

VAN BUREN VILLAGE

18233 & 18171

VAN BUREN BLVD, RIVERSIDE, CA

18,000 SF
RETAIL/OFFICE/MEDICAL

2,377 SF
NEW DRIVE-THRU

2,400
IN-LINE RETAIL

LITTLE COURT

VAN BUREN BLVD - 50,902 VPD

FOR LEASE

New Drive-Thru/Retail Development

CBRE

2,400 SF



Highlights



New retail development in underserved market with strong population



Prime Opportunity: Drive-Thru & In-Line Spaces Available Now



Exceptional Visibility on Van Buren Blvd: 50,902 Vehicles Per Day



Thriving Riverside Market with Strong Demographics



Strategic Location & Easy Access for Maximum Customer Reach

Aerial Overview



Woodcrest Christian High School

verizon
Mariscos Restaurant

2,400 SF
IN-LINE RETAIL

2,377 SF
NEW DRIVE-THRU

The Goddard School



LITTLE COURT

18,000 SF
RETAIL/OFFICE/MEDICAL

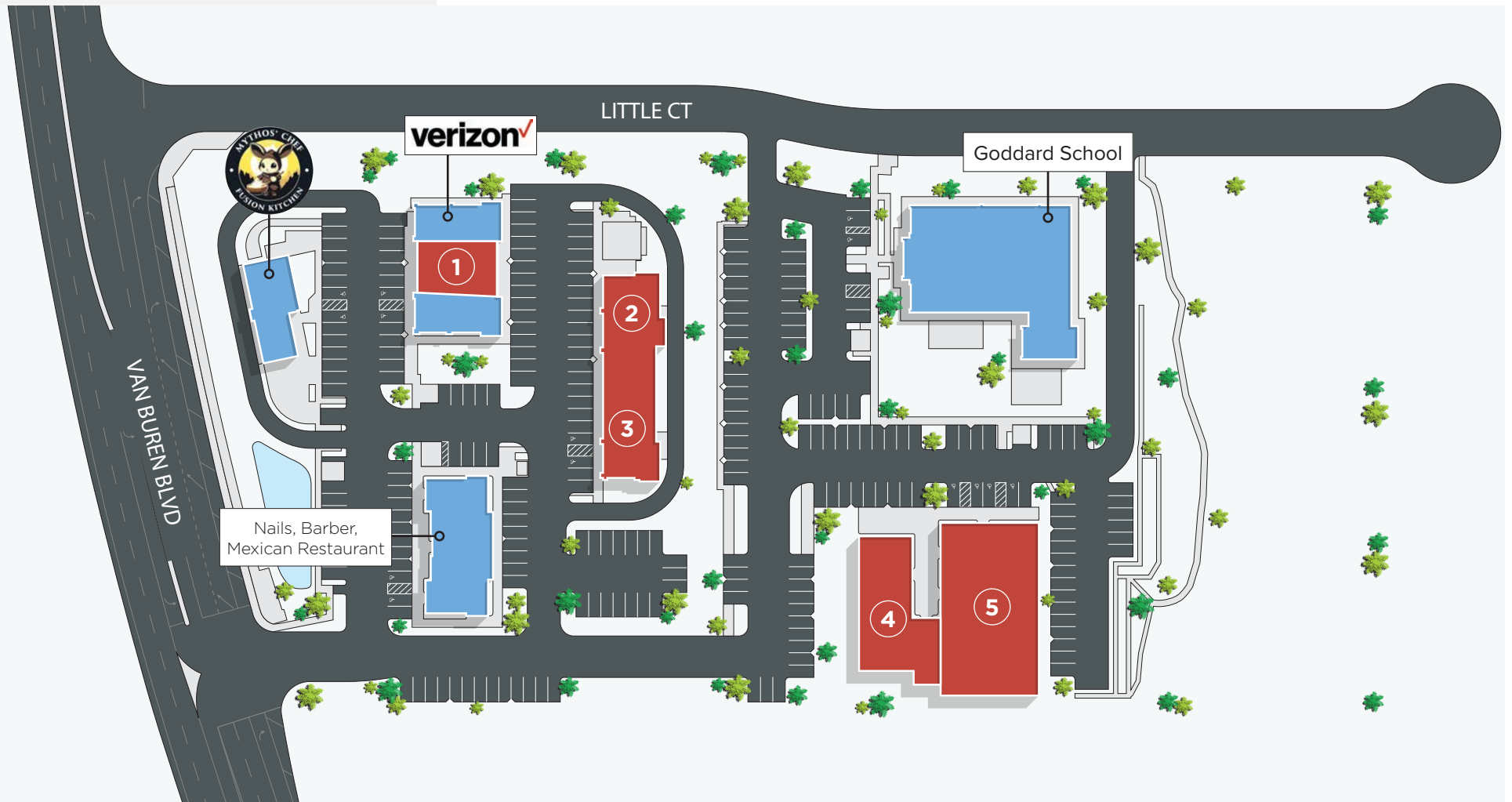
Nails, Barber, Mexican Restaurant

FOR LEASE

Site Plan

█ Leased
 █ Available

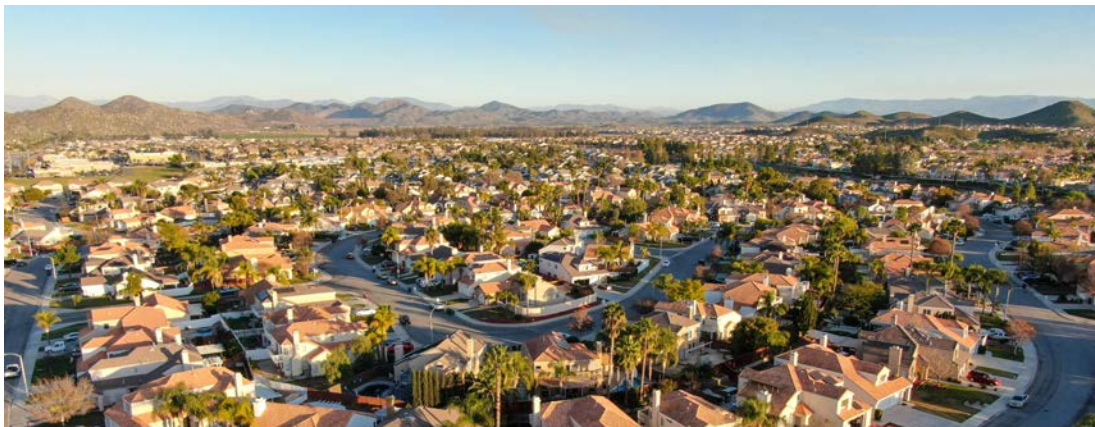
1	In-Line Retail	2,400 SF	3	Proposed Fast Casual Restaurant	3,804 SF
2	Proposed Drive-Thru Restaurant	2,608 SF	4	Proposed Retail/Medical	8,000 SF
			5	Proposed Retail/Office	10,000 SF



Welcome to Riverside



Riverside, California, is a dynamic and rapidly growing city with a rich history and a vibrant future. Known for its citrus heritage and iconic landmarks like the Mission Inn Hotel & Spa, Riverside offers a unique blend of historic charm and modern amenities. The city boasts a diverse population, a strong economy driven by education, healthcare, and retail, and a commitment to community development. With its ideal location in Southern California, Riverside provides easy access to major metropolitan areas, recreational opportunities, and a desirable quality of life, making it an attractive destination for businesses and residents alike.



By The Numbers



54,916

Population (10 Minutes)



39.4

Median Age (10 Minutes)



\$178,7005

Avg. Household Income (5 minutes)



16,443

Households (10 Minutes)



11,553

Daytime Population (5 Minutes)

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For more information, please contact:

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