MGR REAL ESTATE

SÍ, HABLO ESPAÑOL

Land For Sale — 2.21 Acres Commercial (C-1/C-P)

6879 Granite Hill Dr, Jurupa Valley, CA 92509

$1,650,000

ASKING PRICE
~$17.14 / SF · 96,272 SF

APNs 174-290-022 & 174-290-023
Sold together as one assemblage



PROPERTY HIGHLIGHTS

- SIZE — 2.21 acres · 96,272 SF (sold together)
- FRONTAGE / DEPTH — ~261' on Granite Hill Dr · ~425' depth
- SITE — Level, previously developed pad
- ZONING — C-1/C-P — General Commercial
- GENERAL PLAN — CR — Commercial Retail (0.20–0.35 FAR)
- OVERLAYS — No specific plan, CDO, TCO, or land-use overlay
- FLOOD — FEMA Zone X (minimal flooding / not an SFHA)
- VISIBILITY — Freeway visibility along CA-60 near 38th St
- TRAFFIC — ~162K–168K vehicles/day on CA-60 (2024)
- ON-SITE — Billboard & cell tower (not incl. in sale)
- DEMOGRAPHICS — Tract median HH income ~$101,940

IDEAL USES (SUBJECT TO CITY APPROVAL)

- Retail
- QSR / drive-thru
- Auto / service
- Owner-user
- Truck repair / service

VERIFIED ZONING & GENERAL PLAN

Both APNs are zoned C-1/C-P (General Commercial). General Plan is CR — Commercial Retail (0.20–0.35 FAR). No specific plan and no City community-development, town-center, or land-use overlay applies. Confirmed Nov 12, 2026 in the City of Jurupa Valley Community Development Department GIS Viewer; consistent with the City Zoning Map and General Plan Land Use Map (both dated 4/19/2023).
Most C-1/C-P uses require a Site Development Permit; some (including fuel sales and auto body) require a CUP. Truck sales and service is a listed use with a Site Development Permit. See the accompanying BOV and Jurupa Valley Municipal Code Chapter 9.115.



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Information is deemed reliable but not guaranteed and is subject to change, error, or omission. This flyer is for marketing purposes only and is not an appraisal, a zoning opinion, or an offer. All uses are subject to City of Jurupa Valley review and approval. Buyer should independently verify zoning, General Plan, permitted uses, overlays, title, the on-site billboard and any cell-site or other leases, utilities, access, and all other facts. © 2026 Javier A. Brown / MGR Real Estate.