

# RETAIL & OFFICE SPACES FOR LEASE

ARLINGTON AVE. & INDIANA AVE, RIVERSIDE, CA

**BREAKING  
GROUND**  
**MAY  
2023**



**JOE STANCE, CCIM**  
**HEIDI STANCE, Ed.D.**



MAIN LINE: 909.772.1212  
Joe@StanceRealEstate.com  
DRE:# 01788741



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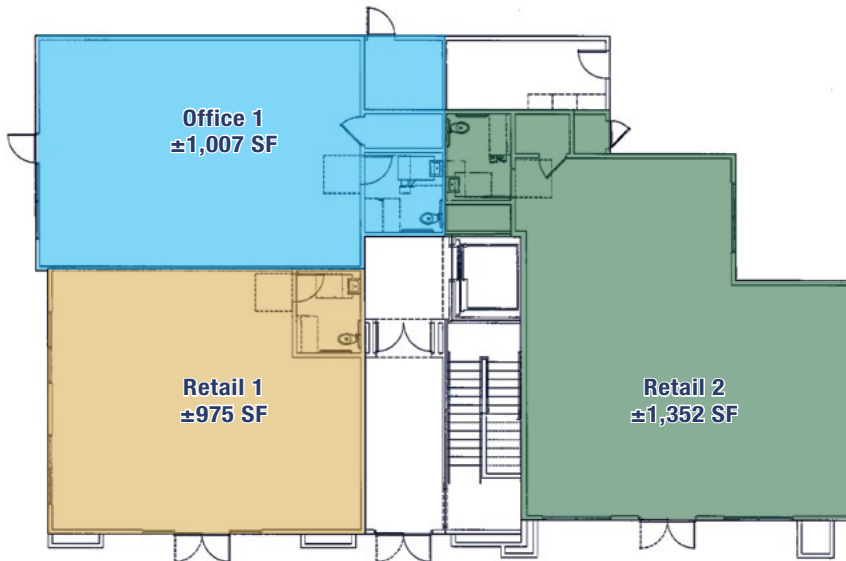
## Property Highlights

- Retail & office spaces available for lease
- Building signage visible from Arlington Ave & Indiana Ave
- Signalized intersection
- On site parking
- Direct access to 91 FWY
- APN#: 229-082-006 & 229-082-007



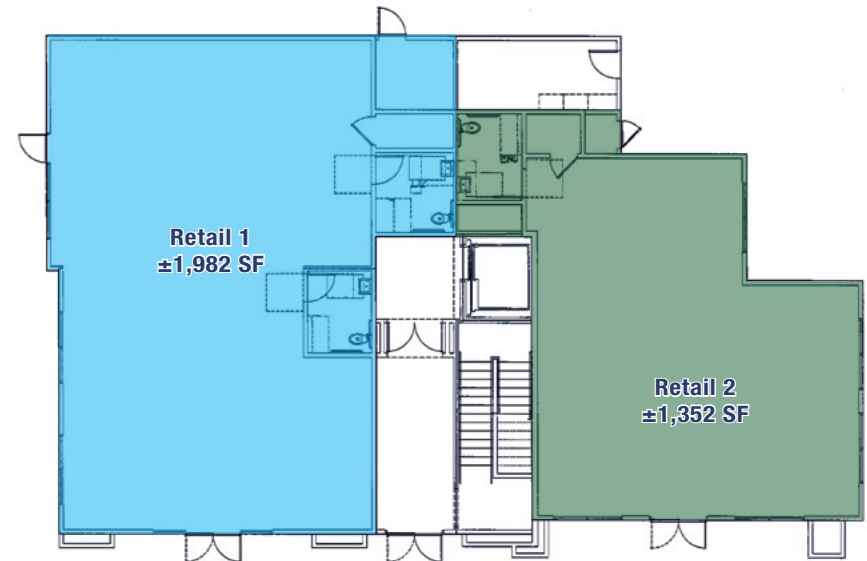
## Conceptual Site Plan A

Ground Floor



## Conceptual Site Plan B

Ground Floor



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# 3 MILE RADIUS DEMOGRAPHICS



