

ALBERTSONS ANCHORED RETAIL SPACE FOR LEASE



DEMOGRAPHICS

3 MILE 2026

ESTIMATED POPULATION
47,949

AVERAGE HOUSEHOLD INCOME
\$174,537

TRAFFIC COUNTS
(TRAUTWEIN RD)
22,834 CPD

TRAFFIC COUNTS
(VAN BUREN BLVD)
36,436 CPD

PROJECT HIGHLIGHTS

- ±800 SF Retail Space
- Albertsons Anchored Center
- Located just off the Van Buren Blvd & Trautwein Rd Intersection (75,918 CPD)
- Co-Tenants Include Chipotle, AT&T, & Pizza Guys

NEIGHBORING TENANTS



8956 TRAUTWEIN RD, RIVERSIDE, CA 92508

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FRANK VORA
951.276.3645 // DRE#: 01793683
FVORA@LEE-ASSOCIATES.COM

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