



FOR LEASE - GROUND LEASE - BUILD TO SUIT

Rudicill St. and Van Buren Blvd., Riverside



FEATURES:

- Drive Thru Pad, Ability to Deliver ±2,500 SF
- Great Visibility and Access
- Located at a Signalized Intersection
- Close Proximity to 91 FWY, Producing Over 173,000 CPD
- Excellent Traffic Counts of Over 40,000 CPD on Van Buren Blvd.
- Within 2 Miles of the Galleria at Tyler and Arlington High School with Over 2,000 Students

	ESTIMATED 2016 POPULATION 3 Mile Radius 135,641	
	DAYTIME EMPLOYEES 3 Mile Radius 90,154	
	AVERAGE HOUSEHOLD INCOME 3 Mile Radius \$67,578	
	TRAFFIC COUNTS On I-91 FWY 173K CPD	
		On Van Buren Blvd. at Rudicill St. 40K CPD
		<small>Reflects 2% adjusted annually starting in 2001</small>

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

JEFF STANLEY
951.276.3612
jstanley@leeriverside.com
Lic. #01016436

JON FRIESEN
951.276.3603
jfriesen@leeriverside.com
Lic. #00913077



FOR LEASE - GROUND LEASE - BUILD TO SUIT

Rudicill St. and Van Buren Blvd., Riverside

