

FOR LEASE

FREESTANDING AUTO REPAIR FACILITY

5110 Arlington Ave | Riverside, CA 92504

±5,255 SF Available

EXCELLENT LOCATION

HIGH TRAFFIC CORRIDOR

EXCELLENT VISIBILITY

MAJOR RETAILERS



CONTACT:

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PROPERTY FEATURES

- ±5,255 SF building
- Former tire store with 7 bays and equipped with 5 hydraulic lifts
- Frontage on Arlington Ave with traffic counts over 22,500 cars per day (2012 MPSI)
- Great access with driveway on Arlington Ave and reciprocal access with adjacent Arlington Square shopping center.
- Close proximity to Sears, Smart & Final Extra, Fresh & Easy, Ross Dress for Less, Big Lots, Dollar Tree & many more.

DEMOGRAPHICS

2013 DEMOGRAPHICS:	1-MILE	3-MILE	5-MILE
Population:	24,470	121,998	291,310
Ave HH Income:	\$56,670	\$66,462	\$70,151
Daytime Population:	6,627	49,569	102,575

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