

Retail Pad Opportunity Available for Lease



SEC VAN BUREN BLVD & WASHINGTON ST, RIVERSIDE, CA



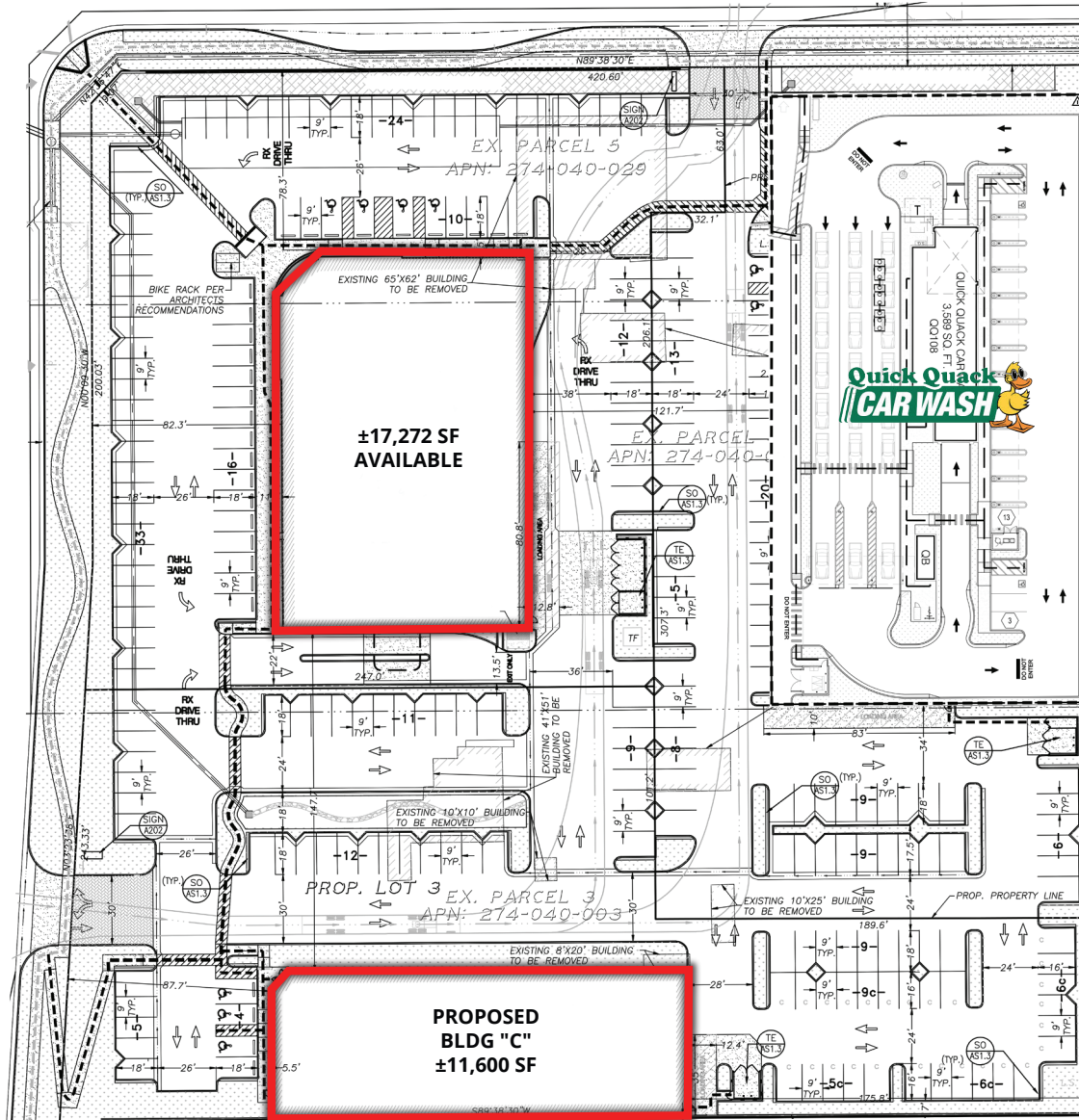
SRS

NICK WIRICK

951.669.1002 // DRE#: 01304661
NICK.WIRICK@SRSRE.COM

TONY VUONA

949.270.8211 // DRE#: 02046746
TONY.VUONA@SRSRE.COM



PROPERTY FEATURES

- Retail Pad Available for Ground Lease Or Build to Suit
- Average Annual Household Income in Excess of \$150,000
- Ideal for Daily Needs and Drive Thru Users
- Located off of Van Buren Blvd, A Major Throughfare in the City of Riverside with over 47,000 Cars Per Day

3 MILE PROPERTY DEMOGRAPHICS



ESTIMATED POPULATION

39,404

AVERAGE HOUSEHOLD INCOME

\$171,840



DAYTIME POPULATION

28,533

TRAFFIC COUNTS ON
VAN BUREN BLVD & WASHINGTON ST

47,000 CPD



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