



RETAIL FOR LEASE IN PREMIERE SHOPPING CENTER

Alessandro Blvd & Mission Grove Pkwy, Riverside, CA



PROPERTY FEATURES

- Premier shopping center in Riverside's most affluent neighborhood
- Rare mix of daily needs and entertainment anchors
- Ideal for upscale retailers and restaurants
- ±68 AC Mixed Use Shopping Center in High Growth Area of Riverside

2025 5 MILE DEMOGRAPHICS



Population
203,343



Average
HH Income
\$126,655



Daytime
Population
122,125



Alessandro
Blvd
39,955 CPD

Mission Grove
Pkwy
16,000 CPD



Restaurant, Pad & Shops Available

MISSION GROVE PLAZA & MISSION VILLAGE SHOPPING CENTER

NEW CONSTRUCTION: ADDITIONAL SHOPS & RETAIL SPACE AVAILABLE



MULTI FAMILY REDEVELOPMENT
180 UNITS



ALESSANDRO BLVD 39,955 CPD



Nick Wirick
951 669 1002
nick.wirick@srsre.com
CA License No. 01304661

Chris Beauchamp
951 669 1005
chris.beauchamp@srsre.com
CA License No. 01982753

Nick Stanley
951 669 1007
nick.stanley@srsre.com
CA License No. 02205727

MISSION VILLAGE

SEC Alessandro Blvd & Mission Grove Pkwy, Riverside, CA



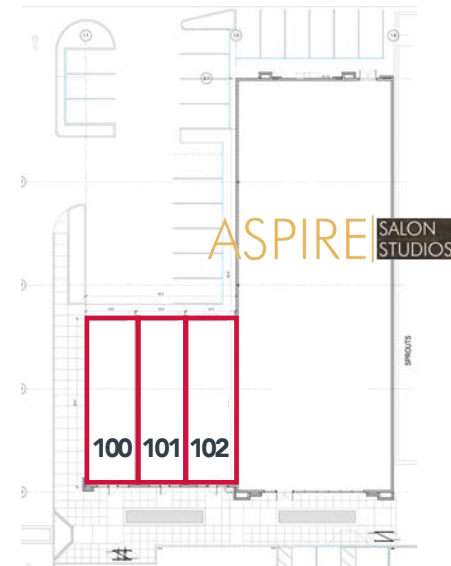
AVAILABILITIES

SUITE	SF
SHOPS 1 - SUITE 100	1,172 SF
SHOPS 2 - SUITE 102	1,156 SF (IN LEASE)
SHOPS 2 -SUITE 101	1,146 SF (IN LEASE)
SHOPS 2 -SUITE 100	1,156 SF
PAD E	1,500 SF
PAD M SUITE B	1,617 SF

