

# 2.17 ACRE COMMERCIAL SITE – FREEWAY OFF RAMP

SEC Granite Hill Dr & Pyrite St | Jurupa Valley, CA 92509

- Freeway frontage on 60 FWY – 157,000 cars a day
- Permitted uses include retail, lodging, automotive, restaurant, religious facilities, parking, and more.
- Zoning - CT

Asking Price: ~~\$2,500,000~~ \$1,950,000



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COMMERCIAL REAL ESTATE SERVICES



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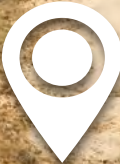


RANCHO DEL SOL

5



Pyrite St



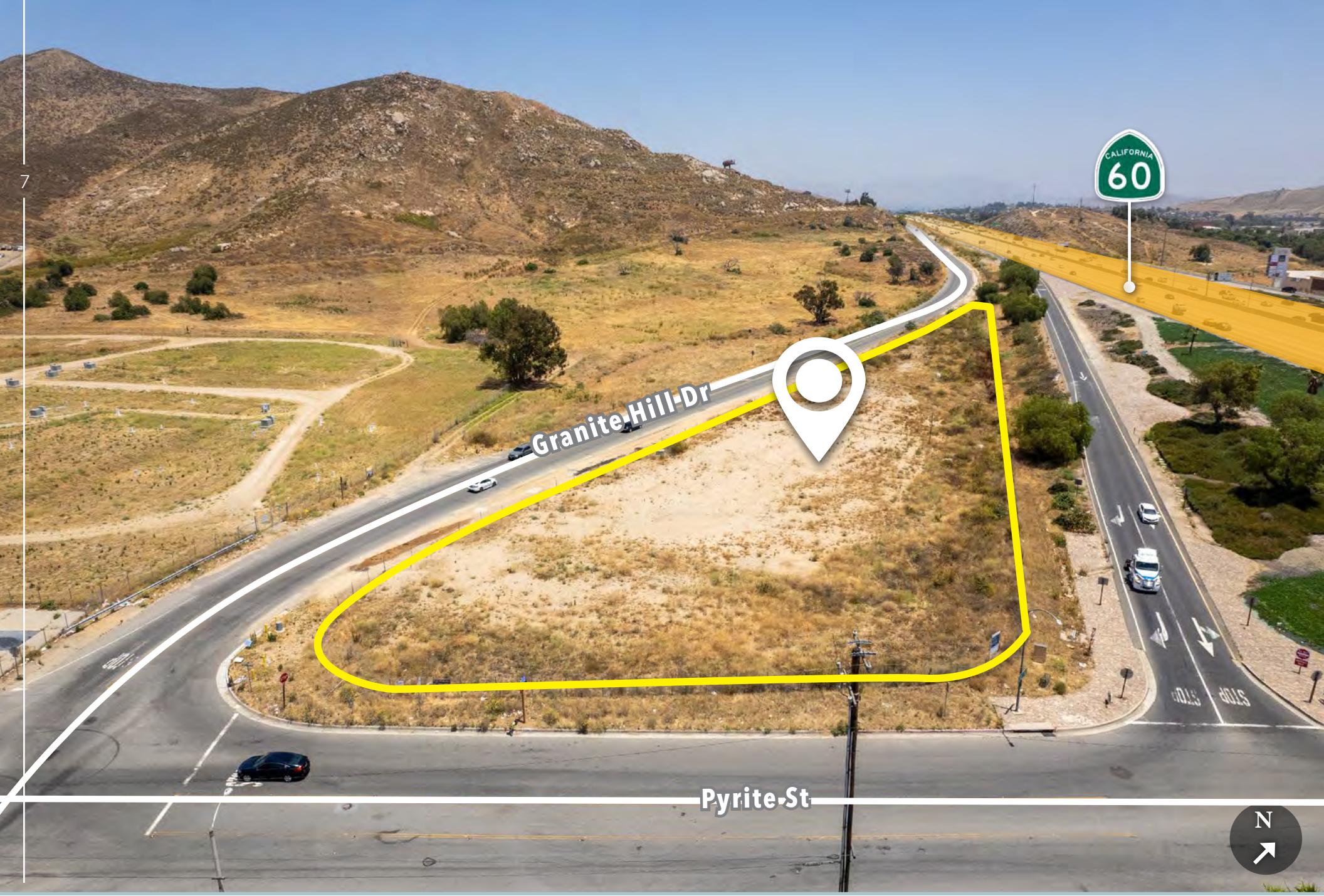
Granite-Hill-Dr



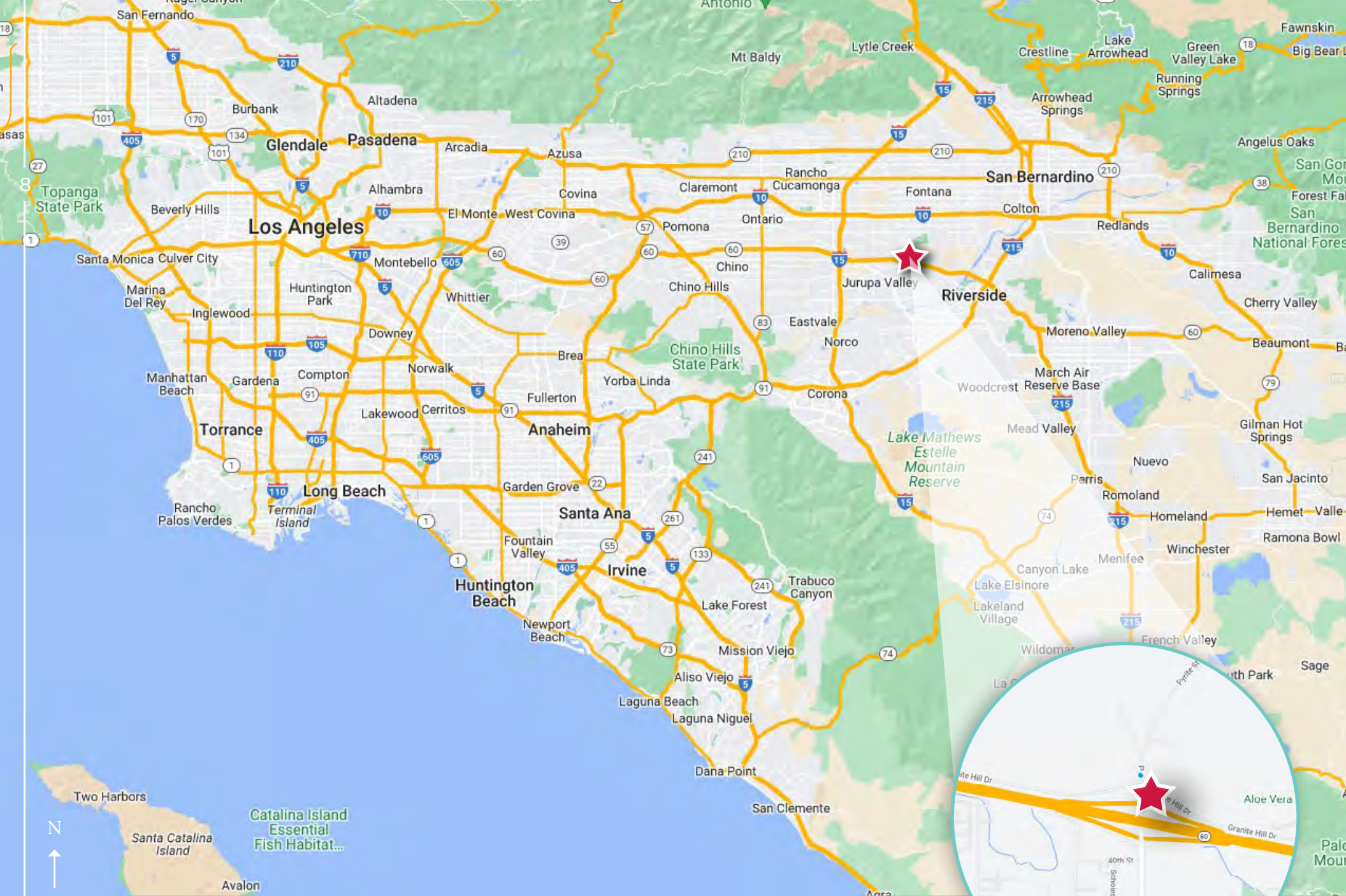












location map



# property information

9

## location:

The subject property is located on the northeast corner of Pyrite Street & Granite Hill Drive in Jurupa Valley, California. It borders CA-60 and is approximately 8.8 miles east of Interstate 15.

## property profile:

The subject property is approximately 2.17 acres of vacant land. Zoning allows for commercial use providing an opportunity for freeway fronting commercial. The property is in an excellent location with visibility along CA-60 freeway.

## jurisdiction:

City of Jurupa Valley

## APN:

171-030-001

## acreage:

2.17 Acres

## zoning:

Commercial Tourist (CT)

## general plan:

Commercial Tourist (CT)

## max height:

50'

## permitted uses:

Retail, restaurant, lodging, automotive, parking, and more.

