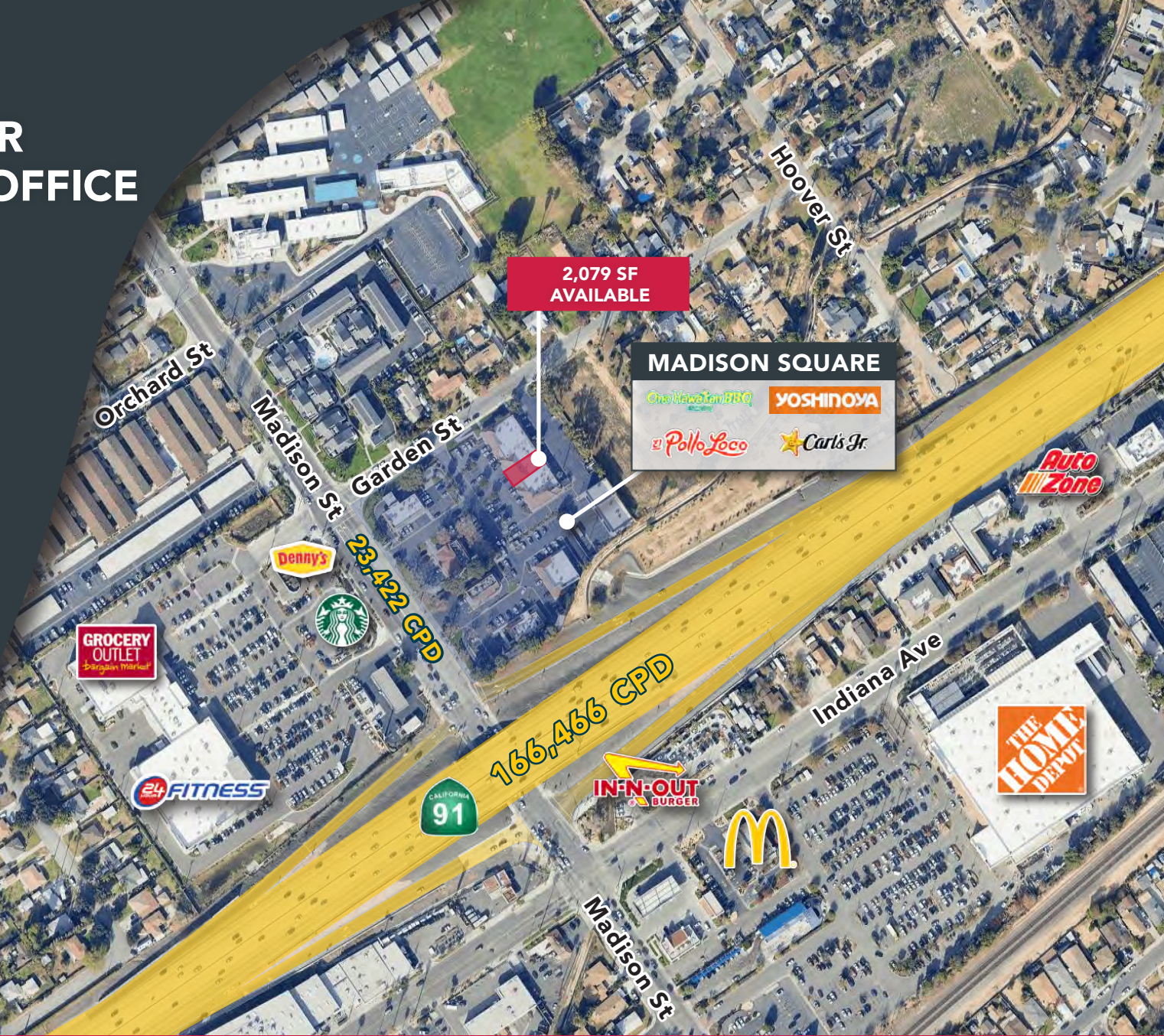


FOR LEASE ±2,079 SF FORMER ORTHODONTICS OFFICE

3511 MADISON ST.
SUITE E
RIVERSIDE CA

JOIN:



2,079 SF
AVAILABLE

MADISON SQUARE

Ono Hawaiian BBQ

YOSHINOYA

Pollo Loco

Carl's Jr.

