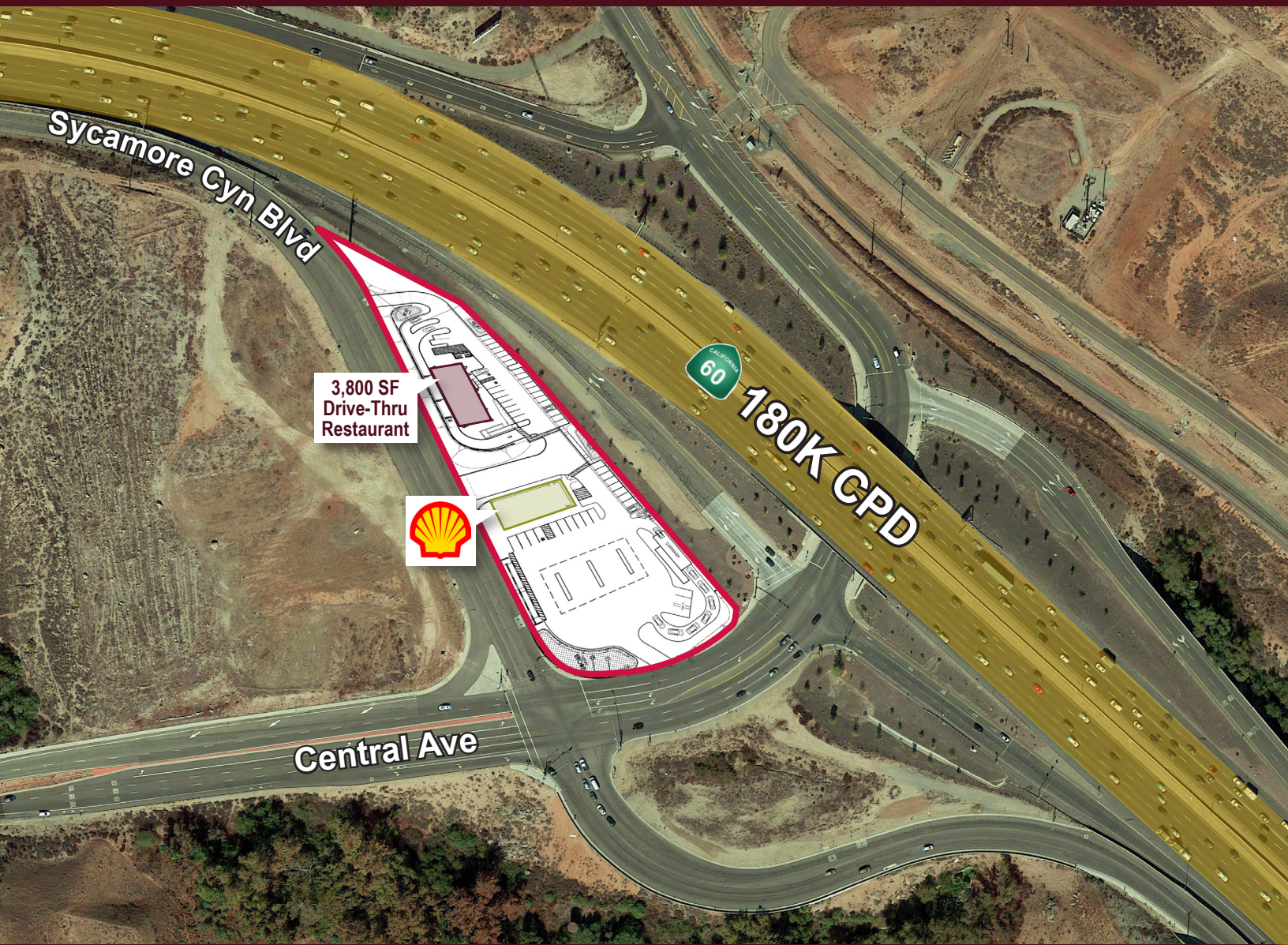


# JOIN SHELL GAS - FREEWAY VISIBLE FAST FOOD PAD FOR LEASE OR BUILD-TO-SUIT

NEC CENTRAL AVE. & SYCAMORE CYN., RIVERSIDE



## PROPERTY HIGHLIGHTS

- Freeway Visible Pad
- Freeway Frontage
- Gateway To Canyon Crest & Orangecrest Communities
- Less Than 2 Miles From UCR, With Over 22,000 Students Currently Attending
- Average Household Income Exceeding \$85,536 In Immediate Area
- Excellent Demographics & Strong Traffic Counts

