



7530

JURUPA AVE, UNIT 101
RIVERSIDE | CA




FOR LEASE

INDUSTRIAL PROPERTY



20,751 SF
SQUARE FEET



869 SF
OFFICE SF



18'
CLEAR HEIGHT



2
LOADING DOORS

PROPERTY HIGHLIGHTS

- High Image Industrial Building
- Lease with Option to Purchase Possible
- 18' Warehouse Clearance Fully
- Fully Sprinklered
- Insulated Ceiling
- 400 Amp Power Service
- (2) 12' x 14' Ground Level Loading Doors with Concrete Truck Area
- 869 Sq. Ft. of Office Consisting of a Large Lobby, Private Office, and Two Restrooms.

FOR MORE INFORMATION PLEASE CONTACT:

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CADRE #01020885

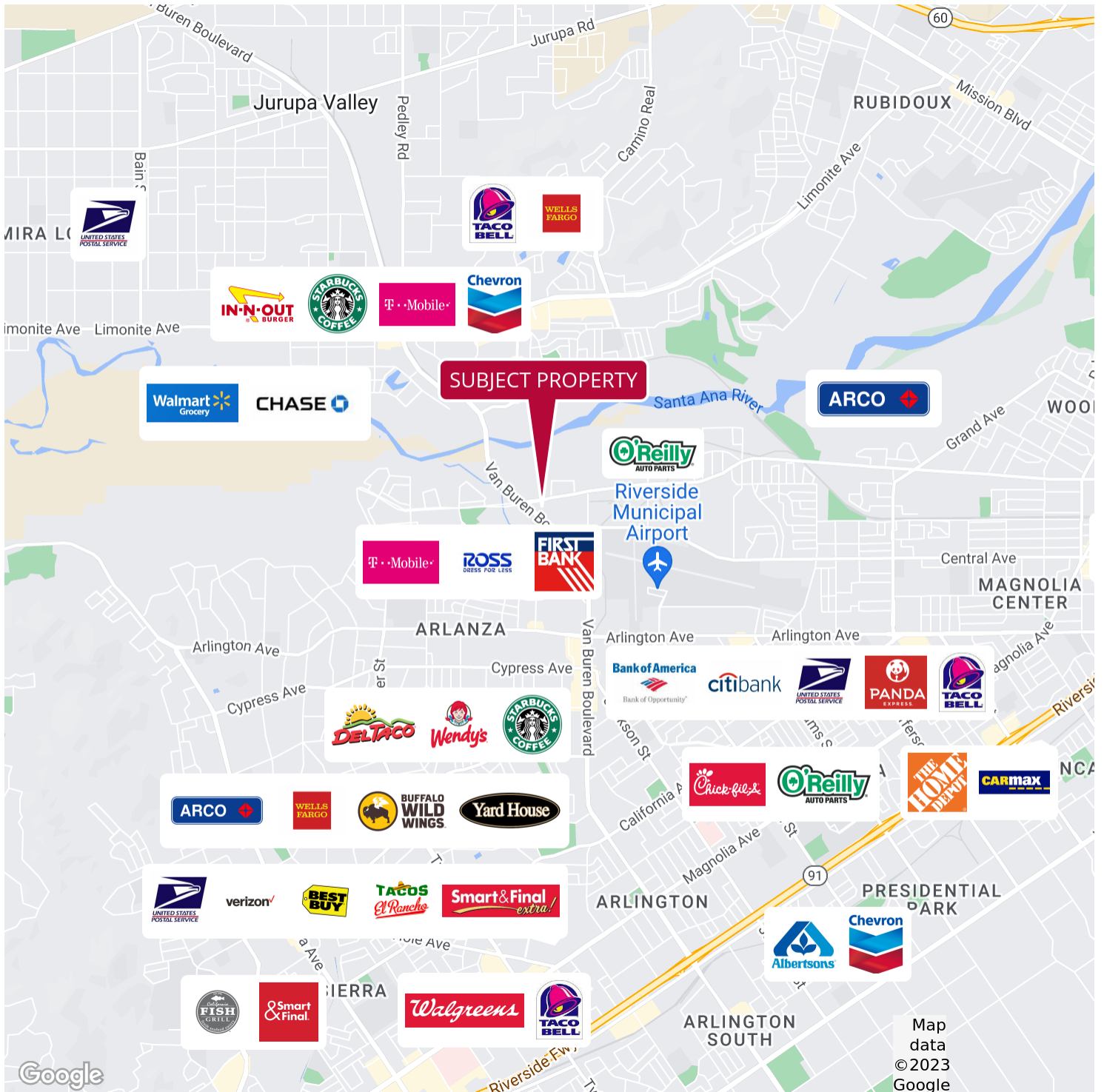
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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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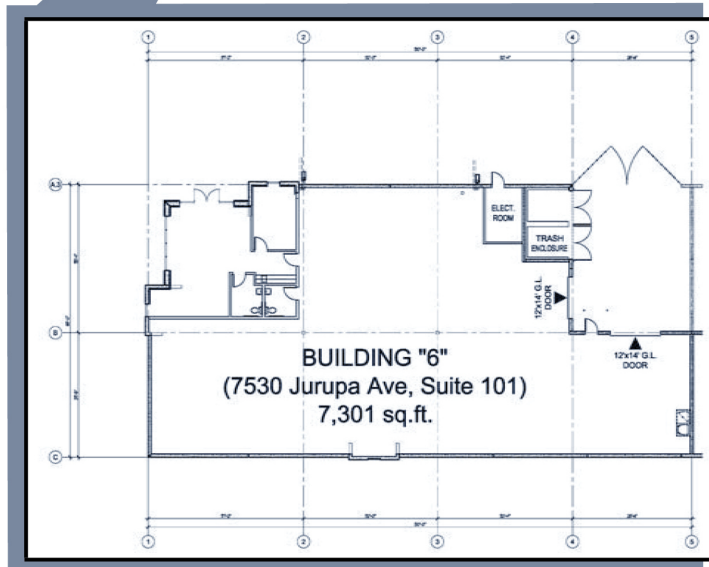
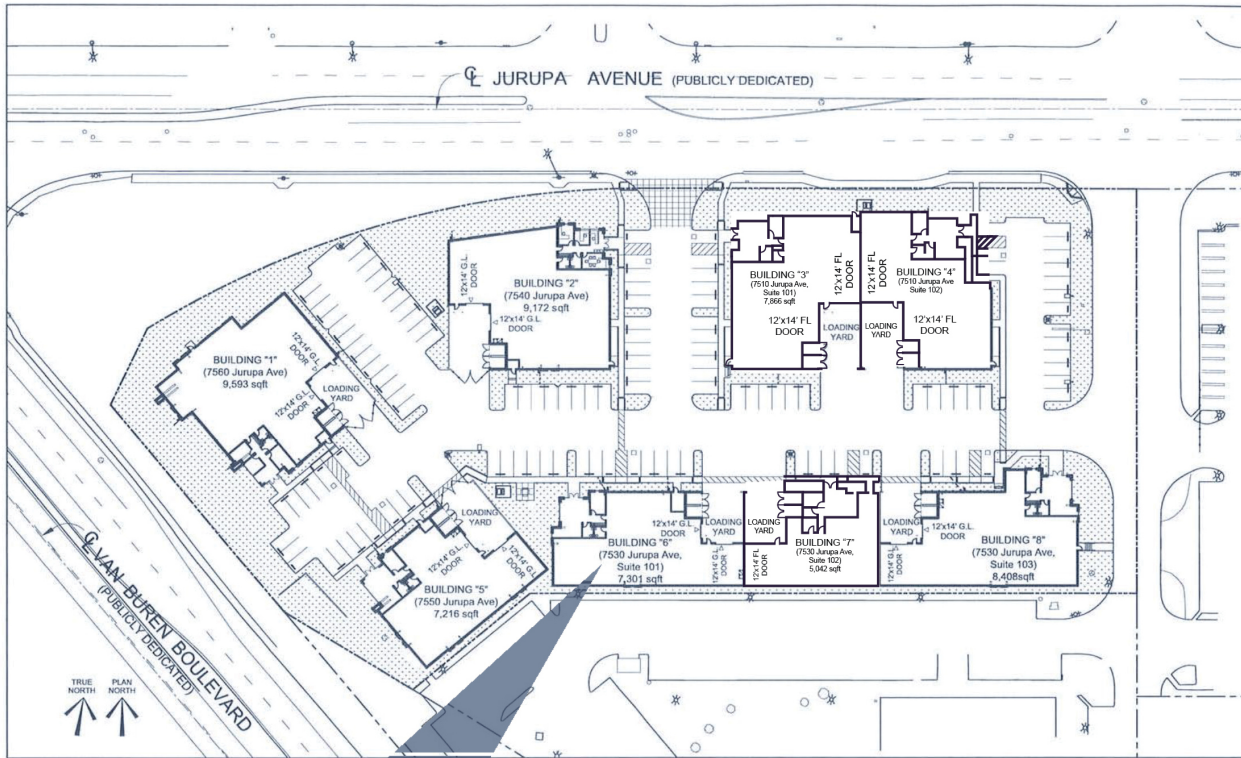
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**HIGH-IMAGE INDUSTRIAL BUILDING
FOR LEASE – 7,301 SQ. FT.**



