

MISSION MARKET

Major Street - Highly Visible

MISSION MARKET

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DRE# 01851484



OFFERING SUMMARY

Location

Mission Market

5448 Mission Blvd
Jurupa Valley CA 92509

Offering Summary

Mission Market with 34 Cooler Doors

Price	\$390,000
Building Size	1,800 SF
Cooler's	34
Renovated	2017
Rent	\$6,000

Lease Term

10 Years

Seller Financing Available



INVESTMENT HIGHLIGHTS

- RARE OPPURTUNITY TO OWN, MINI MARKET with 34 cooler doors
- Completely renovated in 2017 with new 34 coolers
- Market has been serving local community for years
- Mission Blvd is major Street. Market is located in the corner Mission and Mennes Ave
- Asking price includes Beer & Wine License and Training



AERIAL OVERVIEW



MARKET INTERIOR VIEWS



EXTERIOR BUILDING VIEWS



MARKET INTERIOR VIEWS



MARKET INTERIOR ADDITIONAL VIEWS



DEMOGRAPHICS

POPULATION		2 miles	5 miles	10 miles
	2023 Population	42,260	266,249	1,049,122
	Median Age	34.8	34.2	34.1
	Bachelors' Degree Higher Education	16%	17%	17%
INCOME				
	Average House Income	\$91,326	\$88,729	\$92,445
HOME VALUE				
	Median Home Value	\$384,842	\$383,842	\$399,962
	Median Home Year Built	1968	1971	1981
HOUSEHOLDS				
	2023 Households	11,166	72,427	272,035
	Average Household Size	3.4	3.3	3.5
	Average Household Vehicles	2	2	2
TRAFFIC		Traffic	Year	
	Mission Blvd and Wallace St SE	20,081	2022	
	Mission Blvd and Pontiac Ave NW	25,894	2022	
HOUSING OCCUPANCY				
	Owner Occupied Households	57%		
	Renter Occupied Households	43%		

SNAPSHOT



266,249

POPULATION 5 mile



\$88,729

INCOME 5 mile



\$383,842

HOME VALUE 5 mile



20,081

TRAFFIC Vehicles Per Day

Information has been received from several different sources. All viewers are advised to verify with their own advisors, experts and consultants for the accuracy