JENNIFER KAPUR
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**3511 MADISON ST
SUITE E
RIVERSIDE, CA**



PROPERTY HIGHLIGHTS

Nearby Retailers Include:



- Abundant Surface Parking
- Contact Broker For Details & Touring Instructions
- Immediate Freeway Access to the 91 Freeway at Madison Street

• Suite E: ±2,079 SF Fully Built out Dental/Ortho Space



DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

	1 MILE	3 MILE	5 MILE
Average Income	\$96,227	\$114,977	\$155,098
Residential Population	18,719	103,105	282,723
Daytime Population	9,154	35,998	89,269

Source: Regis

TRAFFIC COUNTS

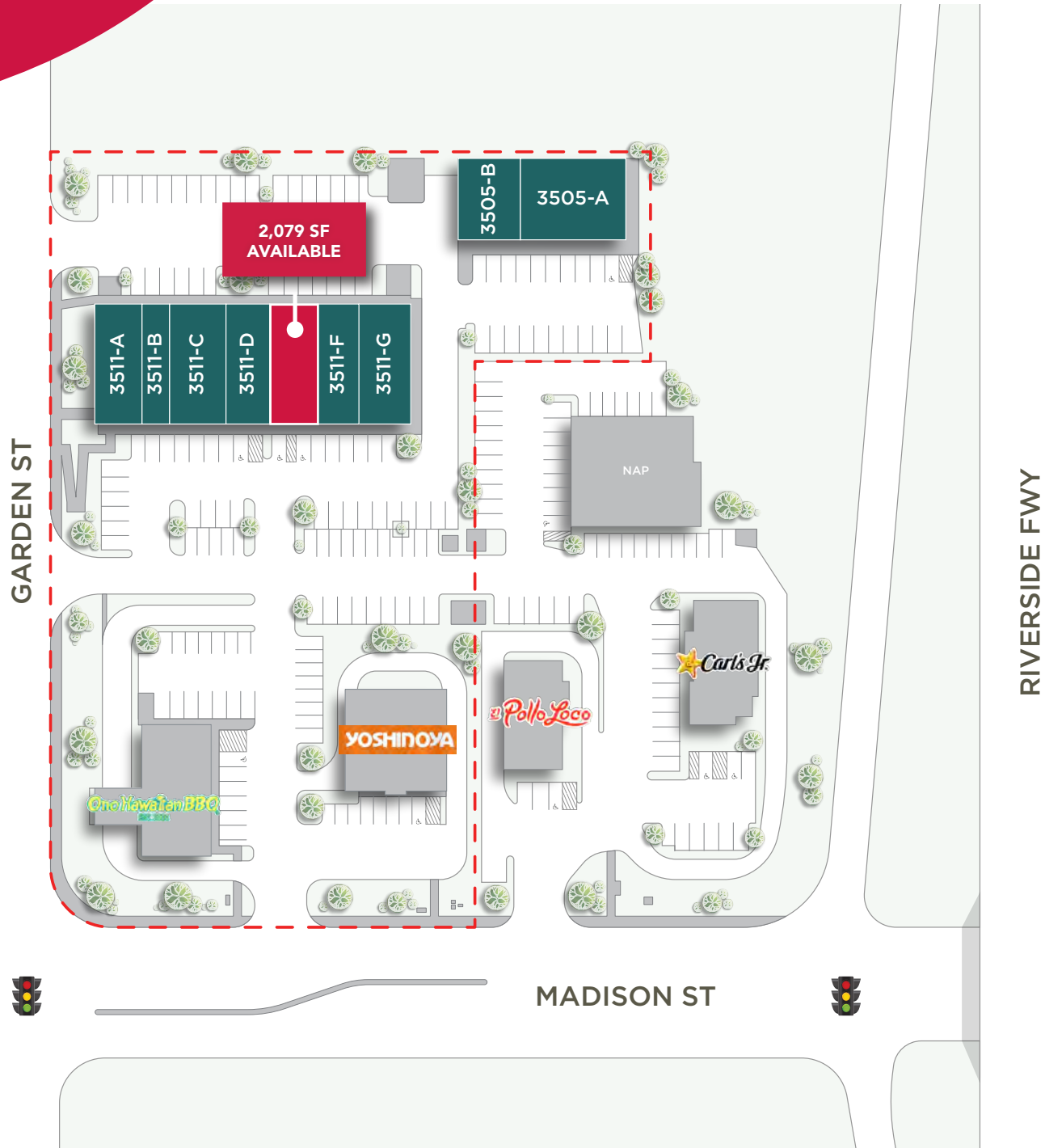
**23,422 CPD Madison St.
166,466 CPD 91 Freeway**

