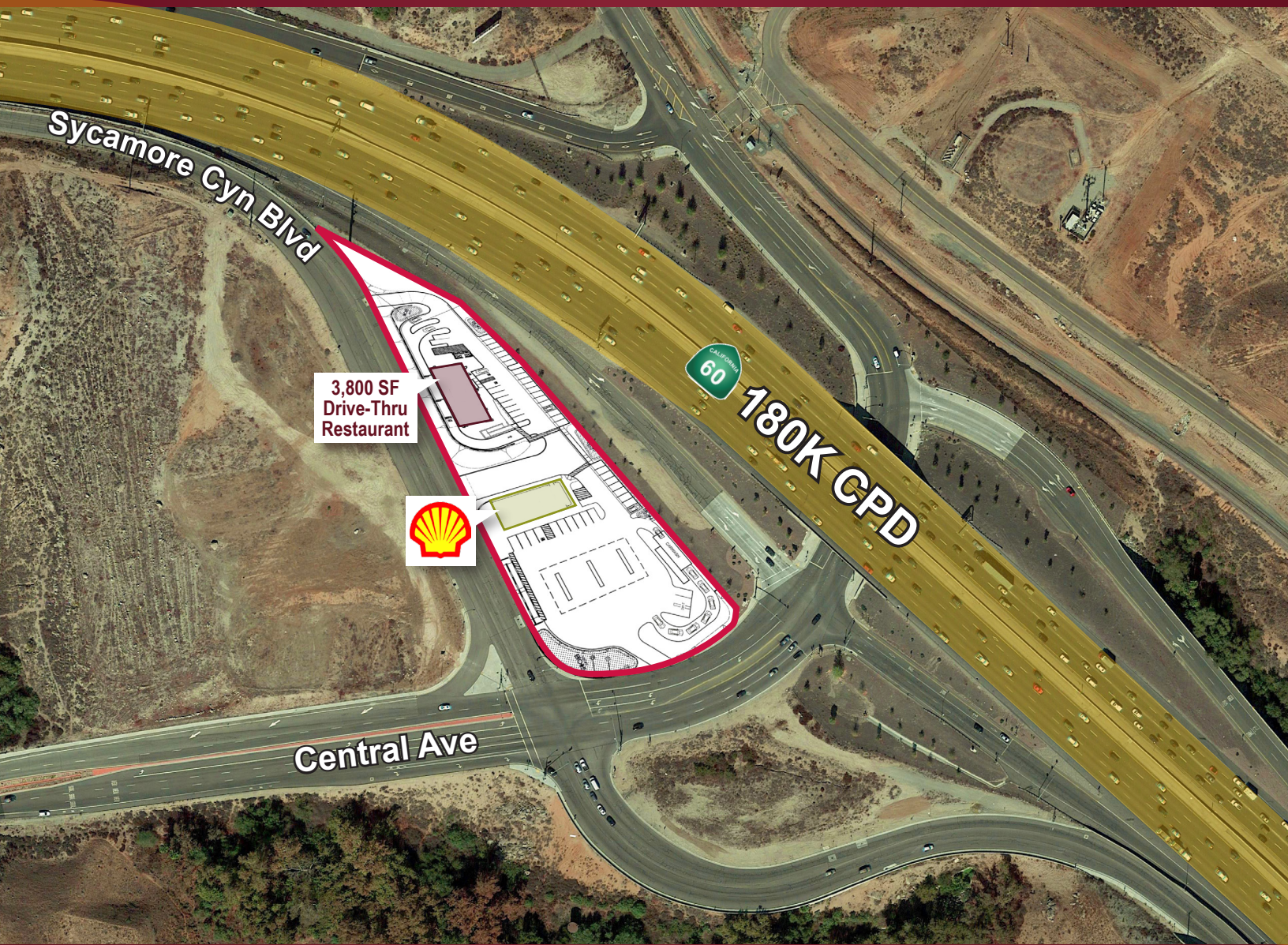


# JOIN SHELL GAS - FREEWAY VISIBLE FAST FOOD PAD FOR LEASE OR BUILD-TO-SUIT

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 \$78,512 In Immediate Area
- Excellent Demographics & Strong Traffic Counts

