



MARKETPLACE AT
THE DISTRICT
JURUPA VALLEY

Hotel Development Opportunity Within Jurupa Valley's New Mixed-Use Destination

FREEWAY-FRONTING HOTEL DEVELOPMENT OPPORTUNITY

RUBIDOUX BLVD & 60 FWY • JURUPA VALLEY, CA 92509

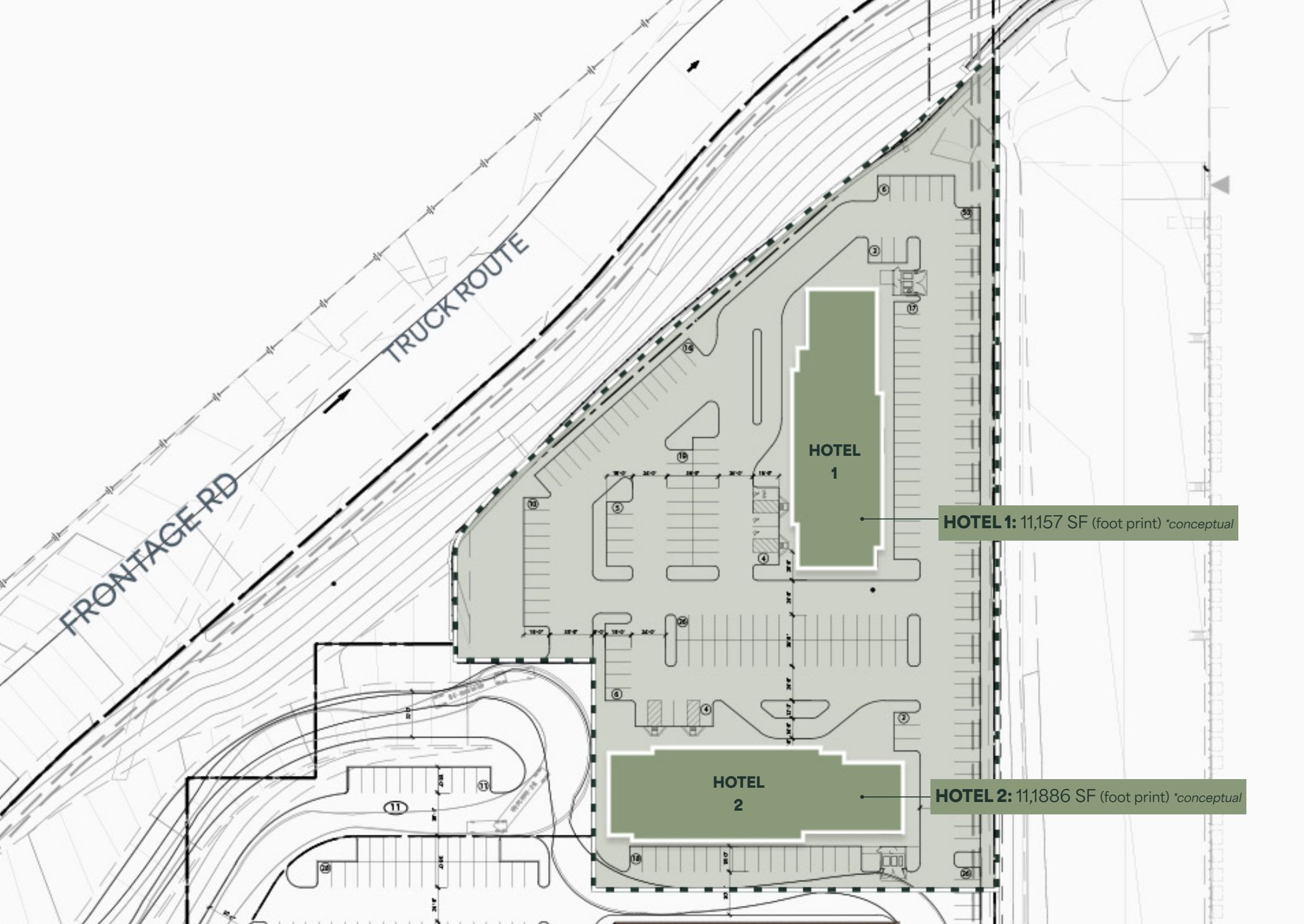


RED MOUNTAIN
GROUP

DO | CAPITAL GROUP



680 Newport Center Drive, Suite 300, Newport Beach, CA 92660 | SRSRE.com



Hotel Development

SITE SUMMARY (FUTURE PARCEL 3)

