



WELL-TRAFFICKED RETAIL CORRIDOR - NEAR UC RIVERSIDE

RETAIL FOR LEASE

1889 UNIVERSITY AVENUE, SUITE 106, RIVERSIDE, CA 92507

+/-1,061 SF INLINE RETAIL SUITE AVAILABLE FOR LEASE

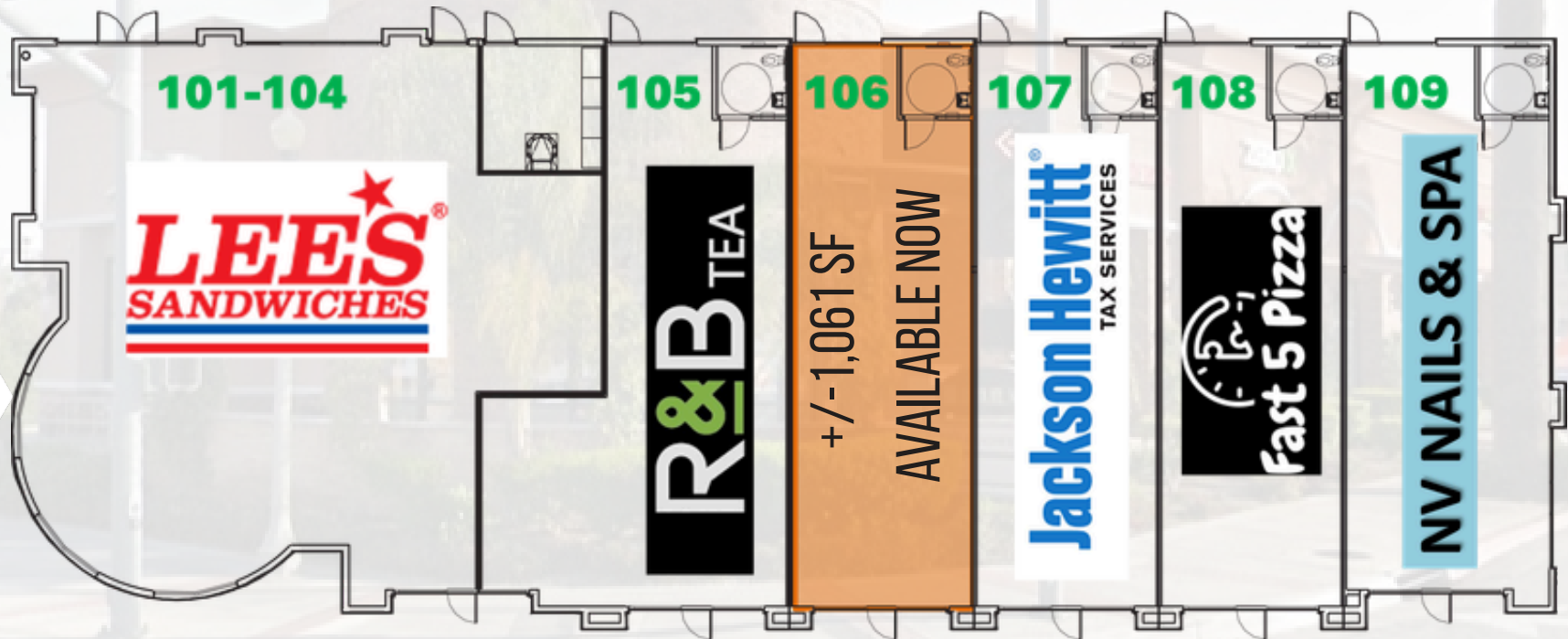


THE OPPORTUNITY

PRIME +/-1,061 SF INLINE RETAIL SPACE FOR LEASE - \$2.25 PSF NNN

LOCATION HIGHLIGHTS

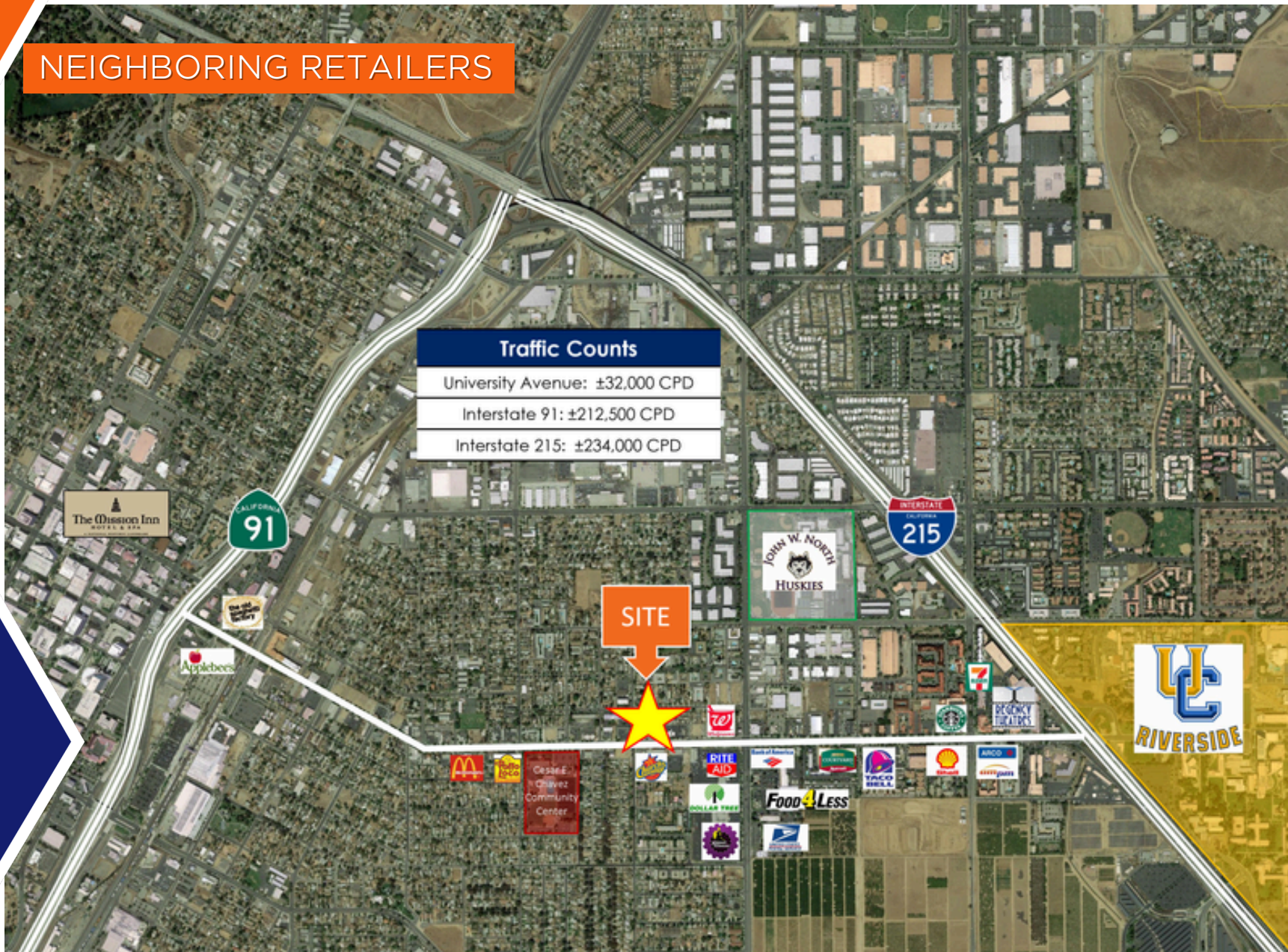
- > Prime retail location on University Avenue, between I-215 & I-91
- > Strong demographics and traffic counts; Daytime population of 106,059 within 3 miles!
- > Well-appointed center with a great tenant mix
- > NNN Lease, currently \$1.20 psf; Available now; Former staffing company



JANET F. KRAMER, JD, CCIM
951-600-8634 x702
janetk@svn.com
CA DRE# 01351570



NEIGHBORING RETAILERS







