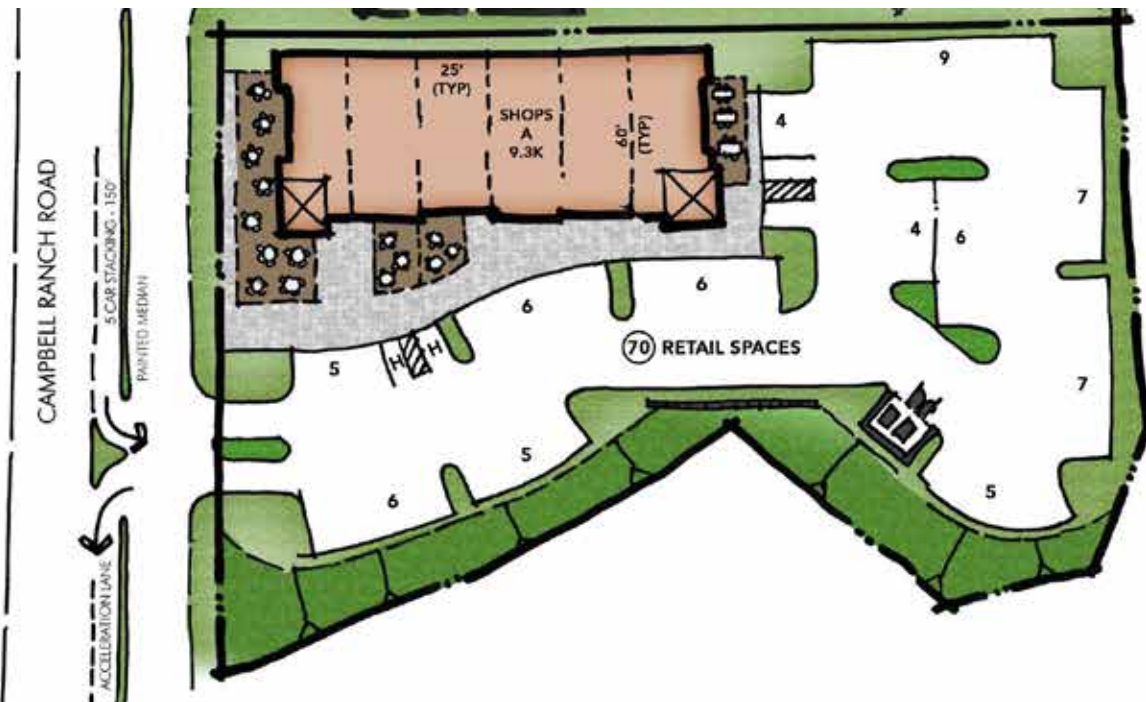


# SYCAMORE CREEK RETAIL PLAZA

NEAR I-15 & INDIAN TRUCK TRAIL | RIVERSIDE COUNTY (SOUTH OF CORONA), CA



\*CONCEPTUAL DESIGN



## PROPERTY DEMOGRAPHICS

**ESTIMATED 2018 POPULATION**  
Trade Area  
**22,371**

**AVERAGE HOUSEHOLD INCOME**  
Trade Area  
**\$127,799**

**Adj. Daytime Demographics**  
Trade Area  
**9,281**

**TRAFFIC COUNTS**  
15 FWY  
**133K CPD**

Indian Truck Trail  
**10K CPD**

\*Source: RegisOnline

## PROPERTY HIGHLIGHTS

- ±1,400 - 9,300 SF Food Court, Retail, & Medical Space Available
- Average Household Income In Excess of \$125,000 Per Year
- Excellent Freeway Visibility To Over 133,000 Cars Per Day
- Limited Competition In The Immediate Trade Area
- Under-Served Trade Area
- Ideal For Food Court, Retail, & Medical Uses



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**Nick Wirick**  
BRE#: 01304661 // 951.276.3636  
nwirick@lee-associates.com

**Chris Beauchamp**  
BRE#: 01982753 // 951.276.3675  
cbeauchamp@lee-associates.com

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



# SYCAMORE CREEK RETAIL PLAZA

NEAR I-15 & INDIAN TRUCK TRAIL | RIVERSIDE COUNTY (SOUTH OF CORONA), CA