*CONCEPTUAL

PHASE 1

- **PROPOSED TOTAL SITE AREA** 3.33 AC / 145,036 SF
- **PROPOSED TOTAL BUILDING FOOTPRINT:** 23,043 SF
 - LAND TO BUILDING RATIO 5.29 / 1
 - BUILDING COVERAGE: 15.89% (MAX. 20%)
- **PROPOSED PARKING STALLS:** 200
- **PROPOSED PARKING RATIO:** 8.68 / 1,000 SF
- **PROPOSED ROOMS:** 200



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OVERVIEW

- Proposed hotel development opportunity within a new 248-acre, fully entitled mixed-use destination
- ±3.33-acre hotel site with a conceptual ±23,043 SF building footprint
- Immediate access to State Route 60, Rubidoux Boulevard and the future District Boulevard
- Surrounded by planned retail, dining, entertainment, residential and employment uses
- Approximately 1,200 multifamily units planned within The District
- Approximately 2.5 million square feet of planned employment and business park development
- Planned access, circulation and infrastructure improvements throughout the project
- Strong freeway exposure and future signage opportunities
- 200 proposed parking stalls with a parking ratio of approximately 8.68 stalls per 1,000 square feet
- Positioned to benefit from continued residential and commercial growth across Jurupa Valley and the greater Riverside market





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New 248-acre, fully entitled mixed-use development with CEQA completed, including approximately 42 acres of commercial, hospitality and retail uses