[\(Click here to View Zoning\)](#)

## school district:

Jurupa Unified School District

## services:

Water/Sewer- Jurupa Community Services District

Gas – Southern California Gas Company

Electric – Southern California Edison

Fire- Cal Fire/Riverside County Fire Department – Glen Avon Station

Police- Riverside County Sheriff's Department

## asking price:

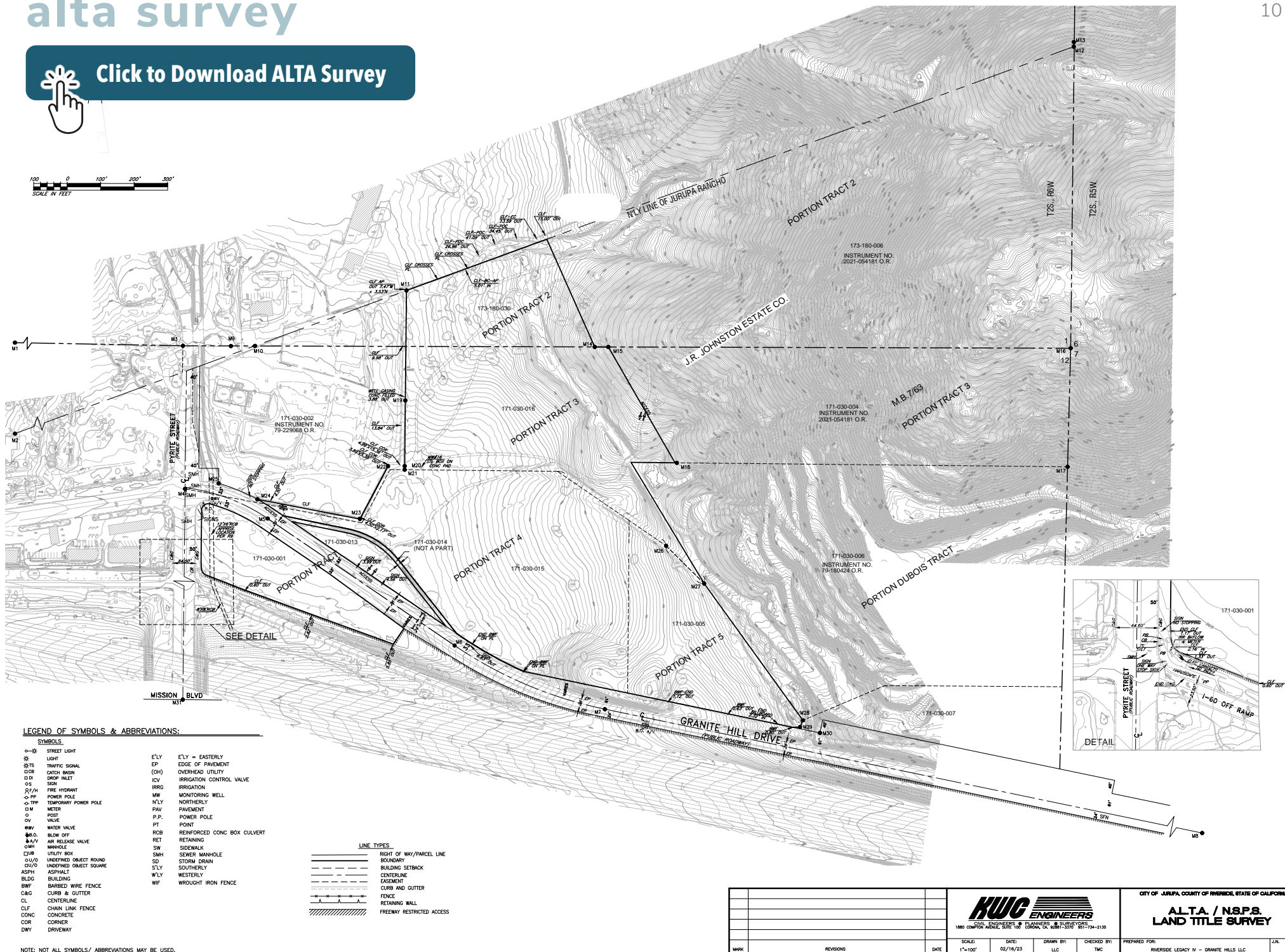
~~\$2,500,000~~ \$1,950,000







**Click to Download ALTA Survey**



NOTE: NOT ALL SYMBOLS/ ABBREVIATIONS MAY BE USED.