Source: Regis

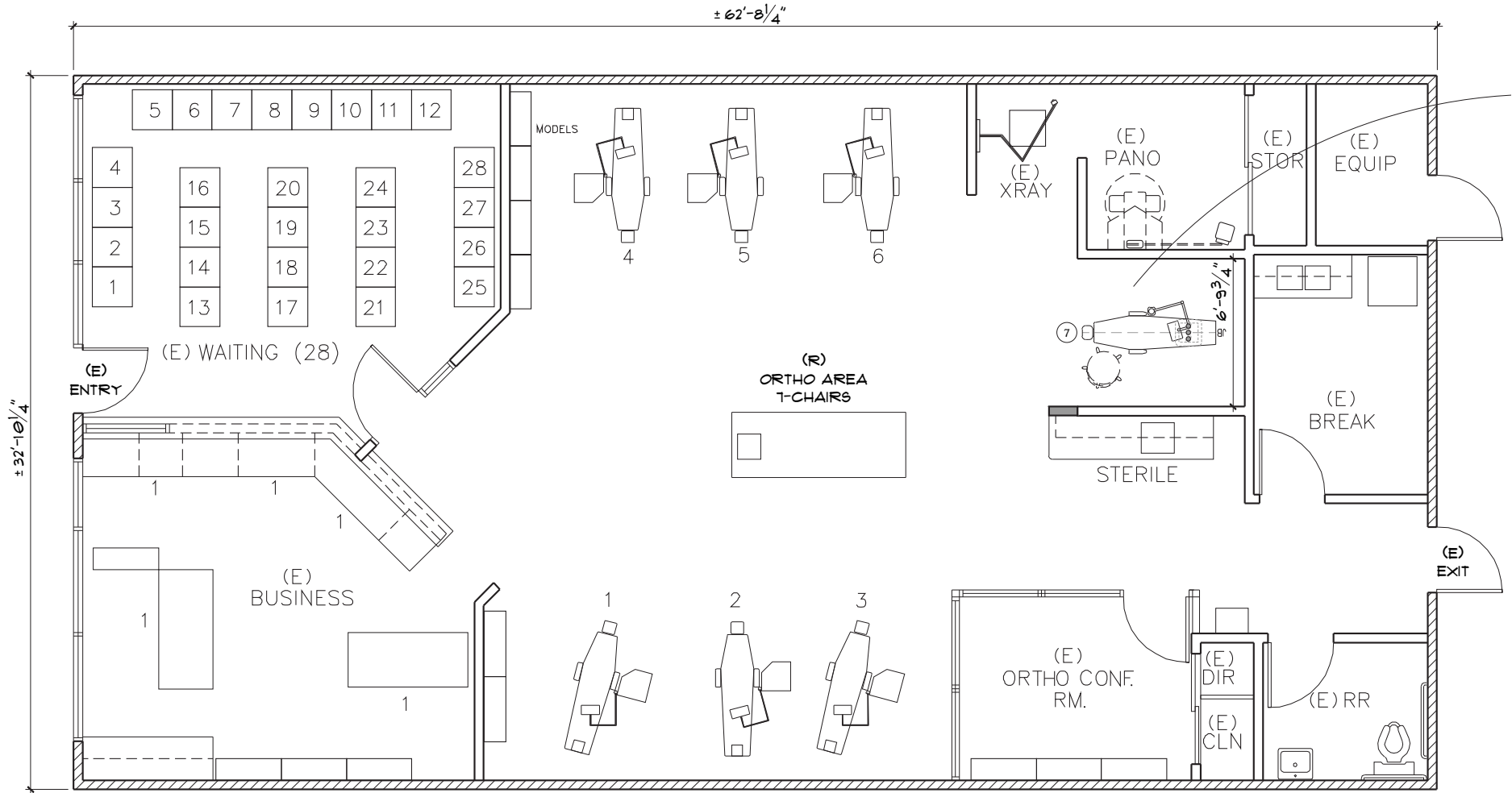


**3511 MADISON ST, SUITE E
RIVERSIDE, CA**

Site Plan

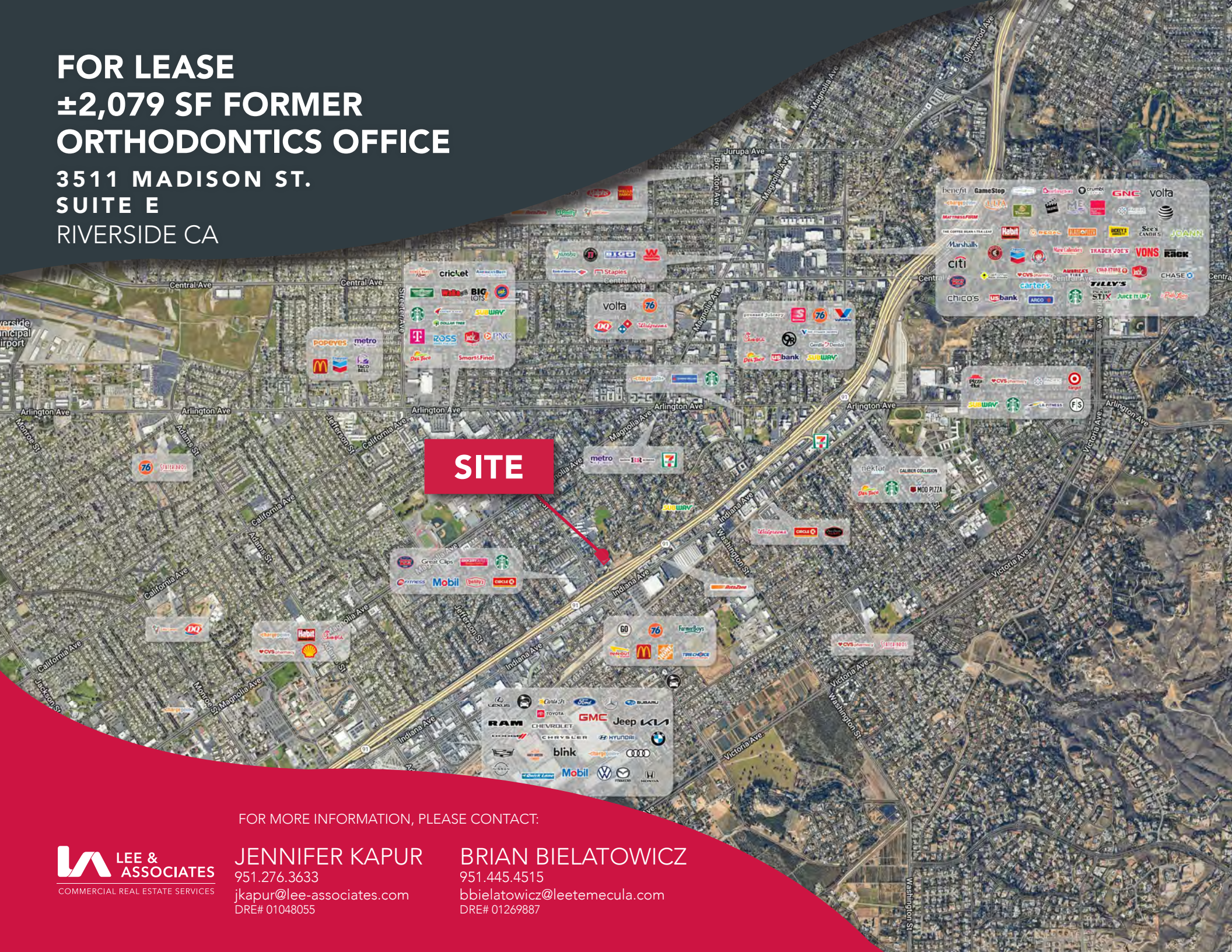


Suite E Space Plan



FOR LEASE ±2,079 SF FORMER ORTHODONTICS OFFICE

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SUITE E
RIVERSIDE CA



SITE

FOR MORE INFORMATION, PLEASE CONTACT:



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