248 ACRES

Fully entitled mixed-use development

±1,200 UNITS

Planned multifamily residential

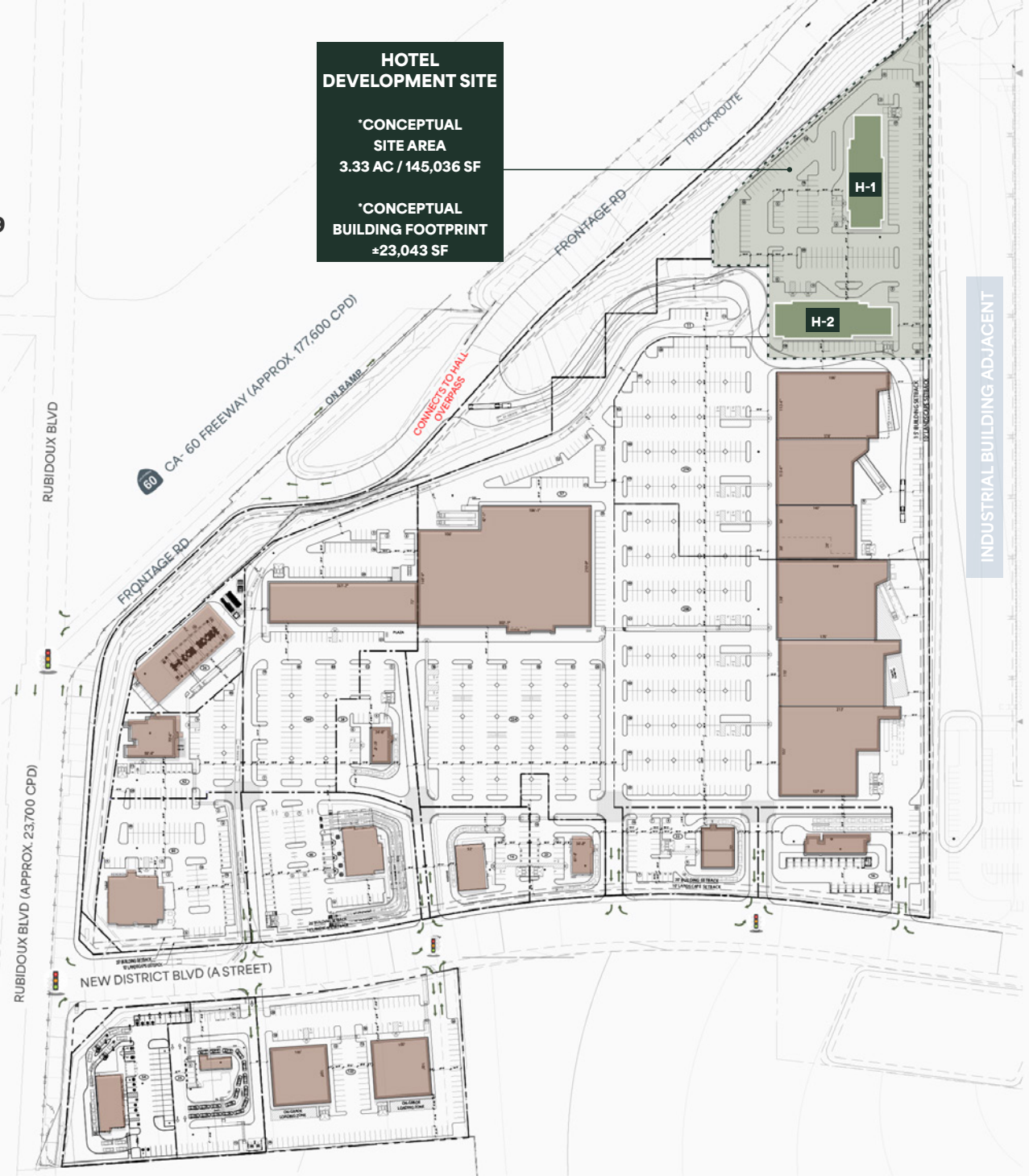
±2.5M SF

Planned employment and business park uses

±177,600 CPD

State Route 60 exposure

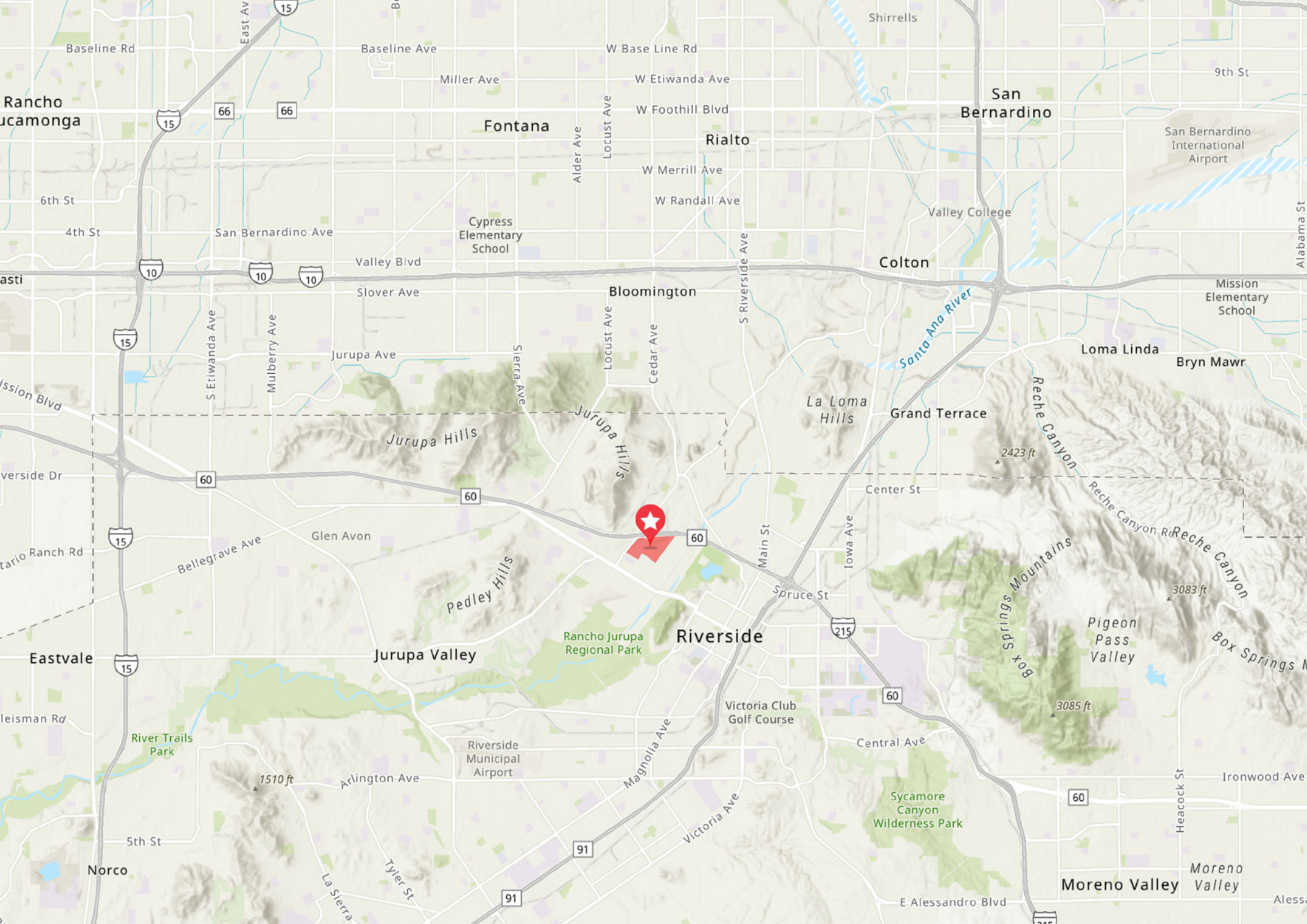
- **Retail**
Anchor, Co-Anchor, Shops and Pads
- **Hospitality**
Proposed Hotel Development



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SNAPSHOT WITHIN 5 MILES



±250,000
RESIDENTS

FAMILY HOUSEHOLDS / ±72,800

DAYTIME POPULATION / ±119,000