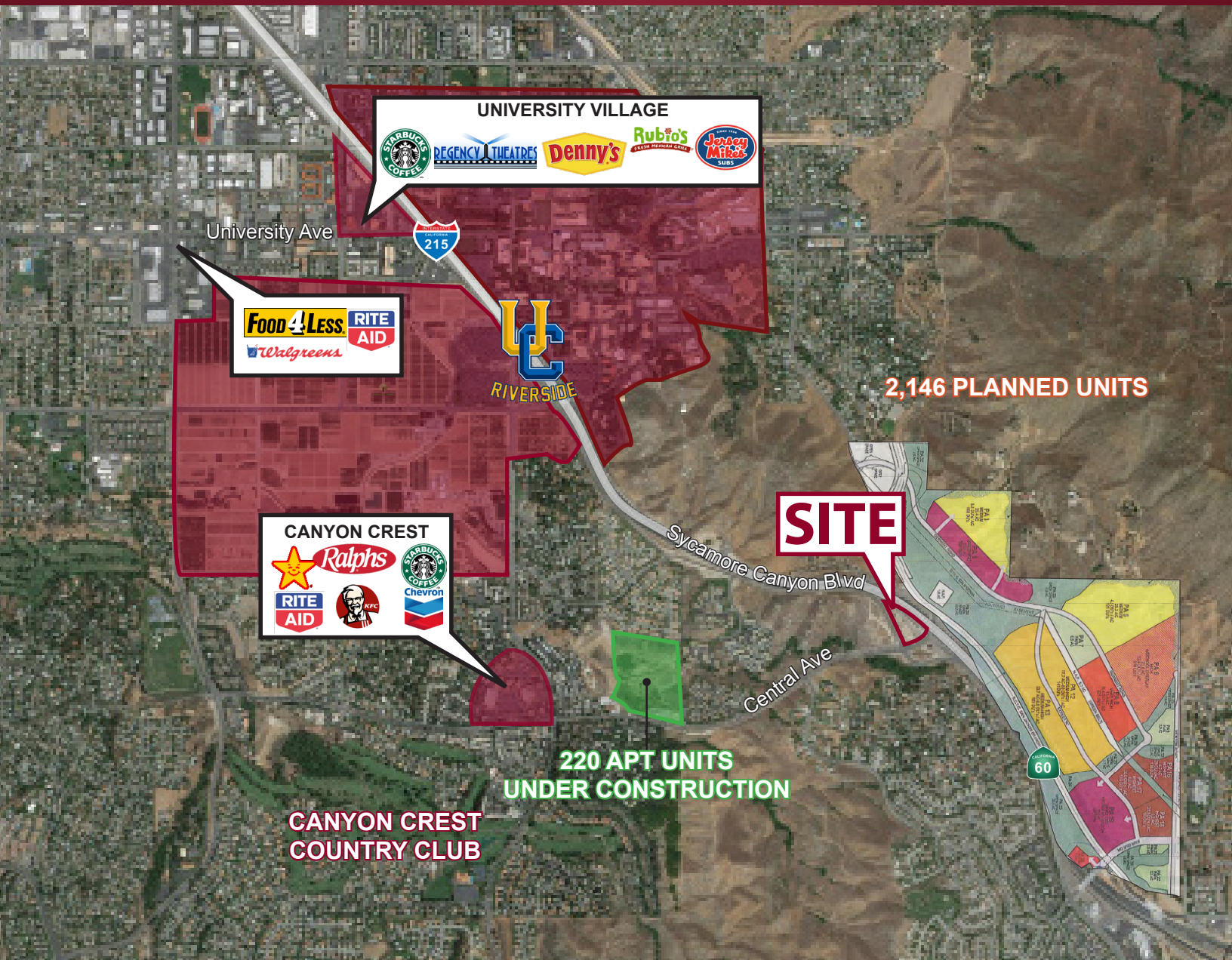


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NEC CENTRAL AVE. & SYCAMORE CYN., RIVERSIDE



ESTIMATED 2017 POPULATION	Adjusted Daytime Demos	AVERAGE HOUSEHOLD INCOME	TRAFFIC COUNTS
5 Mile Radius <b>244,064</b>	5 Mile Radius <b>170,628</b>	5 Mile Radius <b>\$78,512</b>	Central Ave <b>18K CPD</b>
<b>PROPERTY DEMOGRAPHICS</b>			60 Freeway <b>180K CPD</b>

\*Source: Regis

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