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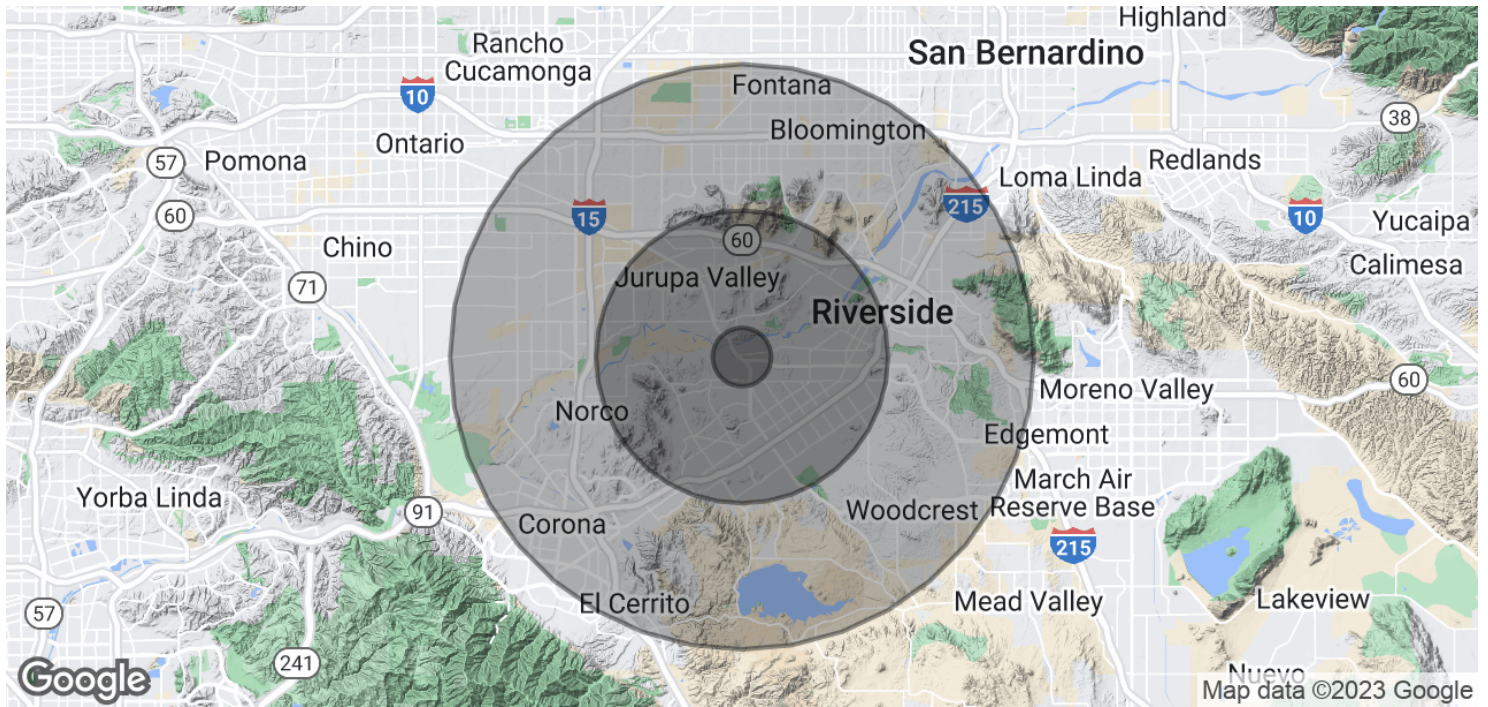


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DAUM
COMMERCIAL REAL ESTATE SERVICES

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DEMOGRAPHICS

HOUSEHOLDS & INCOME	2 MILE	5 MILES	10 MILES
Total households	15,966	87,140	262,508
# of persons per HH	3.7	3.4	3.5
Average HH income	\$79,118	\$88,538	\$98,409
Average house value	\$350,716	\$378,003	\$420,435

** Demographic data derived from 2020 ACS - US Census*

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Van Buren Blvd	Doolittle Ave Nw	57,597	2022	0.08
Central Ave	Acorn St E	14,695	2022	0.23
Acorn St	Central Ave S	2,702	2022	0.30
Van Buren Blvd	Jurupa Ave SE	56,938	2022	0.34

** Traffic Count data derived from CoStar*

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