**112,123**  
Estimated  
Population

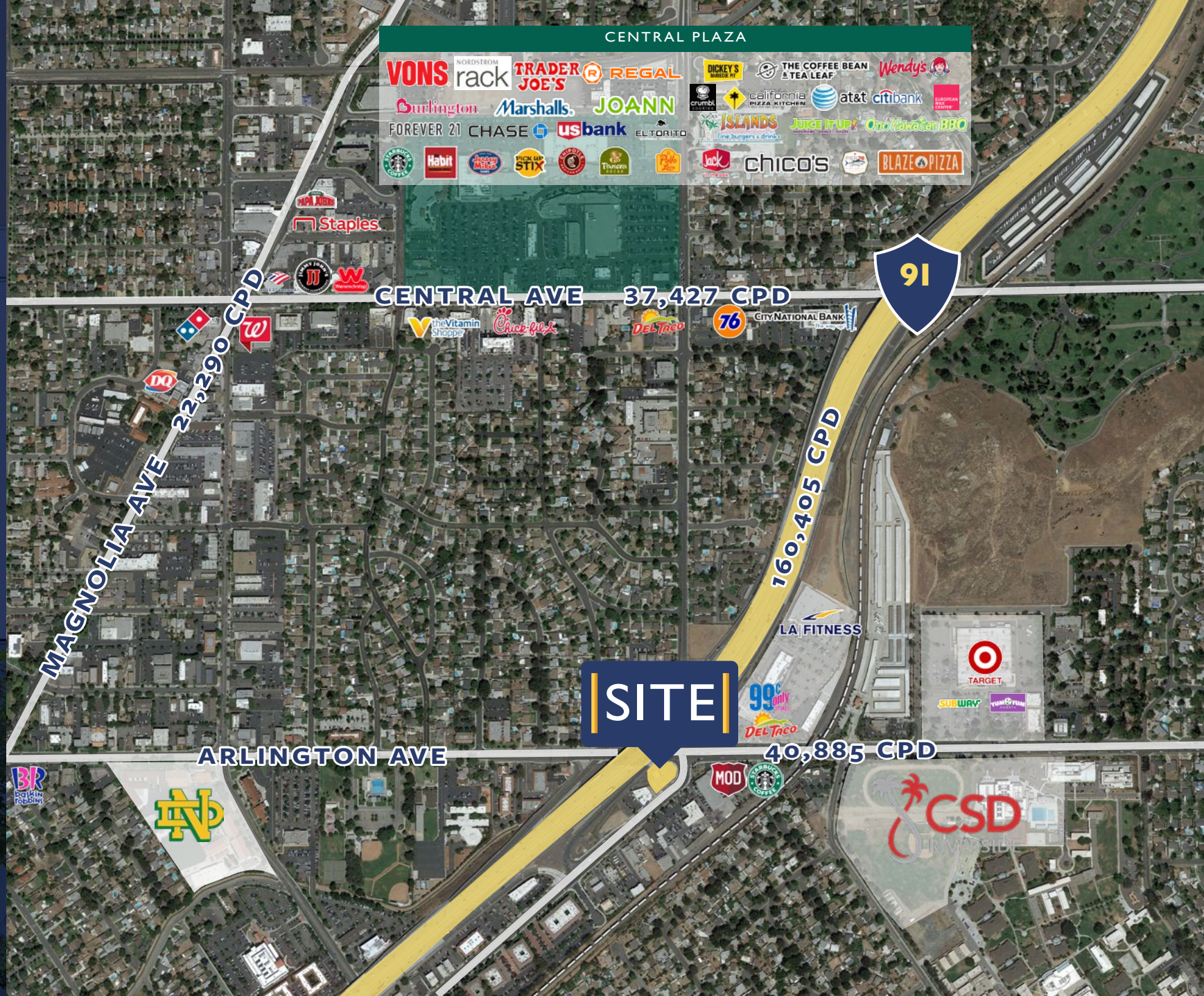


**88,552**  
Adjusted Daytime  
Demographics



**\$92,091**  
Estimated Average  
Household Income

Source: Regisonline.com  
Date: 2023



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“We have faith that serving others the way we want to be served will bring success, and it has proven to be true.” - Joe Stance

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