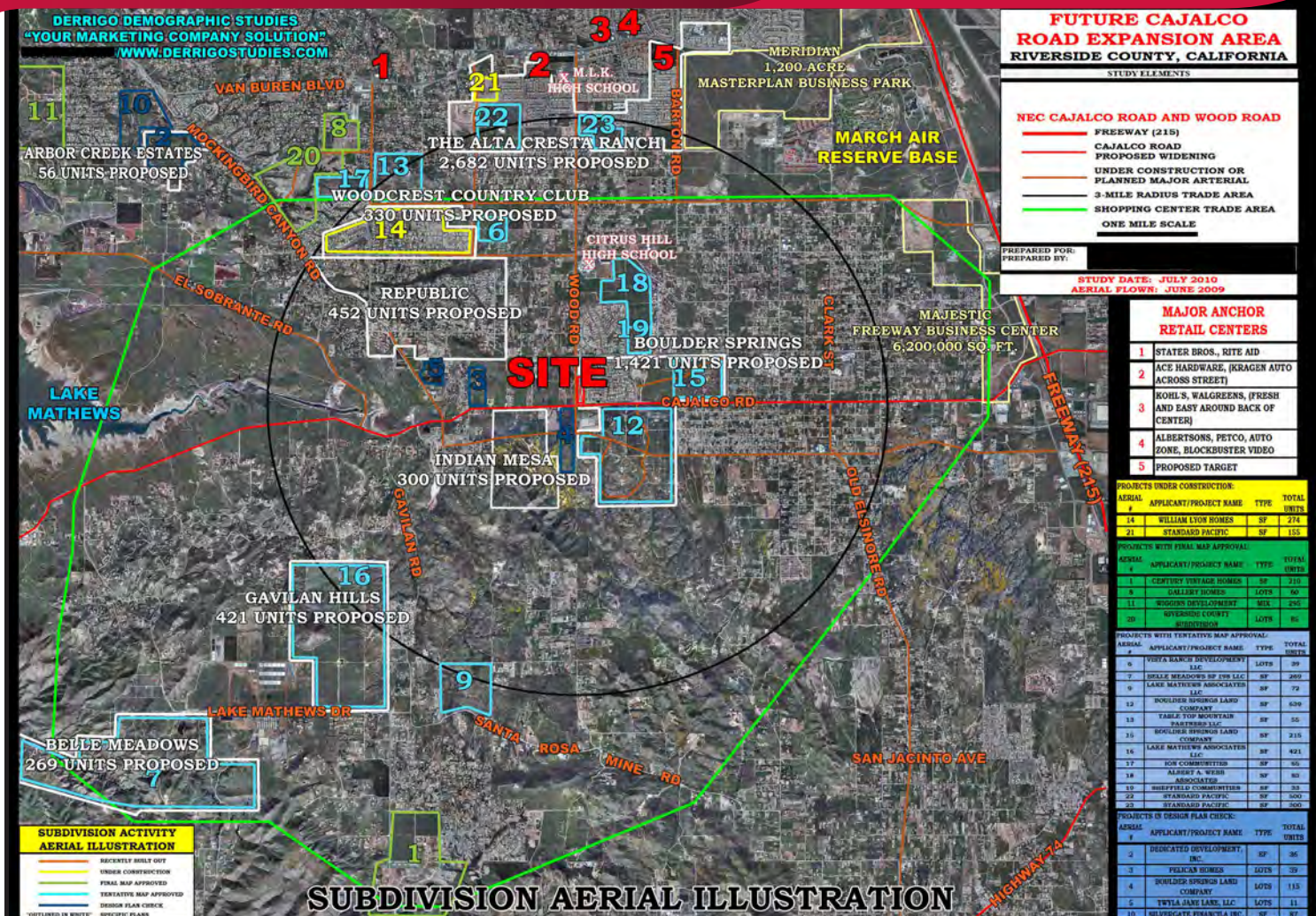


RETAIL SPACE FOR LEASE / SALE CAJALCO SQUARE

NEC Cajalco Road & Wood Road, Riverside, CA



HIGHLIGHTS:

- Join: Arco AM/PM
- Two Pads For Sale, Ground Lease or Build to Suit and shop space for lease from ±1,000 SF
- Up to ±19,097 SF retail building available for lease
- Ideal for Fast Food and Many Other Retail Uses
- Q4 Qtr 2020 Pad Delivery
- Contact Broker for Lease and Sale Prices
- Located Just off Cajalco Road
- Up and Coming Riverside Expansion in Underserved Trade Area
- Less Than a Mile From Citrus Hill High School which has Over 1,720 Students on Campus
- 4,058 Units of New Homes in Various Stages of Development in the Trade Area

DEMOGRAPHICS	2 MILES	3 MILES	5 MILES
Population:	9,588	24,372	69,729
Daytime Population:	400	1,317	8,778
Avg. Household Income:	\$97,271	\$99,852	\$115,461

