN BERNARDINO/RIVERSIDE CO LINE, MILLIKEN AVE				13200	195000	189000
08	060	RIV	R .491	JCT. RTE. 15	10300	144000	140000	12300	165000	162000
08	060	RIV	R 1.56	VAN BUREN BOULEVARD	14400	199000	192000	11800	162000	157000
08	060	RIV	R 1.993	ETIWANDA AVENUE	11800	162000	157000	12800	176000	170000
08	060	RIV	R 3.03	MISSION BOULEVARD	12800	176000	170000	11800	162000	157000
08	060	RIV	R 4.548	PEDLEY ROAD	11800	162000	157000	11800	162000	157000
08	060	RIV	R 5.575	PYRITE STREET	11800	162000	157000	11600	159000	154000
08	060	RIV	R 7.533	VALLEY WAY	11600	159000	154000	12500	172000	166000
08	060	RIV	R 9.555	RUBIDOUX, RUBIDOUX BOULEVARD	12500	172000	166000	12800	176000	170000
08	060	RIV	R 11.068	RIVERSIDE, CRESTMORE AVENUE	12800	176000	170000	13100	180000	174000
08	060	RIV	R 11.732	RIVERSIDE, MAIN STREET	13100	180000	174000	12200	169000	163000
08	060	RIV	R 11.818	RIVERSIDE, ORANGE STREET OC	12200	169000	163000	12200	168000	162000
08	060	RIV	R 12.064	RIVERSIDE, JCT. RTES. 215/91	11800	162000	157000	10000	140000	130000
08	060	RIV	R 12.212	EAST JCT. RTE. 215	10000	140000	130000	10900	151000	140000
08	060	RIV	R 13.307	DAY STREET	13000	151000	140000	13000	154000	143000
08	060	RIV	R 14.324	MORENO VALLEY, PIGEON PASS ROAD	12900	154000	143000	11400	137000	127000
08	060	RIV	R 15.338	MORENO VALLEY, HEACOCK STREET	11400	137000	127000	9900	120000	111000
08	060	RIV	R 16.35	MORENO VALLEY, PERRIS BOULEVARD	9900	120000	111000	11000	103000	96000
08	060	RIV	R 18.37	NASON STREET	11000	103000	96000	9600	90000	84000
08	060	RIV	R 19.2	MORENO BEACH DRIVE	9600	90000	84000	7900	74000	69000
08	060	RIV	R 20.37	REDLANDS BOULEVARD	7900	74000	69000	7300	69000	64000
08	060	RIV	R 21.369	EB ON FRM THEODORE STREET	7300	69000	64000	7300	69000	64000
08	060	RIV	R 22.101	GILMAN SPRINGS ROAD	7300	69000	64000	6300	59000	55000
08	060	RIV	R 27.979	JACKRABBIT TRAIL-END FREEWAY	6300	59000	55000	6300	59000	55000
08	060	RIV	R 30.495	JCT. RTE. 10	6300	59000	55000			
04	061	ALA	R 14.8	SAN LEANDRO, JCT. RTE. 112 EAST				2300	23100	22700
04	061	ALA	R 16.07	OAKLAND, AIRPORT/HEGENBERGER ROAD	2250	22400	22000	2300	22600	22200
04	061	ALA	R 18.52	ALAMEDA, ISLAND DRIVE	2050	20100	19700	4250	42500	41500
04	061	ALA	R 18.552	ALAMEDA, SAN LEANDRO BRIDGE	4250	42500	41500	4250	42500	41500
04	061	ALA	R 19.44	ALAMEDA, BROADWAY	2400	23600	23100	920	10100	9900
04	061	ALA	R 19.84	ALAMEDA, BROADWAY/ ENCINAL AVENUE	1050	11900	11700	760	8400	8200
04	061	ALA	R 21.27	ALAMEDA, CENTRAL AVENUE/ SHERMAN STREET	550	6000	5900	830	9200	9000
04	061	ALA	R 21.967	JCT. RTE. 260 NORTH	1500	16400	16100			
08	062	RIV	R 0	JCT. RTE. 10				2050	20900	20000
08	062	RIV	R 3.344	PIERSON BOULEVARD	2050	20900	20000	1850	18800	18000

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http://www.dot.ca.gov/trafficops/census/docs/2016_aadt_volumes.pdf

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