AREA OVERVIEW

JURUPA VALLEY - EASTVALE

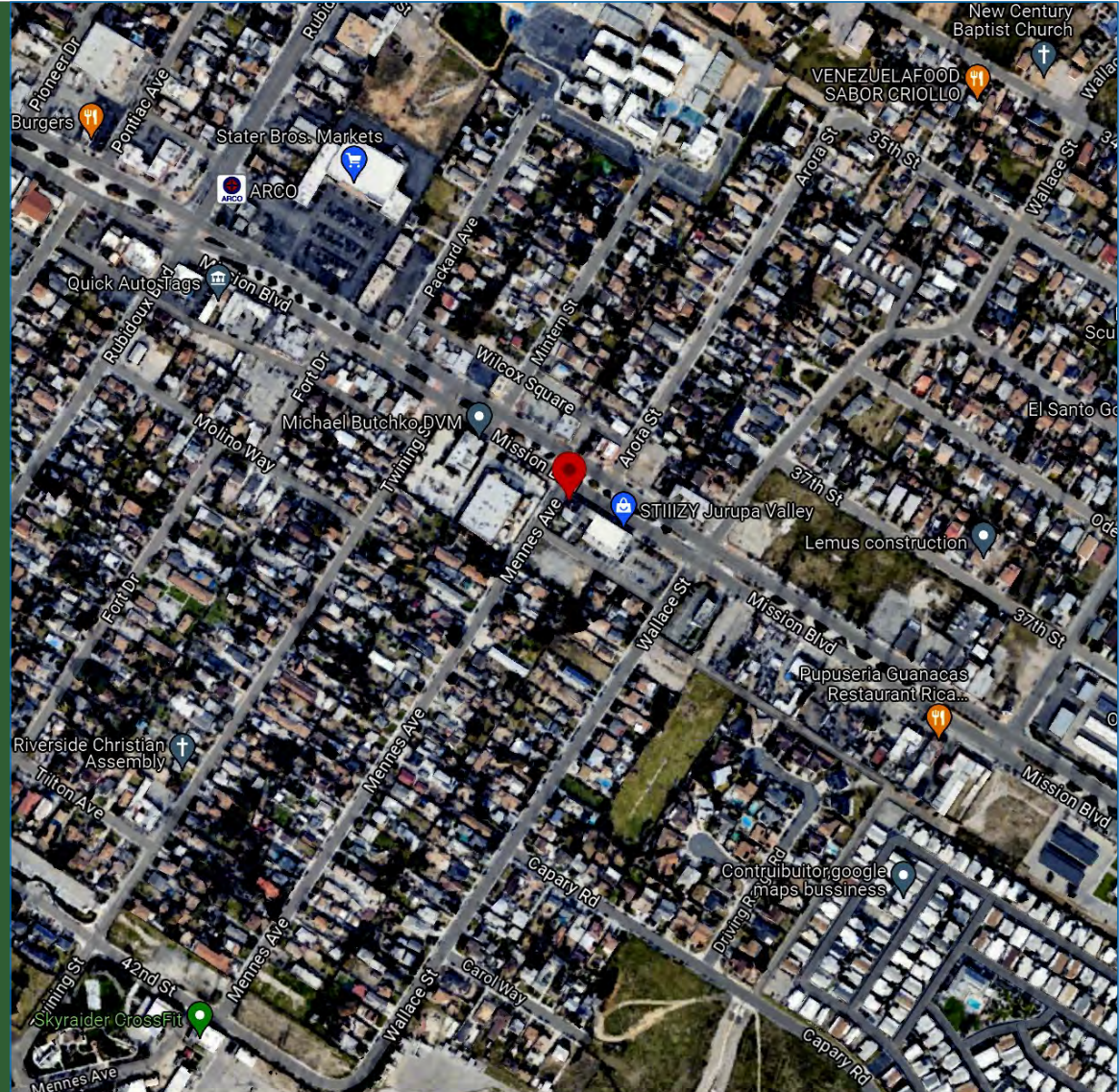
Jurupa Valley (Serrano: *Hurumpa*) is a city in the northwest corner of Riverside County, California, United States. It was the location of one of the earliest non-native settlements in the county, Rancho Jurupa. The Rancho was initially an outpost of the Mission San Gabriel Arcángel, then a Mexican land grant in 1838. The name is derived from a Native American village that existed in the area prior to the arrival of Europeans.

On March 8, 2011, voters approved a ballot measure, Measure A, to incorporate and form the city of *Jurupa Valley*. The effective date of incorporation was July 1, 2011.^[4] Residents of the area had previously voted on incorporation in 1992, but rejected that measure, along with a competing ballot measure that would have incorporated Mira Loma.^[4]