Source: Regis Online



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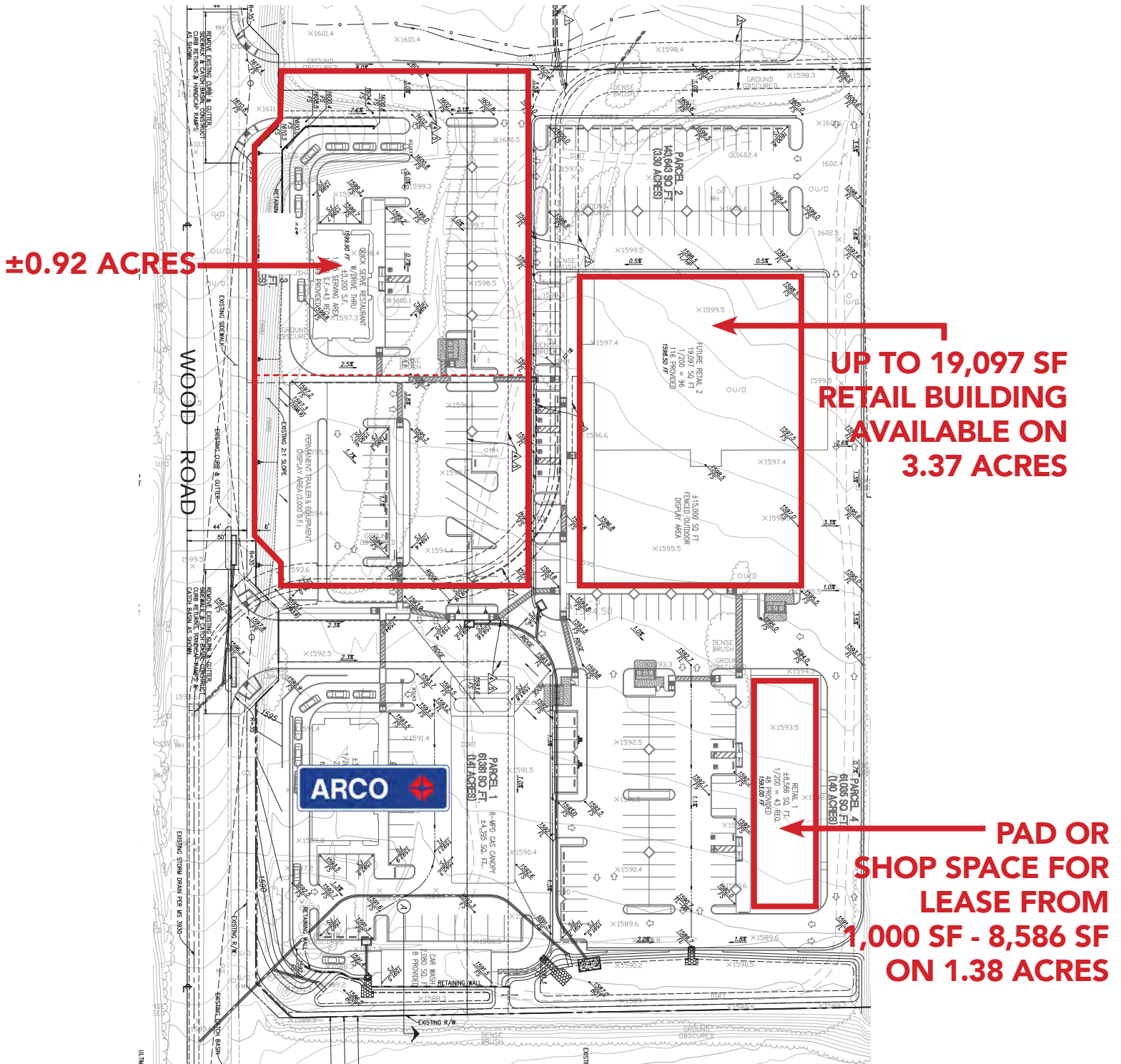
DRE #01269887

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RETAIL SPACE FOR LEASE / SALE CAJALCO SQUARE

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CONCEPTUAL SITE PLAN



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NEC Cajalco Road & Wood Road, Riverside, CA

APPROVED ELEVATIONS



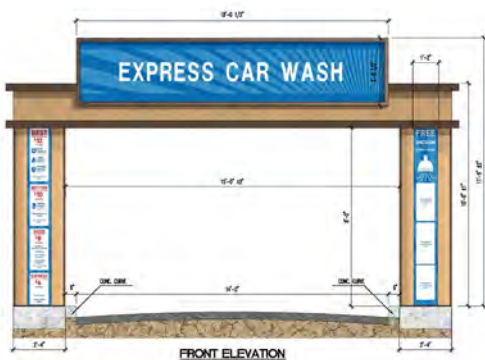
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



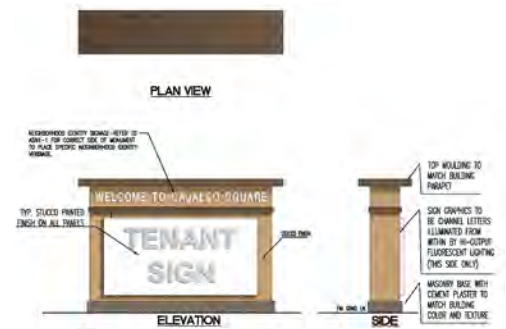
- NOTES:
1. SIGN TO BE ILLUMINATED FROM WITHIN BY HIGH OUTPUT FLUORESCENT LIGHTING.
2. SIGNAGE SQUARE FOOTAGE: 74 SQ. FT.

