



FOR LEASE - FOOD, RETAIL AND MEDICAL SPACE




SWC La Sierra Ave. & Pierce St., Riverside, CA 92505

NEW HIGH QUALITY MIXED USE DEVELOPMENT



FEATURES:

- Space from ±1,250 to ±2,500 SF available for shops
- High volume retailers in the immediate area
- Food, retail and/or medical space available
- Traffic Count Estimates:
 - » 21,942 ADT on La Sierra Ave
 - » 16,306 ADT on Pierce St
 - » 12,981 ADT on Hole Ave (2015 MPSI, CoStar)
 - » 36 High end senior apartments being developed directly adjacent with connecting crosswalk
- In close proximity to Galleria At Tyler Mall and La Sierra University

ESTIMATED 2016 POPULATION		
	1 Mile Radius	3 Mile Radius
	23,733	139,541
DAYTIME EMPLOYEES		
	1 Mile Radius	3 Mile Radius
	2,366	42,262
AVERAGE HOUSEHOLD INCOME		
	1 Mile Radius	3 Mile Radius
	\$71,797	\$74,860



PROJECT BY:





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TENANT AERIAL



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NICK WIRICK
951.276.3636
nwirick@lee-associates.com
Lic. #01304661

CHRIS BEAUCHAMP
951.276.3675
cbeauchamp@lee-associates.com
Lic. #01982753