# FOR LEASE

**EXCELLENT LOCATION** 

**HIGH TRAFFIC CORRIDOR** 

**EXCELLENT VISIBILITY** 

**MAJOR RETAILERS** 

# FREESTANDING AUTO REPAIR FACILITY

5110 Arlington Ave | Riverside, CA 92504

# ±5,255 SF Available



## CONTACT:

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

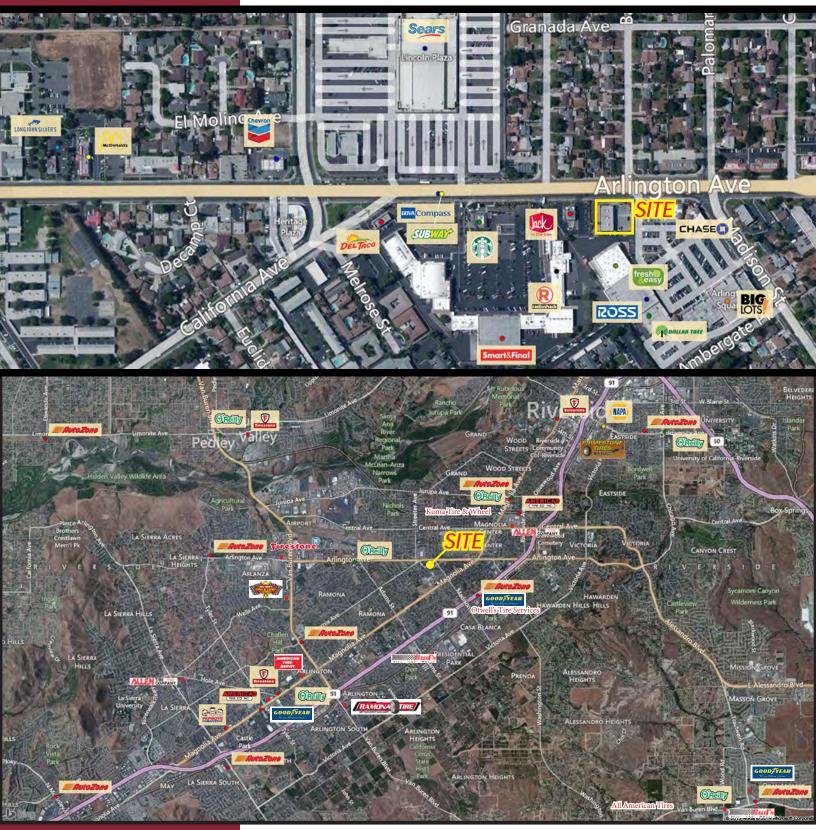
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