(G) SIGN-G: CAR WASH ENTRANCE SIGN



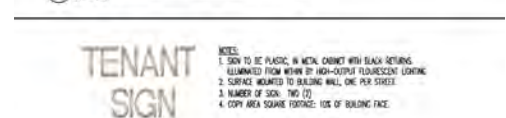
- NOTES:
1. SIGN TO BE ILLUMINATED FROM WITHIN WITH HIGH OUTPUT FLUORESCENT LIGHTING.
2. SURFACE MOUNTED TO BRICK.
3. NUMBER OF SIGN FACES: 3
4. NUMBER OF MOUNTING POSTS: 2
5. ARCO SIGNAGE SQUARE FOOTAGE: 27.75 SQ. FT.
6. SIGNAGE SQUARE FOOTAGE: 95.11 SQ. FT.

(F) SIGN-F: MONUMENT PRICE GAS STATION SIGN



- NOTES:
1. ALL SIGN CHARACTERS TO BE ROUTED PUSH-THRU CHANNEL LETTERS.
2. TO BE ILLUMINATED FROM WITHIN BY HIGH-OUTPUT FLUORESCENT LIGHTING.
3. CHARACTERS AT FRONT ONLY.
4. SIGNAGE COPY AREA: 45 SQ. FT.

(H) SIGN-H: TENANT MONUMENT SIGN



- NOTES:
1. SIGN TO BE PLASTIC, IN METAL CABINET WITH BLACK RETAINERS.
2. SIGNAGE MOUNTED TO BUILDING WALL, ONE-PAN STREET.
3. NUMBER OF SIGN: TWO (2)
4. COPY AREA SQUARE FOOTAGE: 10% OF BUILDING FACE.

(J) SIGN-J: TENANT WALL SIGN

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CAJALCO SQUARE

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RETAIL SPACE FOR LEASE / SALE

CAJALCO SQUARE

NEC Cajalco Road & Wood Road, Riverside, CA



Cajalco Rd & Wood Rd		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	1,912	24,372	69,729
	2023 Projected Population	2,048	26,461	75,288
	2010 Census Population	1,767	22,993	65,598
	2000 Census Population	784	13,957	40,464
	Projected Annual Growth 2018 to 2023	1.4%	1.7%	1.6%
	Historical Annual Growth 2000 to 2018	8.0%	4.1%	4.0%
	2018 Median Age	37.2	33.8	35.4
HOUSEHOLDS	2018 Estimated Households	548	6,198	19,127
	2023 Projected Households	569	6,516	20,016
	2010 Census Households	504	5,828	17,888
	2000 Census Households	241	3,908	11,861
	Projected Annual Growth 2018 to 2023	0.8%	1.0%	0.9%
	Historical Annual Growth 2000 to 2018	7.1%	3.3%	3.4%
RACE AND ETHNICITY	2018 Estimated White	58.9%	50.6%	55.7%
	2018 Estimated Black or African American	7.5%	8.5%	8.5%
	2018 Estimated Asian or Pacific Islander	6.3%	4.7%	7.8%
	2018 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
	2018 Estimated Other Races	26.6%	35.4%	27.2%
	2018 Estimated Hispanic	40.5%	58.4%	46.0%
INCOME	2018 Estimated Average Household Income	\$123,730	\$99,852	\$115,461
	2018 Estimated Median Household Income	\$110,828	\$79,461	\$96,418
	2018 Estimated Per Capita Income	\$35,505	\$25,461	\$31,746
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.1%	14.1%	9.6%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.4%	11.7%	8.7%
	2018 Estimated High School Graduate	38.4%	30.7%	25.6%
	2018 Estimated Some College	29.4%	20.6%	22.2%
	2018 Estimated Associates Degree Only	7.2%	8.1%	9.1%
	2018 Estimated Bachelors Degree Only	13.8%	9.8%	15.3%
	2018 Estimated Graduate Degree	5.8%	5.0%	9.4%
BUSINESS	2018 Estimated Total Businesses	11	220	1,087
	2018 Estimated Total Employees	75	1,317	8,778
	2018 Estimated Employee Population per Business	6.8	6.0	8.1
	2018 Estimated Residential Population per Business	173.4	110.7	64.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.