MAR

## REVISIONS

DATE \_\_\_\_\_

1"=100'

02/16/23

LLC

TM:

1

RIVERSIDE LEG

IV - GRANITE

S LLC

20



## conceptual site plan



## OPTION 6

### Carwash + Q.S.R



## conceptual site plan



## OPTION 5

### 2 - Q.S.R w/ Drive-Thru



# dd links

CLICK THE LINKS BELOW TO ACCESS THE DUE DILIGENCE DOCUMENTS



[Jurupa CSD Water As-Builts 2017](#)

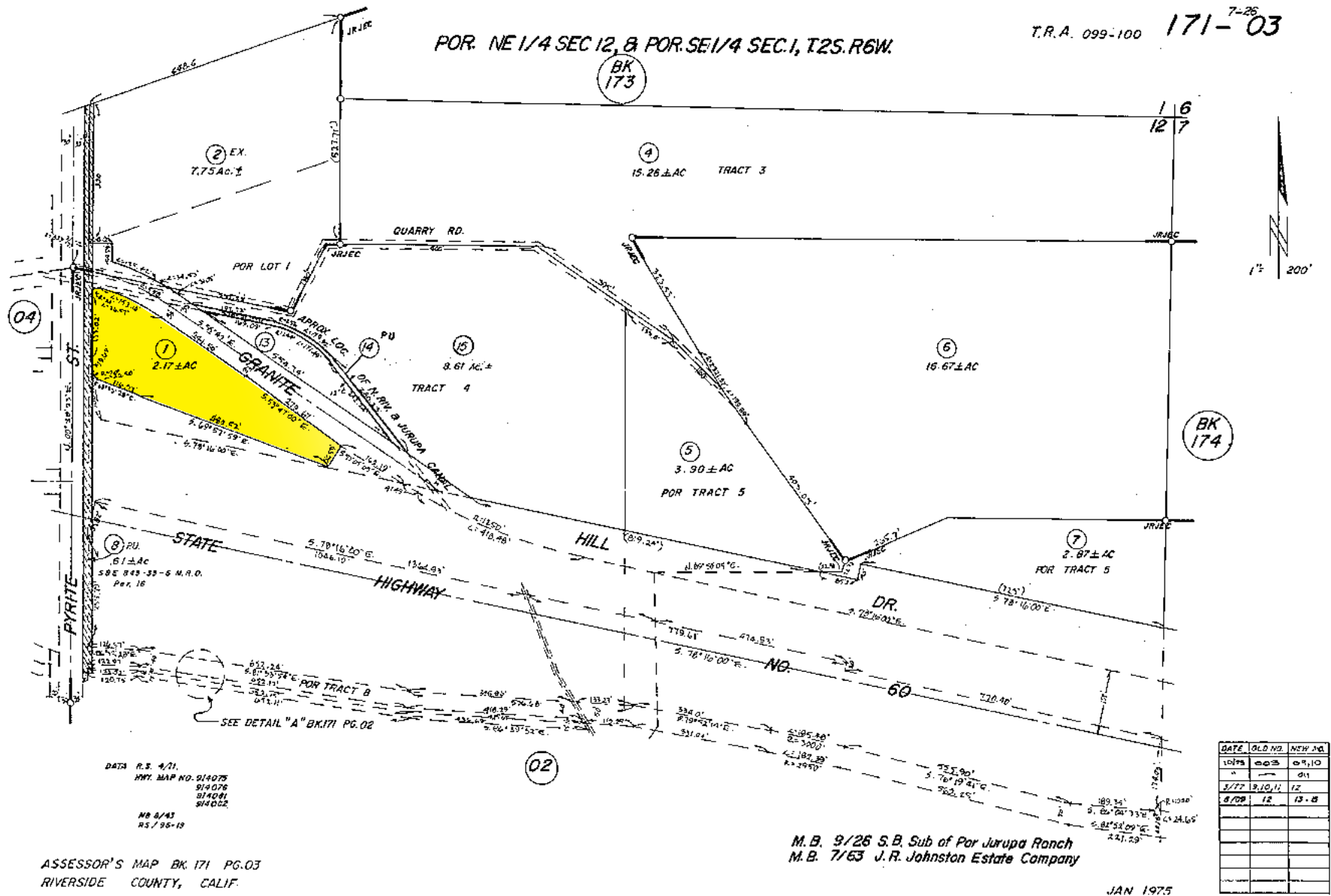
[Jurupa CSD Water As-Builts 1989](#)

[Jurupa CSD Water As-Builts 1988](#)

[Jurupa CSD Sewer As-Builts 2016](#)



# plat map





# 2023 demographics

## 1 mile



population

17,451



estimated households

4,607



average household income

\$103,537



median household income

\$85,698



total employees

5,953

## 3 miles



population

92,028



estimated households

25,378



average household income

\$117,336



median household income

\$91,357



total employees

18,939

## 5 miles



population

210,306



estimated households

61,527



average household income

\$113,200



median household income

\$90,835



total employees

54,351



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By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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