



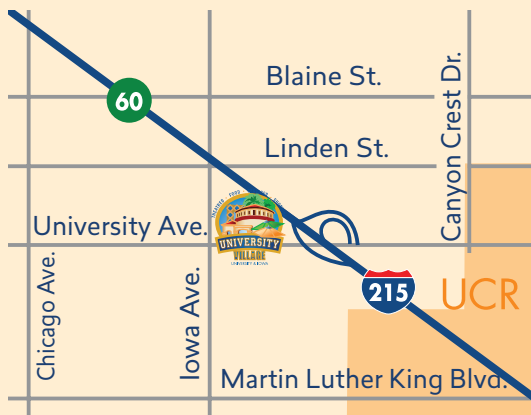
NewMark Merrill COMPANIES

When you love shopping centers it shows.



A Beautification Award Recipient

LOCATED ON THE NORTHEAST CORNER OF UNIVERSITY AVENUE AND IOWA AVENUE IN THE CITY OF RIVERSIDE, CALIFORNIA



Project Size 182,256 Sq.Ft. of Retail & Office Space

Demographics



Population*

1 Mile.....25,785
3 Miles....102,605



Traffic Count*

Corner of Iowa Ave. &
University Ave: 40,425 CPD
I-215 Freeway: 220,000 CPD



Household Income*

1 Mile.....\$66,155
3 Miles....\$109,847

*Estimates are based on 2025 demographics for population and average income per household. Traffic count is based upon ESRI forecasts. The information contained herein is not guaranteed and should be independently verified.



For Lease • Prime Retail Space Available

- Conveniently located off of the 215 Freeway with excellent exposure from the main traffic corridor of University Avenue.
- Digital pylon sign situated off of Interstate 215 with exposure to more than 220,000 cars daily.
- Adjacent to a multi-story University Housing structure that is under construction and will house approximately 525 students.

- Located across from the University of California Riverside campus. UCR is the 2nd largest employer in the County of Riverside with over 5,137 employees and has a student staff population of 26,000

- UCR plays a leading role in economic development and innovation, delivering an estimated economic impact of \$2.3 billion in the Inland Empire.

For additional information,
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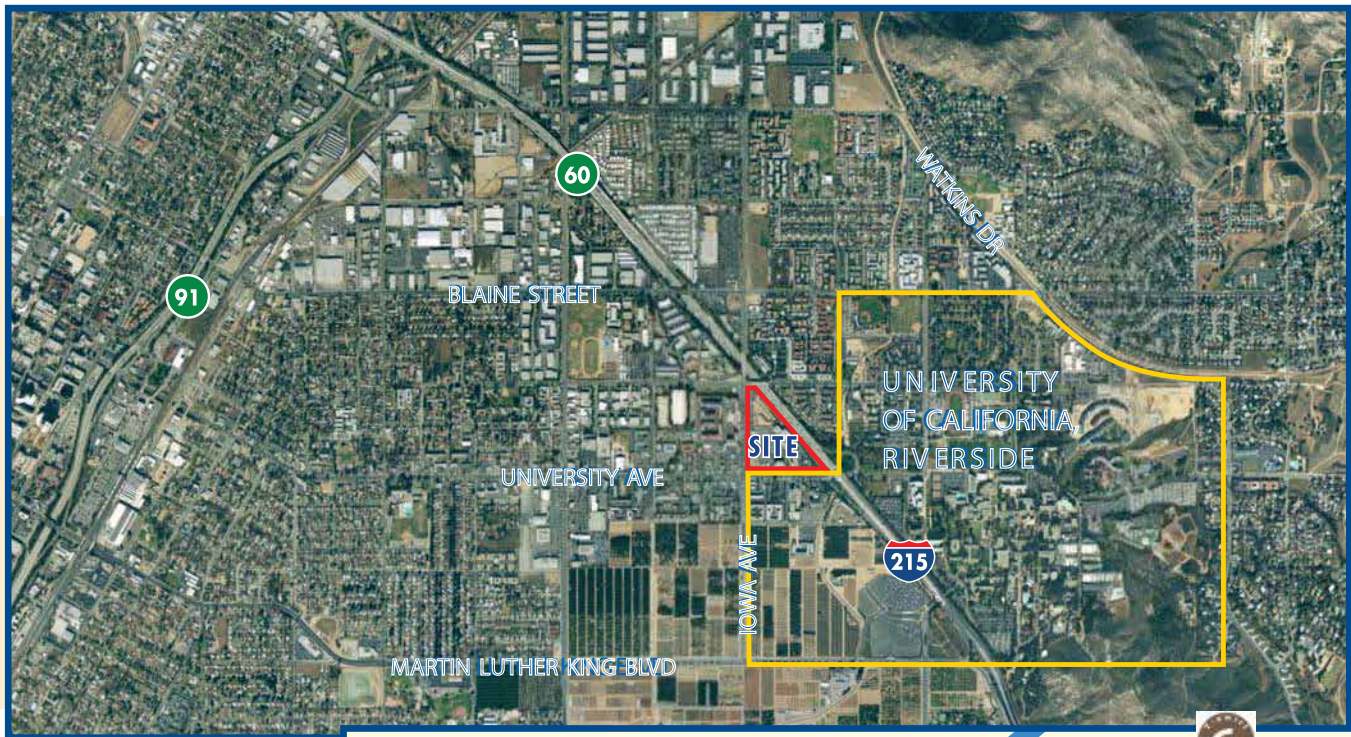


