



# 5660 RIVERS AVE

RETAIL & SHOWROOM SPACE AVAILABLE

# 5660 RIVERS AVE

PATRICK NEALON  
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- **SUITE SIZES:** 1,218 - 2,480 SF
- **TRAFFIC COUNT:** Rivers Ave (37,800 VPD) Remount Rd (28,800 VPD)
- **PARKING:** 7.3 Spaces per 1,000sf
- **DELIVERY CONDITIONS:** White Box

## DEMOGRAPHICS

<b>3-mile Population</b> 27,668	<b>3-mile Households</b> 10,224	<b>3-mile AVG HH Income</b> \$68,246
<b>5-mile Population</b> 88,235	<b>5-mile Households</b> 37,462	<b>5-mile AVG HH Income</b> \$85,275

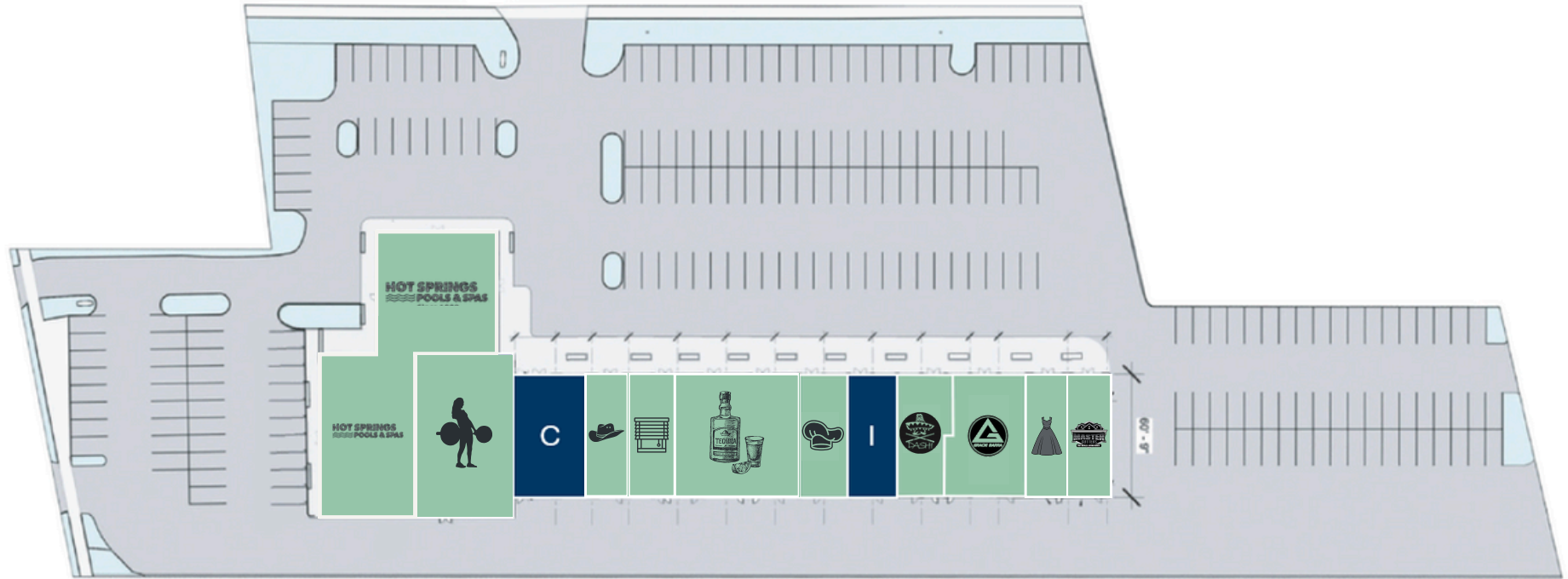
### JOIN THESE TENANTS



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Unit	Tenant	Size
A-1	Hot Springs Pools	3,664 SF
A-2	Hot Springs Pools	3,832 SF
B	IBX Performance Training	3,832 SF
C	AVAILABLE	2,228 SF
D	El Rodeo Western Wear	1,224 SF
E	ResCom Designs	1,438 SF
F	Ancestral Spirits	2,191 SF

Unit	Tenant	Size
G	Ancestral Spirits	1,461 SF
H	Who's Bakery	1,461 SF
I	AVAILABLE	1,461 SF
J	Dashi Wine Bar	1,592 SF
K	Gracie Barra	2,294 SF
L	Ritual Bridal	1,239 SF
M	Master Gutters	1,241 SF



200 New Townhomes

West Marine  
Enterprise  
boost mobile  
Cuzza

28,800 VPD

37,800 VPD

piggy wiggly  
Sandy's Cleaners  
TAPATIA TACUERIA

Advance Auto Parts

Auto Zone

Little Caesars

7-Eleven

Take 5 Restaurant



Rivers Ave

Remount Rd

To I-26

Jones

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