


New Prime Retail/Restaurant Space

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



PROPERTY HIGHLIGHTS

- Up to ±2,450 SF Drive-Thru available (divisible)
- Join a High Volume Miguel's Jr. & Pieology at a Signalized Corner Location
- Excellent Visibility and Prominent Signage on Van Buren Blvd.
- Conveniently Located Between 215 & 91 Freeways
- 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			



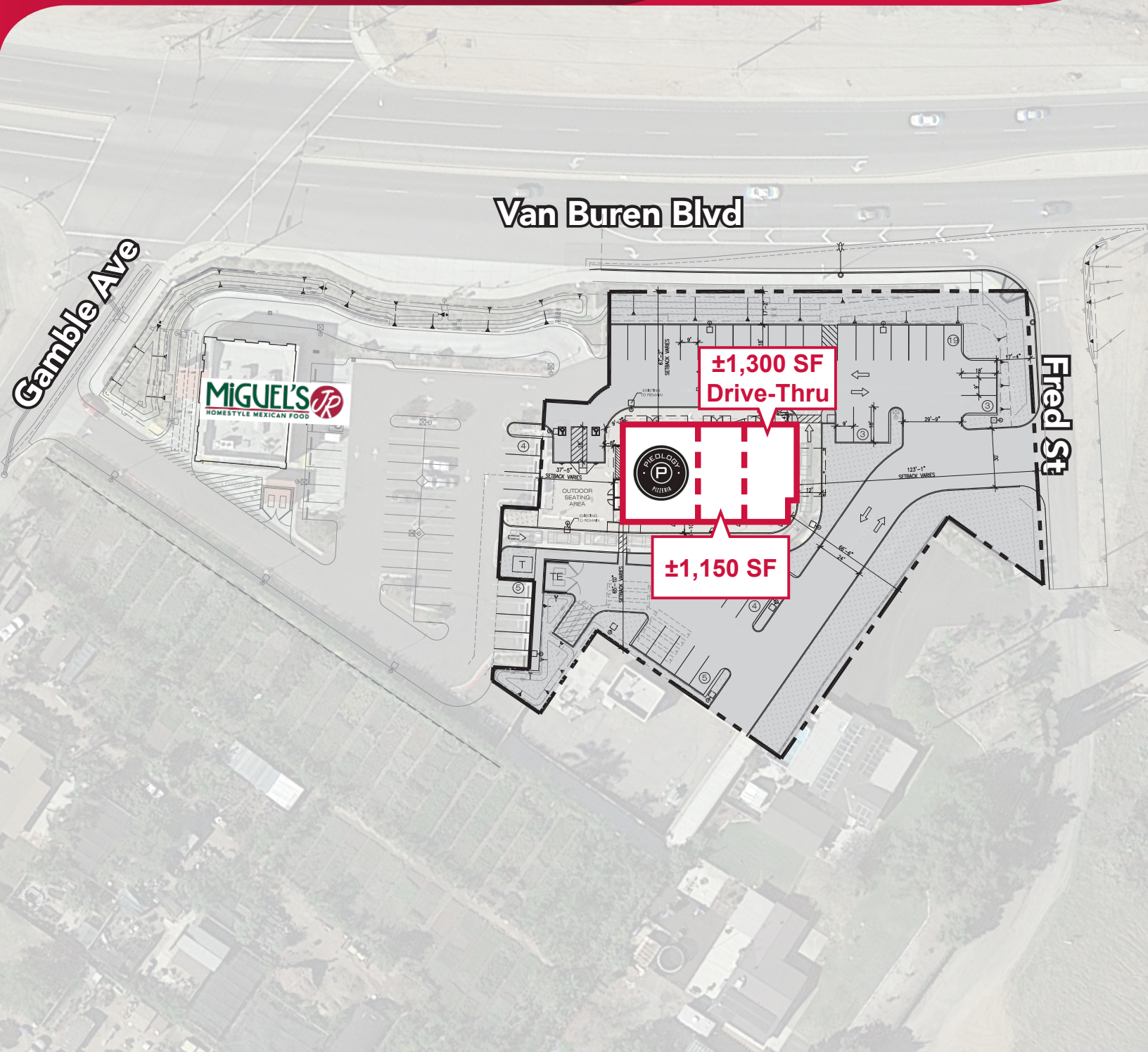
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside.

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