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#	Tenants	SF
1.	7 Leaves Cafe	1,400 SF
2.	The Halal Guys	2,000 SF
3.	Jersey Mike's	1,355 SF
4A.	ART iBrow Threading Salon	500 SF
4B	Nerd Nook	2,272 SF
5.	Laughing Buddha Piercing	1,866 SF
6.	After's Ice Cream	1,100 SF
7.	Pho Vinnam Rest.	1,700 SF
8.	T-Swirl Crepe	1,415 SF
9A.	Qamaria Yemini Coffee Co.	2,403 SF
9B.	Blue Burro	1,662 SF
10A.	Shabu House	1,720 SF
10B.	Manna Grill	1,480 SF
11.	Enter Escape Room	2,672 SF
12.	Juice It Up	1,107 SF
13.	Available Restaurant	1,107 SF
14.	U.P.C. Pizza	1,250 SF
15.	Cravin' Crab Haus	3,608 SF
16.	Available	41,915 SF
17.	Available	946 SF
18.	Boba Cafe	1,090 SF
19.	Oden Spicy Hot Pot	2,095 SF
20.	LOC Chinese Kitchen	3,099 SF
21.	Farooq Abo Alabed	3,017 SF
22.	Urban Skillet	1,298 SF
23.	Paris Baguette	2,750 SF
24.	Chase Bank	3,152 SF
25.	Changan Style Kitchen	1,795 SF
26.	Eye C You	1,846 SF
27.	Insomnia Cookies	2,028 SF
28.	Regents of UCR	8,579 SF
29.	T-Mobile	2,940 SF
30.	HK BBQ House	1,645 SF
31.	Tra Boba	1,543 SF
32.	Chaiwale & Co	1,589 SF
33.	Qbear eBikes & eScooters	2,355 SF
34.	The Buffalo Spot	1,634 SF
35.	Signature Nails & Salon	1,548 SF
36.	El Papacito Hot Potatoes	1,494 SF
37.	UC Bakery	1,433 SF
38.	7-Eleven	3,088 SF



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Landlord makes no representation that any of the above tenants, parking lot or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimated only and not guaranteed.



Second Floor Spaces

#	Tenants	SF
1201-201	Grameen America	1,771
1201-202	Available	1,812
1201-203	Education Board	509
1201-204A-206B	Regents of UCR	4,652
1201-206A	Available	1,095
1201-207	US Armed Forces	2,804
1201-208	Available	7,634
1201-209	Available	1,453
1201-210	Dr. Rickerby & Paulette Hinds	760
1201-211	Available	1,255
1201-216	Management Office	610
1201-217	Storage	350
1201-218	Desire Concepts	863
1201-219	Fast Cash Services	812
1201-220	Available	1,047
1223-200	Available	5,183
1223-220	Vacant	138
1223-230	Available	1,814
1223-240	Available	8,940