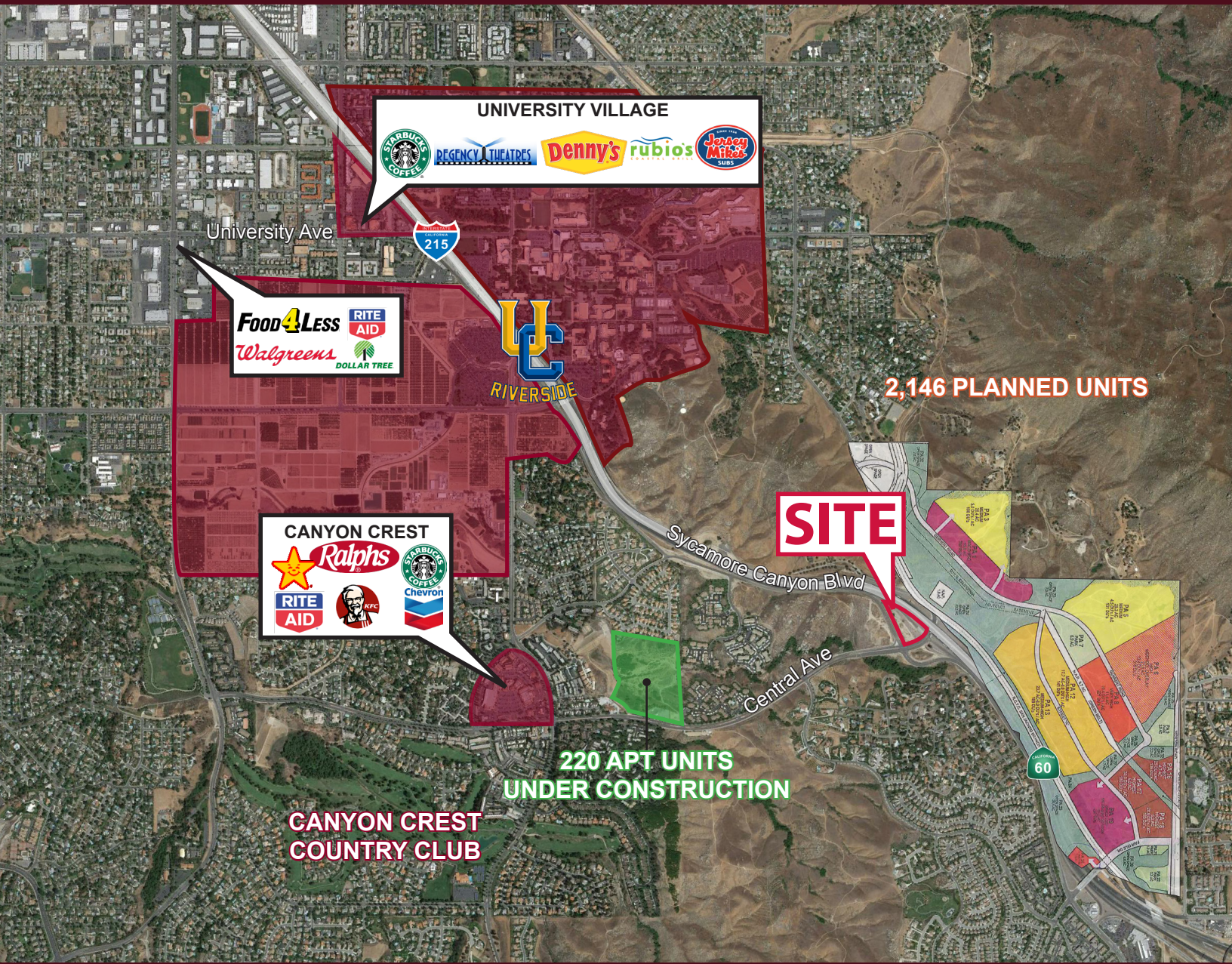






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ESTIMATED 2019 POPULATION	Adjusted Daytime Demos	AVERAGE HOUSEHOLD INCOME	TRAFFIC COUNTS
 5 Mile Radius <b>246,844</b>	 5 Mile Radius <b>168,683</b>	 5 Mile Radius <b>\$86,536</b>	Central Ave <b>18K CPD</b>
<b>PROPERTY DEMOGRAPHICS</b>			60 Freeway  <b>180K CPD</b>

\*Source: Regis



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