FOR SALE: ±7,693 SF RESTAURANT / OFFICE BUILDING

3630 PARK SIERRA DRIVE | RIVERSIDE, CA



PROPERTY FEATURES:

- Sits on 1.15 acres of land
- Join LA Fitness, El Torito, Farrell's, and Red Lobster
- Freeway Signage Available

Adjacent to Kaiser

Hospital

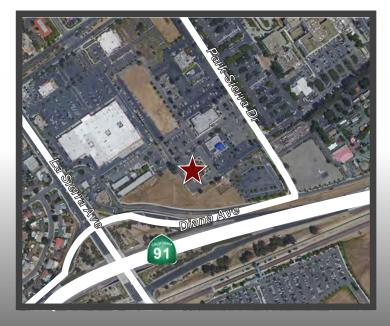
 Traffic counts on 91 FWY exceed 203,000

CPD

| · | | | |
|----------------|----------|----------|----------|
| DEMOGRAPHICS | l mile | 3 mile | 5 mile |
| | | | |
| Average Income | \$63,039 | \$67,720 | \$68,634 |
| | . , | . , | . , |
| Population | 22,808 | 126,067 | 232.388 |
| | | , | , |

EXCLUSIVE AGENTS:

NICK WIRICK 951.276.3636 nwirick@lee-associates.com LICENSE #01304661 TOM PIERIK, SIOR 951.276.3610 tpierik@lee-associates.com LICENSE #00982027





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