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DEMOGRAPHICS

1189 UNIVERSITY AVENUE, RIVERSIDE, CA



-  **State** California
-  **County** Riverside
-  **Mayor** Patricia Dawson
-  **Website** riversideca.gov

POPULATION

Source: ESRI



106,059
POPULATION

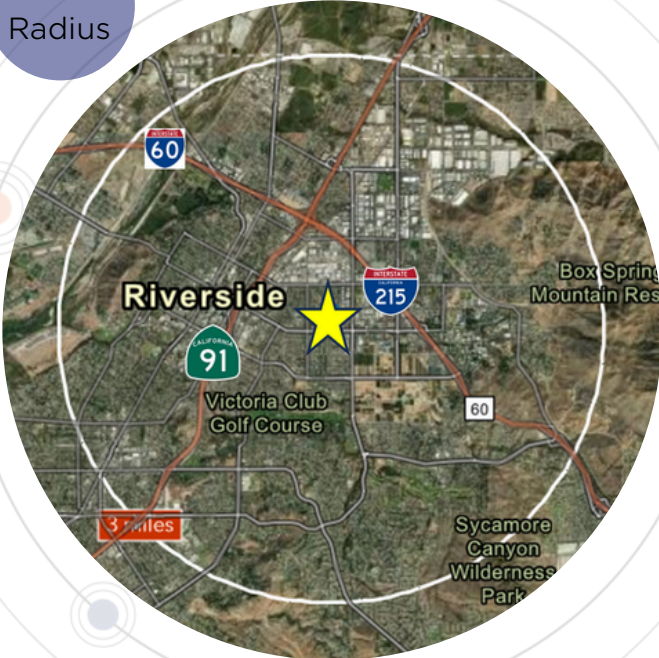


31.7
MEDIAN AGE



34,319
HOUSEHOLDS

3-Mile
Radius



EMPLOYMENT



59.6%
WHITE COLLAR



26.4%
BLUE COLLAR



18.1%
SERVICES



6.6%
UNEMPLOYMENT RATE

EDUCATION



25.8%
HIGH SCHOOL
GRADUATE



27.9%
SOME COLLEGE



32.4%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$82,790
MEDIAN HOUSEHOLD
INCOME



\$32,342
PER CAPITA
INCOME



\$111,020
MEDIAN NET
WORTH

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CaDRE #01351570

