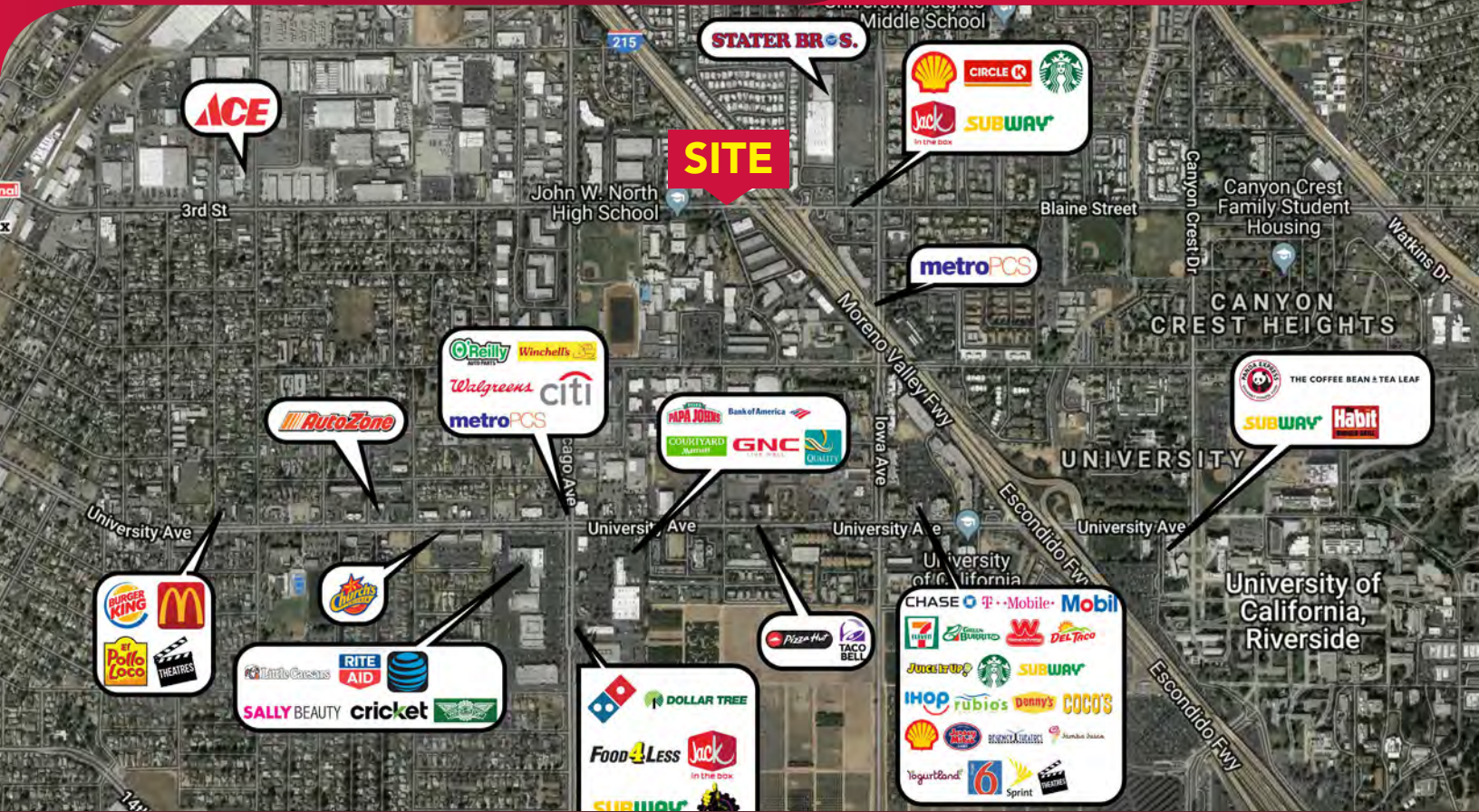


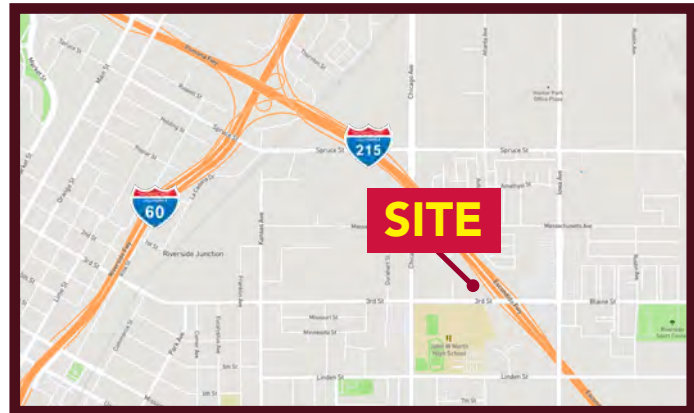
±0.56 ACRE PAD FOR GROUND LEASE OR BUILD TO SUIT

NWQ OF 3RD ST & 215/60 FWY | RIVERSIDE, CA



HIGHLIGHTS:

- Freeway commercial pad available for Ground Lease or Build to Suit
- Ideal for drive-thru restaurant
- Across from High School and very close proximity to UC Riverside Campus
- Strong daytime and residential population
- 215/60 FWY traffic is in excess of 180,000 CPD
- 215/60 FWY serviced by both on/off ramps for north/south