SHOPS 1



SHOPS 2



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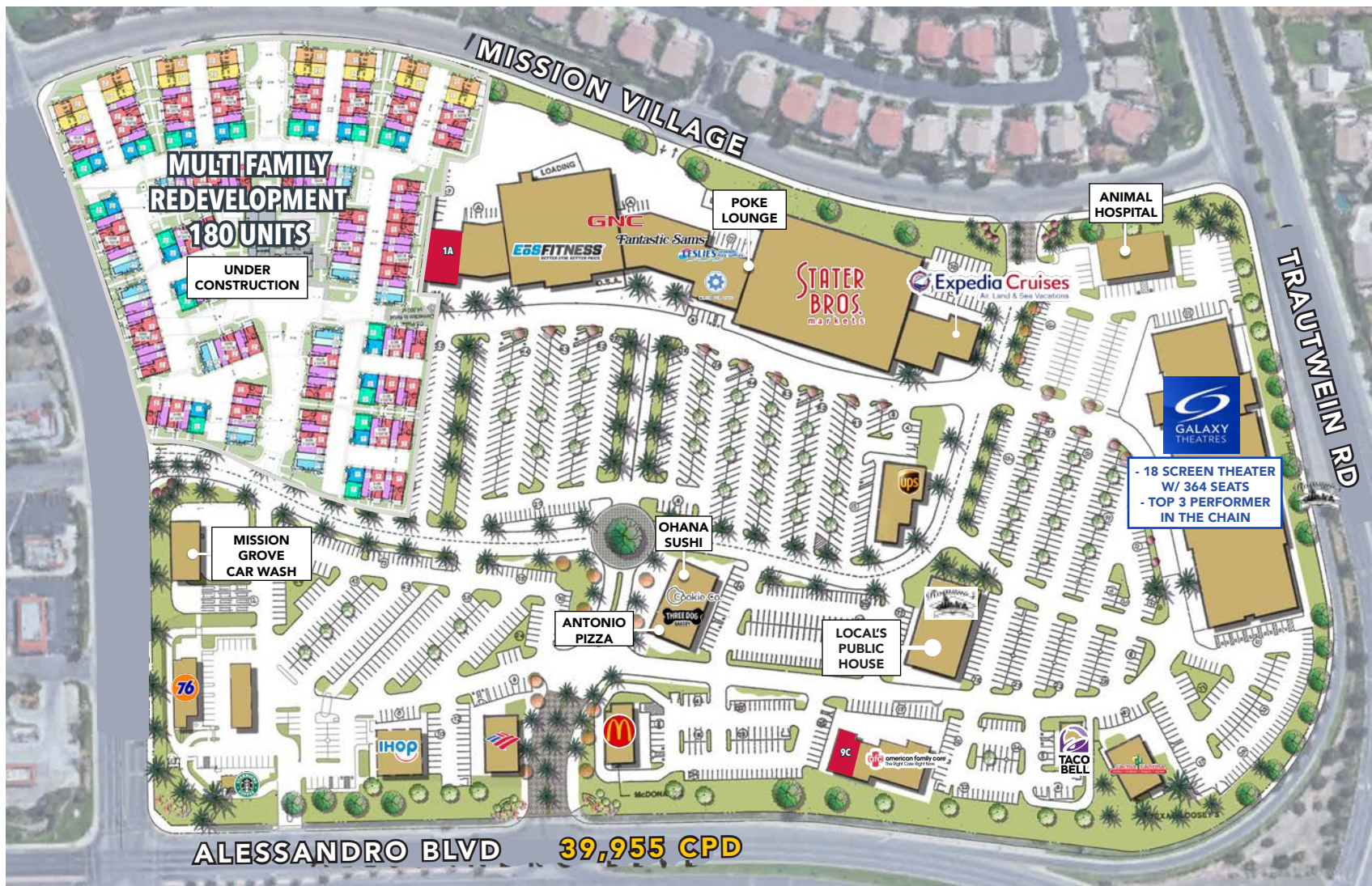
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MISSION GROVE PLAZA

SWC Alessandro Blvd & Mission Grove Pkwy, Riverside, CA

AVAILABILITIES

SUITE	SF
1 A	±2,800
9 C	±2,500 - ±5,000 DIVISIBLE



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TRADE AREA DEVELOPMENTS

PROJECT UNDER CONSTRUCTION

#	Project Name/Applicant	Type	Units
1	KB Homes	SF	57
2	Unknown	SF	9
3	Capital Pacific Homes	SF	23
4	Unknown	SF	9
5	FKC Partners	SF	330
6	Legacy Homes	SF	60
7	Taylor Morrisson	SF	96
8	KB Homes	SF	138
9	KB Homes	SF	81
Total			803

PROJECTS WITH FINAL MAP APPROVAL

10	DR Horton	SF	28
11	Hawarden Meadows Inc.	SF	30
12	Steve Berzansky	SF	13
13	Unknown	SF	7
14	Unknown	SF	10
15	Hawarden Development Corp.	SF	17
Total			105

PROJECTS WITH TENTATIVE MAP APPROVAL

16	Frank Chen	SF	39
17	K & A Engineering	SF	420
18	Lansing Companies	SF	407
19	Lansing Companies	SF	633
20	Bridgewalk 64, LLC	SF	64
21	Tabletop Mountain Partners, LLC	SF	52
22	Jeff Chung	SF	115
23	Kevin & Pauline Doan	SF	51
24	Dedicated Development Inc.	SF	36
25	Lansing Companies	SF	112
26	Dedicated Development Inc.	SF	36
27	GF Services, LLC	SF	8
28	KB Homes	SF	41
29	Dauchy Villa Development, LLC	SF	10
30	Unknown	SF	50
Total			2,074

PROJECTS IN DESIGN PLAN CHECK

31	Ren-De LLC	SF	48
32	KB Homes	SF	90
Total			138
Grand Total			3,120
Population			10,227



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