



For Lease Deanza Plaza

7840 Limonite Ave
Jurupa Valley, CA 92509



Property Specifications

JR. ANCHOR ENDCAP AVAILABLE

±18,683 SF

2025 Est Demographics

	1 MILE
Population	10,133
Avg Household Income	\$118,374
Daytime Population	2,022
	3 MILE
Population	101,078
Avg Household Income	\$111,094
Daytime Population	22,670
	5 MILE
Population	293,567
Avg Household Income	\$110,844
Daytime Population	104,983



About the Property

- Prominent Limonite Ave visibility with ±31,500 cars per day
- Regional access to SR-60, SR-91, I-15, and Van Buren Blvd
- Nearby freeway traffic: ±150,000 CPD on SR-60 and ±175,000 CPD on SR-91
- Strong co-tenancy with Harbor Freight, Five Below, Daiso, and First Bank
- High-performing Harbor Freight location, ranking in the top 10% of the chain based on Placer.ai visit data

Traffic Counts

Limonite Ave	± 31,500 CPD
60 Freeway	±150,000 CPD
91 Freeway	±175,000 CPD

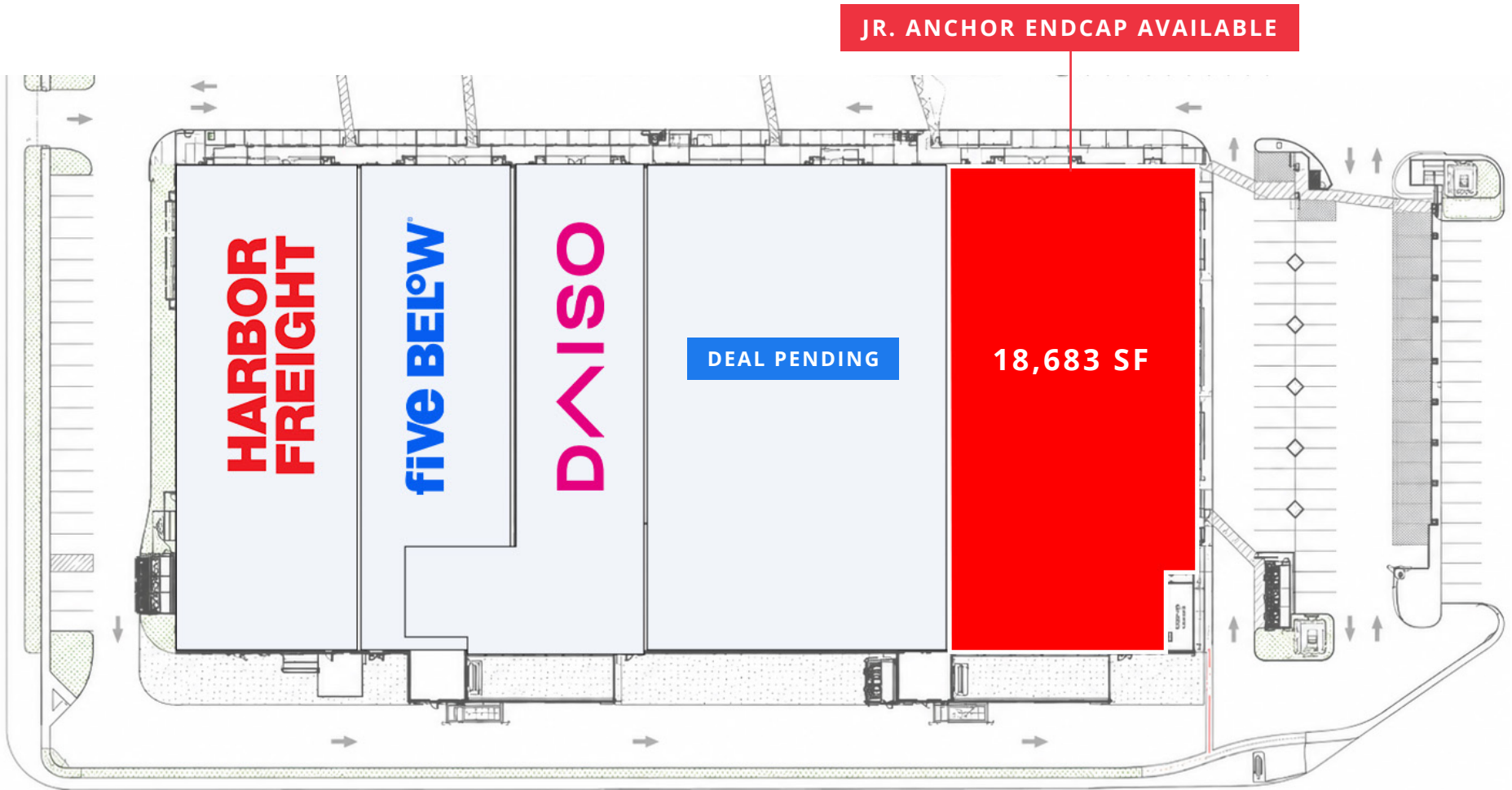
Year: 2025 | Source: Costar

Contact

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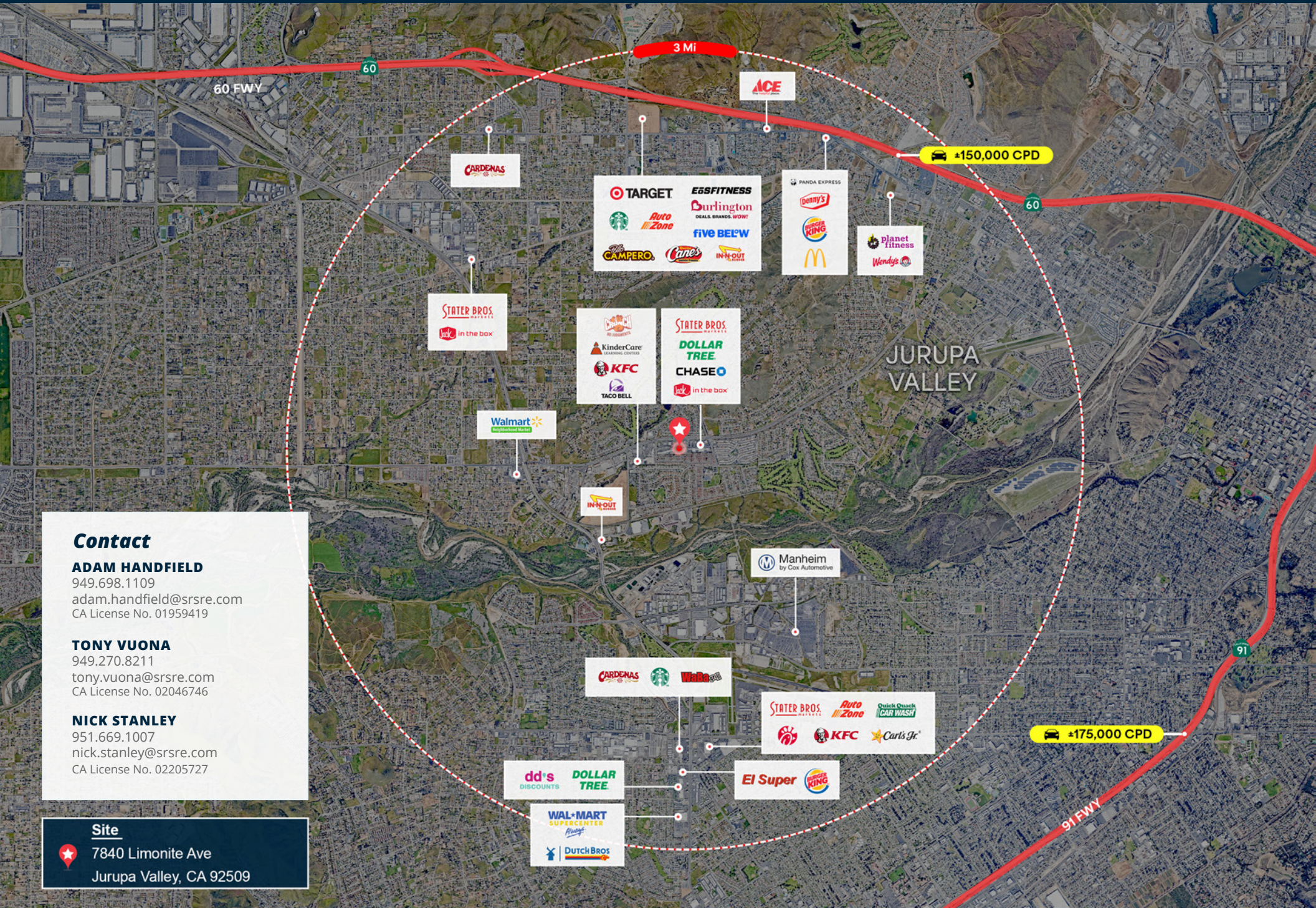


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