- Project includes a Freeway Pole sign



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Population:	24,881	99,126	209,442
Daytime Population:	13,318	48,148	89,574
Avg. Household Income:	\$35,197	\$66,974	\$78,975

Source: Regis Online

TRAFFIC COUNTS

13,000 CPD

3rd Avenue
Source: Regis Online

180,000 CPD

215/60 Freeway

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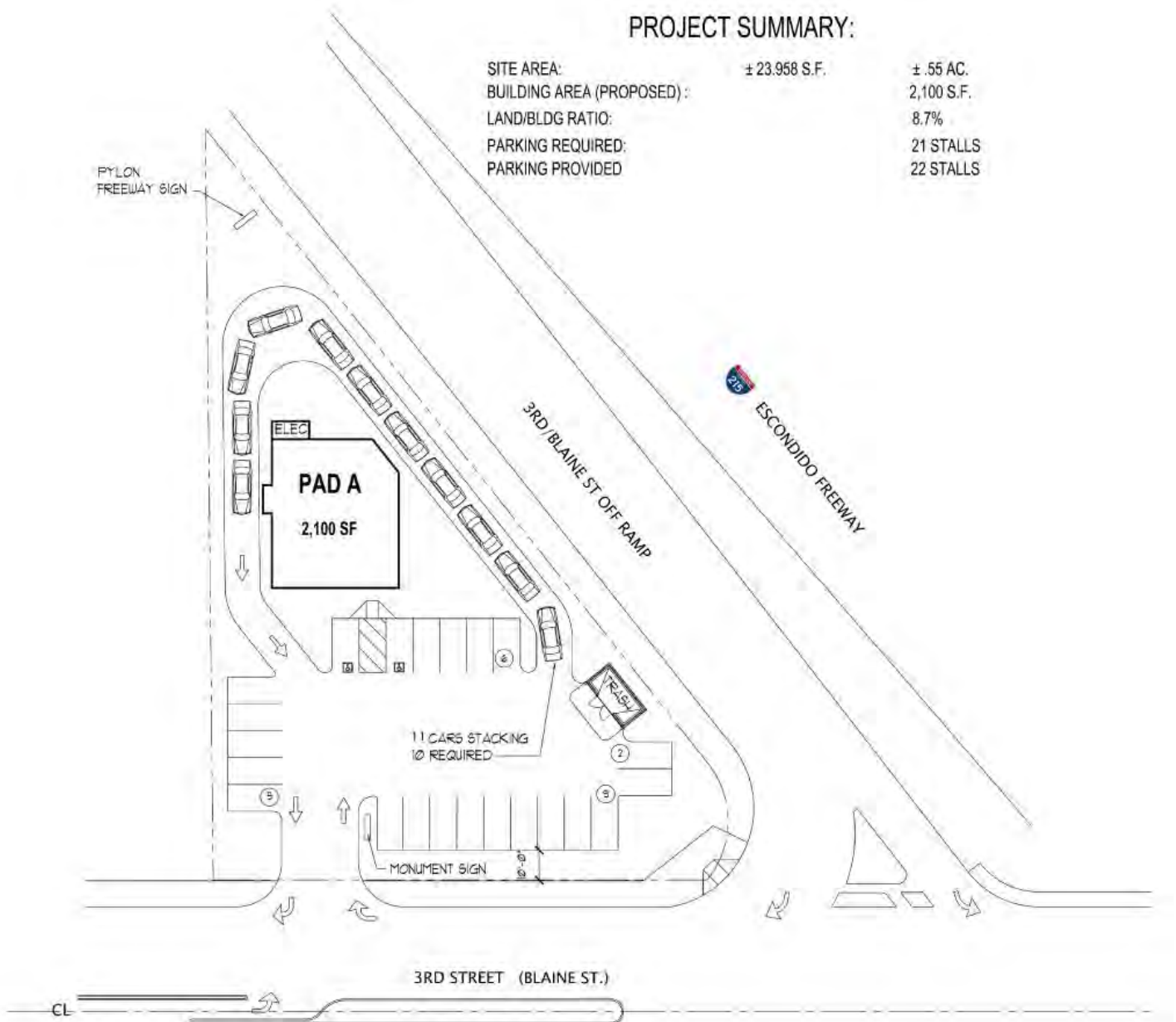
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PROJECT SUMMARY:

SITE AREA:	± 23,958 S.F.	± .55 AC.
BUILDING AREA (PROPOSED):		2,100 S.F.
LAND/BLDG RATIO:		8.7%
PARKING REQUIRED:		21 STALLS
PARKING PROVIDED:		22 STALLS



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NWQ OF 3RD ST & 215/60 FWY | RIVERSIDE, CA



1505 3rd St Riverside, CA 92507		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	24,881	99,126	209,442
	2023 Projected Population	26,758	105,474	221,991
	2010 Census Population	22,517	91,107	194,266
	2000 Census Population	19,331	80,605	172,041
	Projected Annual Growth 2018 to 2023	1.5%	1.3%	1.2%
	Historical Annual Growth 2000 to 2018	1.6%	1.3%	1.2%
HOUSEHOLDS	2018 Median Age	25.3	31	32.9
	2018 Estimated Households	7,907	31,085	65,884
	2023 Projected Households	8,389	32,673	68,886
	2010 Census Households	7,159	28,570	61,294
	2000 Census Households	6,957	27,282	57,054
	Projected Annual Growth 2018 to 2023	1.2%	1.0%	0.9%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2018	0.8%	0.8%	0.9%
	2018 Estimated White	36.8%	48.7%	52.5%
	2018 Estimated Black or African American	11.8%	10.6%	9.5%
	2018 Estimated Asian or Pacific Islander	19.0%	11.5%	8.8%
	2018 Estimated American Indian or Native Alaskan	1.1%	1.0%	1.0%
	2018 Estimated Other Races	31.4%	28.2%	28.3%
INCOME	2018 Estimated Hispanic	51.7%	48.1%	49.6%
	2018 Estimated Average Household Income	\$35,197	\$66,974	\$78,975
	2018 Estimated Median Household Income	\$33,902	\$56,808	\$67,449
EDUCATION (AGE 25+)	2018 Estimated Per Capita Income	\$11,754	\$21,656	\$25,188
	2018 Estimated Elementary (Grade Level 0 to 8)	13.6%	10.0%	9.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	12.7%	9.7%	9.6%
	2018 Estimated High School Graduate	22.7%	23.5%	24.7%
	2018 Estimated Some College	21.7%	24.0%	23.4%
	2018 Estimated Associates Degree Only	5.8%	7.3%	7.7%
BUSINESS	2018 Estimated Bachelors Degree Only	13.5%	14.1%	13.5%
	2018 Estimated Graduate Degree	9.9%	11.4%	11.2%
	2018 Estimated Total Businesses	1,424	4,992	9,349
	2018 Estimated Total Employees	13,318	48,148	89,574
	2018 Estimated Employee Population per Business	9.4	9.6	9.6
	2018 Estimated Residential Population per Business	17.5	19.9	22.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.