AVG HOUSEHOLD INCOME / ±\$106,000

MEDIAN AGE / 34

← 71 20 MILES
drive-time west from site



CALIFORNIA'S
YOUNGEST CITY
Incorporated July, 2011



44 square miles



20 MILES from Ontario International Airport



20 MILES
drive-time west from site

The information presented here is obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.



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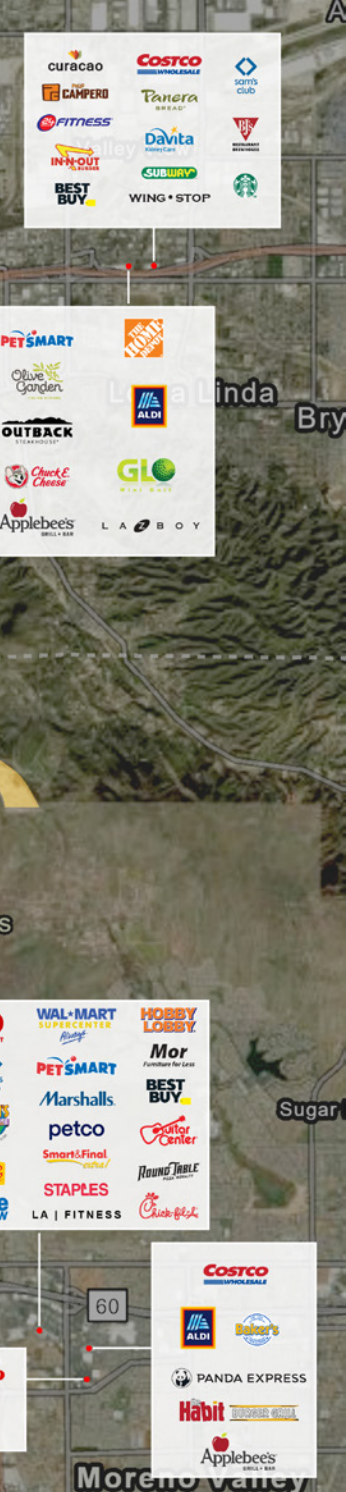
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PLANNED DEVELOPMENT

