

# FOR LEASE



# COMING SOON

## HIGH IDENTITY RETAIL/RESTAURANT SPACE

### ± 5,658 SF AVAILABLE

3739-3747 CENTRAL AVENUE | RIVERSIDE, CA  
NEC CENTRAL AVE AND MAGNOLIA



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**RED MOUNTAIN**  
Retail Group



COMMERCIAL REAL ESTATE SERVICES

### PROPERTY FEATURES

- Prominent Corner Presence at Very Busy 5-Point Intersection
- Space Available from ± 1,080 SF to ± 5,658 SF
- Proximal to Riverside Plaza & Surrounding Amenities

### DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$63,833	\$69,512	\$68,761
Population	16,485	116,388	280,241
Daytime Population	12,464	50,481	105,850

### TRAFFIC COUNTS

**31,341 CPD**

On Central Ave.

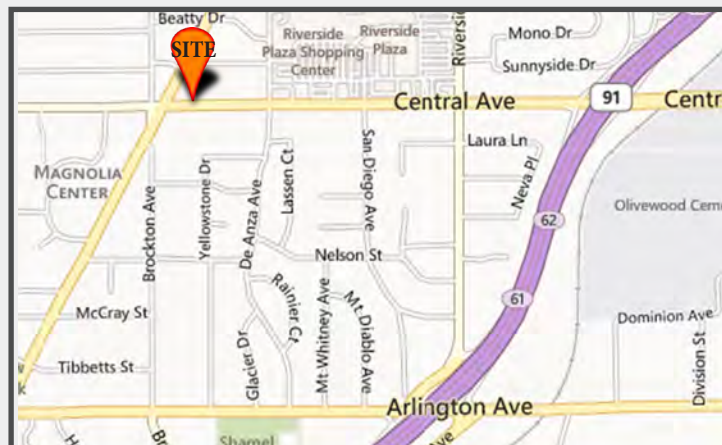
**21,093 CPD**

On Magnolia Ave.

**9,230 CPD**

On Brockton Ave.

\*Source: CoStar



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside.

3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055

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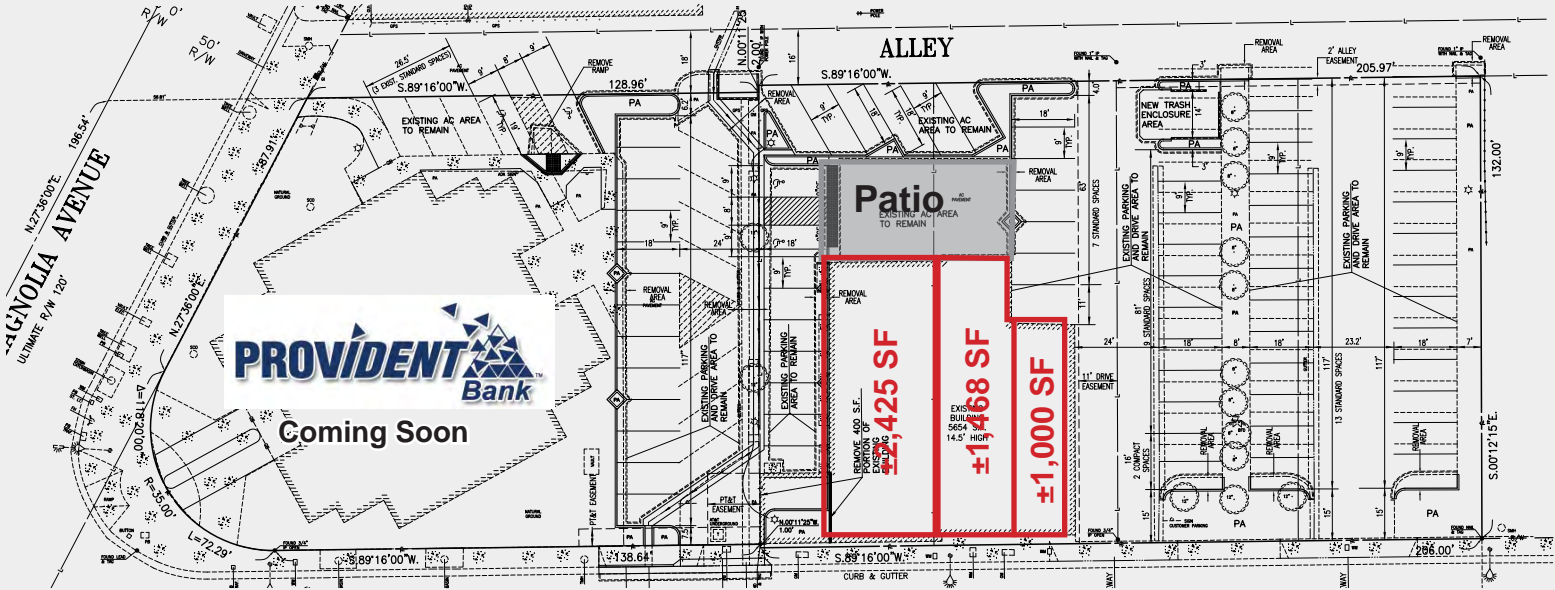
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### CONCEPTUAL PLAN



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