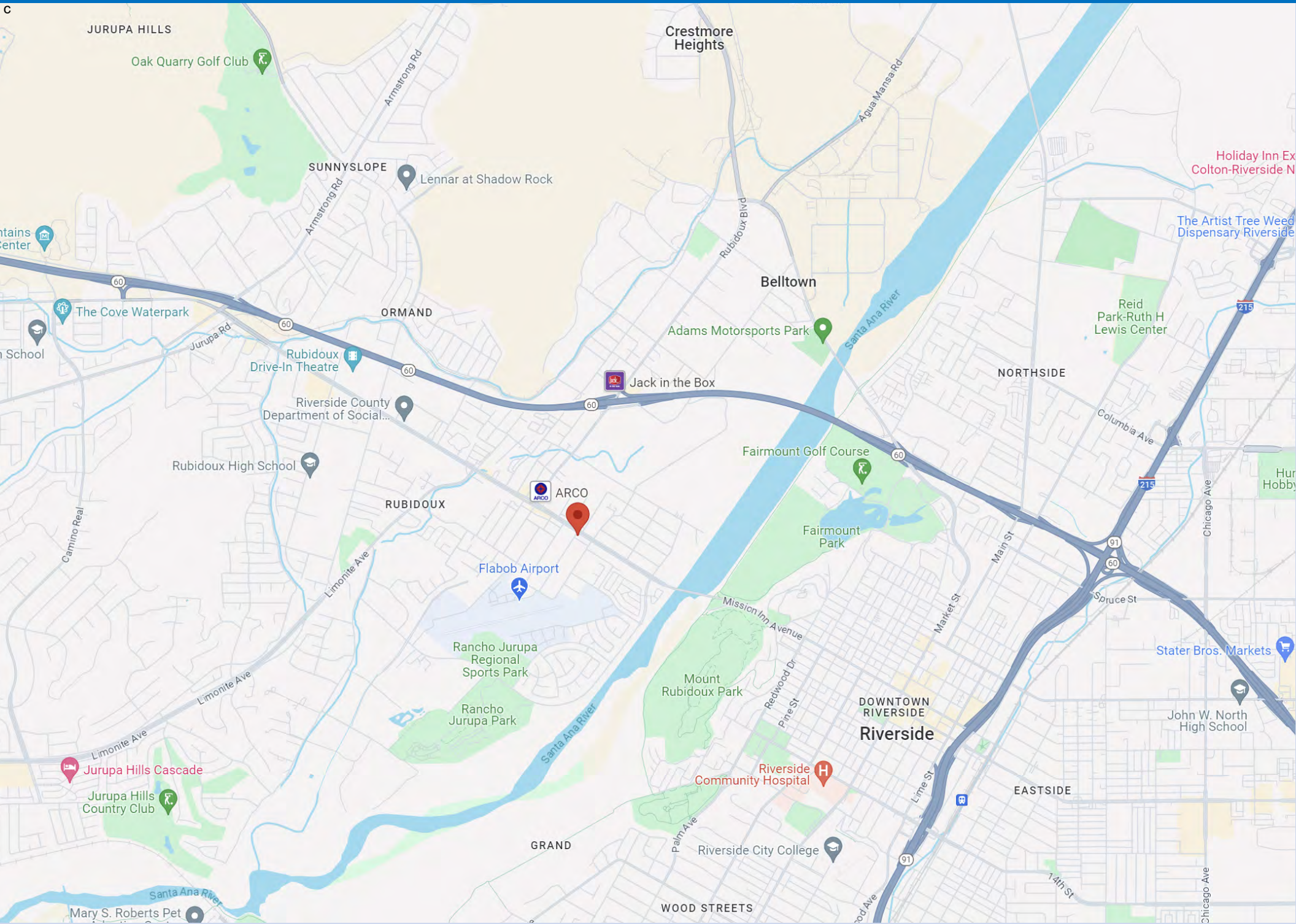
The city of Jurupa Valley covers approximately 43.5 square miles (113 km²), and had a population of 105,053 as of the 2020 census. It is bordered by the cities of Eastvale, Norco, and Riverside in Riverside County and the cities of Ontario, Fontana, Rialto, Bloomington and Colton in neighboring San Bernardino County

POINT OF INTEREST

- | | |
|--------------------------------|--------------------------------------|
| 1. Galleano Winery | 2. Jensen Alvarado Ranch |
| 3. The Cove Waterpark | 4. Jurupa Mountains Discovery Center |
| 5. Rancho Jurupa Regional Park | 6. Goose Creek Golf Club |
| 7. Flabob Airport | 8. Jurupa Mountain Discovery Center |



REGIONAL MAP



Confidentiality & Disclaimer

Presented By:



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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

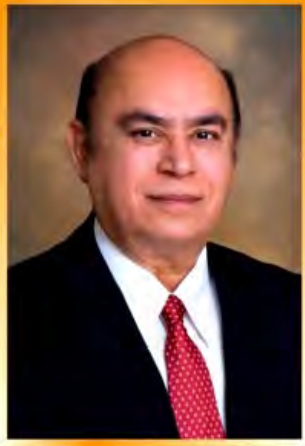
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WINNING
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