

Economic Development Opportunity Areas



City of
JURUPA VALLEY
California

1. PEDLEY SHOPPING

- » 30.42 Acres
- » Pedley Rd. SR-60
- » Commercial development consisting of retail, restaurant, gas station, and other commercial uses
- » APN: 169-040-027, 169-070028, 029
- » Tremendous SR-60 Freeway visibility and access



2. TRACTOR SUPPLY CO.

- » 4.54 Acres
- » Southwest corner of Armstrong Rd. and Sierra Ave.
- » 18,800 square-foot Tractor Supply Store and 2 drive-thru restaurants
- » Developer: Woodcrest Real Estate Ventures
- » APNs: 174-340-042 & 044
- » Anticipated Opening: Late 2022



3. VAN BUREN

- » 16 Acres
- » Southeast corner of Van Buren Blvd. and Rutile St.
- » APN: 167-110-039; 167-330-006
- » Proposed commercial center to include an anchor market, full service restaurant, car wash, and retail buildings



4. DISTRICT AT JURUPA

- » 250 Acres
- » 5520 30th St.
- » APN: 178-252-003
- » Applicant: EM Ranch Owner, LLC
- » Mixed-use development with general commercial, hospitality, warehouse/logistics, mixed density, and residential and park and recreational uses

