

New Prime Retail/Restaurant Space




SEC Van Buren Blvd. & Gamble Ave., Riverside, CA



*Conceptual Rendering.

PROPERTY HIGHLIGHTS

- ±4,400 SF Multi-Tenant Building with Drive-Thru End Cap
- Join a High Volume Miguel's Jr at a Signalized Corner Location
- Excellent Visibility and Prominent Signage on Van Buren Blvd.
- Conveniently Located Between I-215 & SR-91
- Serving the Affluent Communities of Woodcrest & OrangeCrest
- Van Buren Blvd. is a Major Traffic Bypass Between the 91 & 215 Freeways
- Citrus Hill High School Population: 2,200; Martin Luther King High School Population: 3,055

PROPERTY DEMOGRAPHICS			
	1 mile	3 mile	5 mile
	Population		
	4,903	46,237	112,665
	Average Household Income		
	\$126,609	\$127,601	\$108,985
	Traffic Count		
	33K CPD on Van Buren Blvd & Gamble Ave		



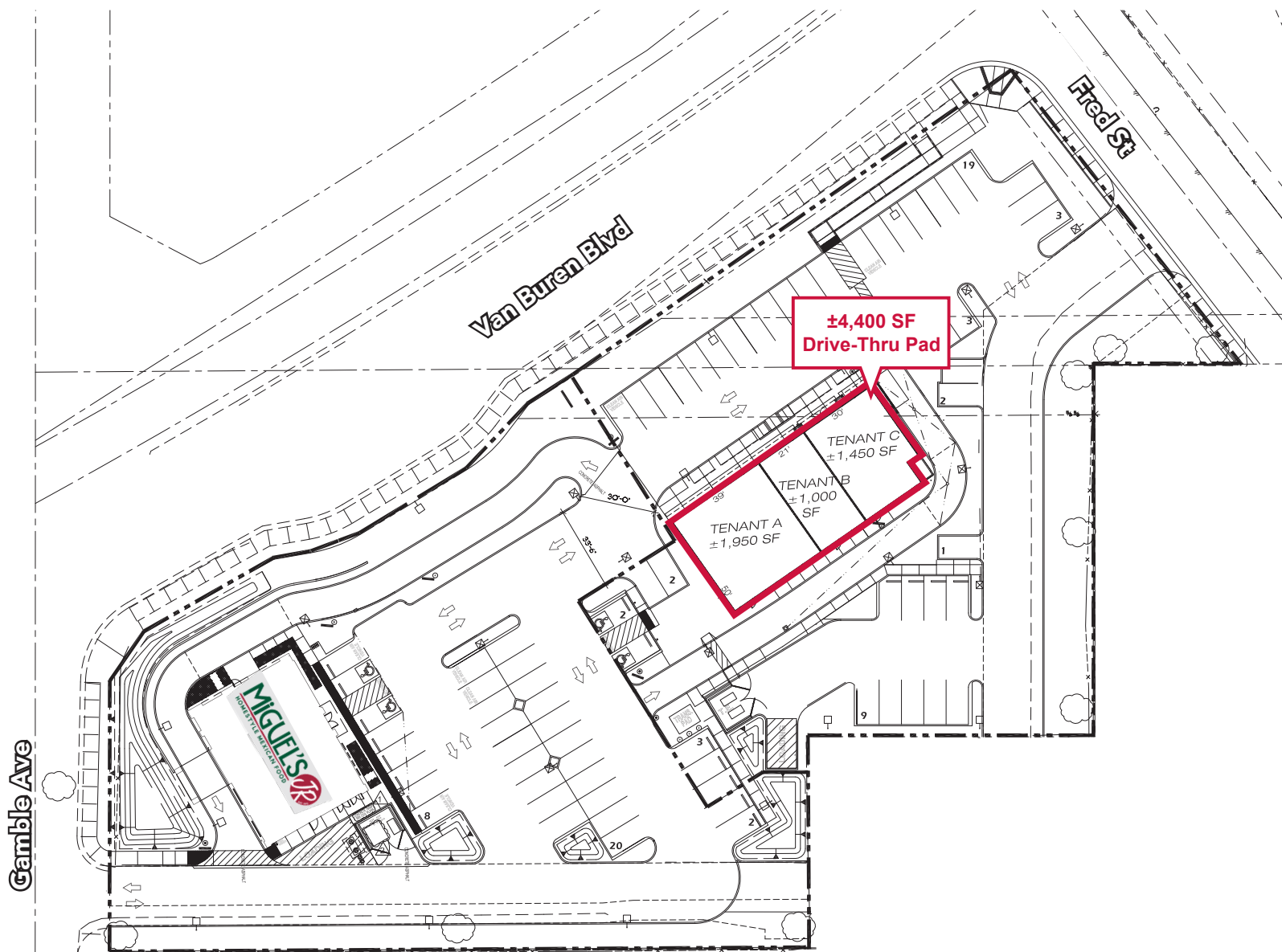
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