NO.	PROJECT	UNITS
1	Philadelphia Avenue Subdivision	98
2	Hudson Street Subdivision	28
3	Nova Homes	176
4	Camino Terrace	121
5	KR Development	96
6	Northtown Mixed Use Project	68
7	Northside Village	722
		TOTAL: 1,309

ENTITLED / UNDER CONSTRUCTION

NO.	PROJECT	UNITS
8	Paradise Knolls	650
9	Veterans Neighborhood	26
10	Emerald Ridge	399
11	Rio Vista	1,215
12	Appaloosa Spring	254
13	The District	1,200
14	The Exchange	482
15	Highgrove Town Center	800
16	KB Spring Mountain	723
17	DR Horton	280
		TOTAL: 6,029

RECENTLY CONSTRUCTED

NO.	PROJECT	UNITS
18	Vernola Gateway Apartments	397
19	Highland Park & Canal St	480
20	Sequanota Heights	48
21	La Rue Apartment	66
22	Montecito Collection	26
23	Pinnacle at Summit Canyon	138
24	Traditions & Sierra Pointe	178
25	Cantera & Granite Ridge	304
26	The Quarry	86
27	Loring Ranch	85
28	Stone Avenue	17
29	Avalon Court	10
30	Downtown Riverside	819
31	Spring Ranch Mountain	1,650
32	Grand Terrace Apartments	800
33	1,000- 1,500 units sold to KB Homes (Q4-2024)	
		TOTAL: 6,604

CONSTRUCTED COMMERCIAL SITES

No.	Project
34	Legend Shopping Center (under construction): 50,000 SF retail & office center on 4.5 acre site
35	Valley Square Commercial: New ARCO gas station, 3,800 SF AM/PM mini mart, 3,600 SF car wash, 21,600 SF retail development & 3,000 SF drive-thru restaurant
36	Farmer Boys Commercial Center: 8,000 SF commercial building with drive-thru on northern parcel and 4,908 SF retail commercial building on southern parcel
37	Limonite Plaza: 38,000 SF Neighborhood retail center
38	Shops @ Bellegrave: 10,000 SF neighborhood shopping center on approximately 1.6 acres

DEMOGRAPHICS (Source: Esri)

	1 Mile	3 Miles	5 Miles
POPULATION	12,546	87,434	249,792
2023-2028 POPULATION: ANNUAL GROWTH RATE	0.55%	0.75%	0.56%
MEDIAN AGE	31.3	34.5	33.9
TOTAL HOUSEHOLDS	3,158	25,304	72,751
2023-2028 HOUSEHOLDS: ANNUAL GROWTH RATE	0.72%	0.96%	0.75%
TOTAL HOUSING UNITS	3,262	26,422	75,617
AVERAGE HOUSEHOLD SIZE	3.92	3.36	3.31
MEDIAN HOUSEHOLD INCOME	\$57,552	\$85,084	\$84,048
AVERAGE HOUSEHOLD INCOME	\$85,704	\$107,240	\$106,050
PER CAPITA INCOME	\$21,642	\$30,938	\$31,020
WHITE ALONE	15.5%	28.5%	30.0%
BLACK ALONE	4.5%	4.8%	5.8%
AMERICAN INDIAN/ALASKA NATIVE ALONE	3.1%	2.6%	2.4%
ASIAN ALONE	0.8%	3.4%	5.4%
PACIFIC ISLANDER ALONE	0.2%	0.3%	0.3%
HISPANIC ORIGIN (ANY RACE)	62.1%	42.7%	38.4%
TWO OR MORE RACES	13.9%	17.7%	17.8%
DAYTIME POPULATION	2,792	52,093	118,585

