

±4,100 SF FREESTANDING DRIVE-THRU RESTAURANT: 18661 Van Buren Blvd., Riverside, CA



PROPERTY FEATURES:

- Rare Existing Drive-Thru Building
- Positioned on Heavily Trafficked Van Buren Boulevard which boasts over 41,000 Cars Per Day
- Approved Left Turn Lane Access into the Site. 4th Quarter Estimated Completion
- Available Fully Fixturized
- Walking Distance from Martin Luther King High School (Which has Over 3,300 Students Currently Enrolled), and Woodcrest Christian School System (Which has Over 899 Students Currently Enrolled)
- Directly Next to Splash Car Spa & Detail

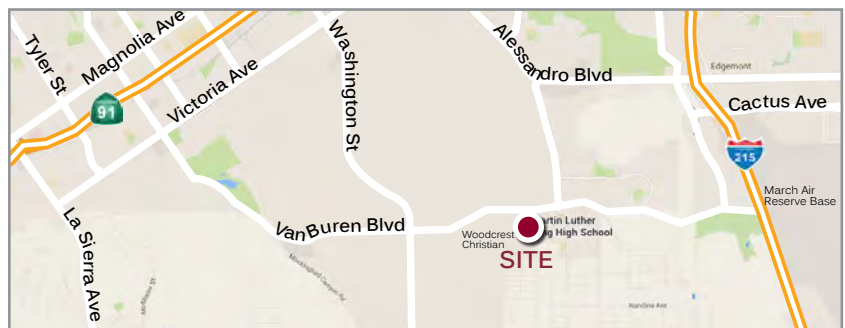
ESTIMATED 2015 POPULATION
3 Mile Radius
53,700

DAYTIME POPULATION
3 Mile Radius
26,512

MEDIAN HOUSEHOLD INCOME
3 Mile Radius
\$119,555

TRAFFIC COUNTS
On Van Buren Blvd.
41K CPD

*Source: Regis

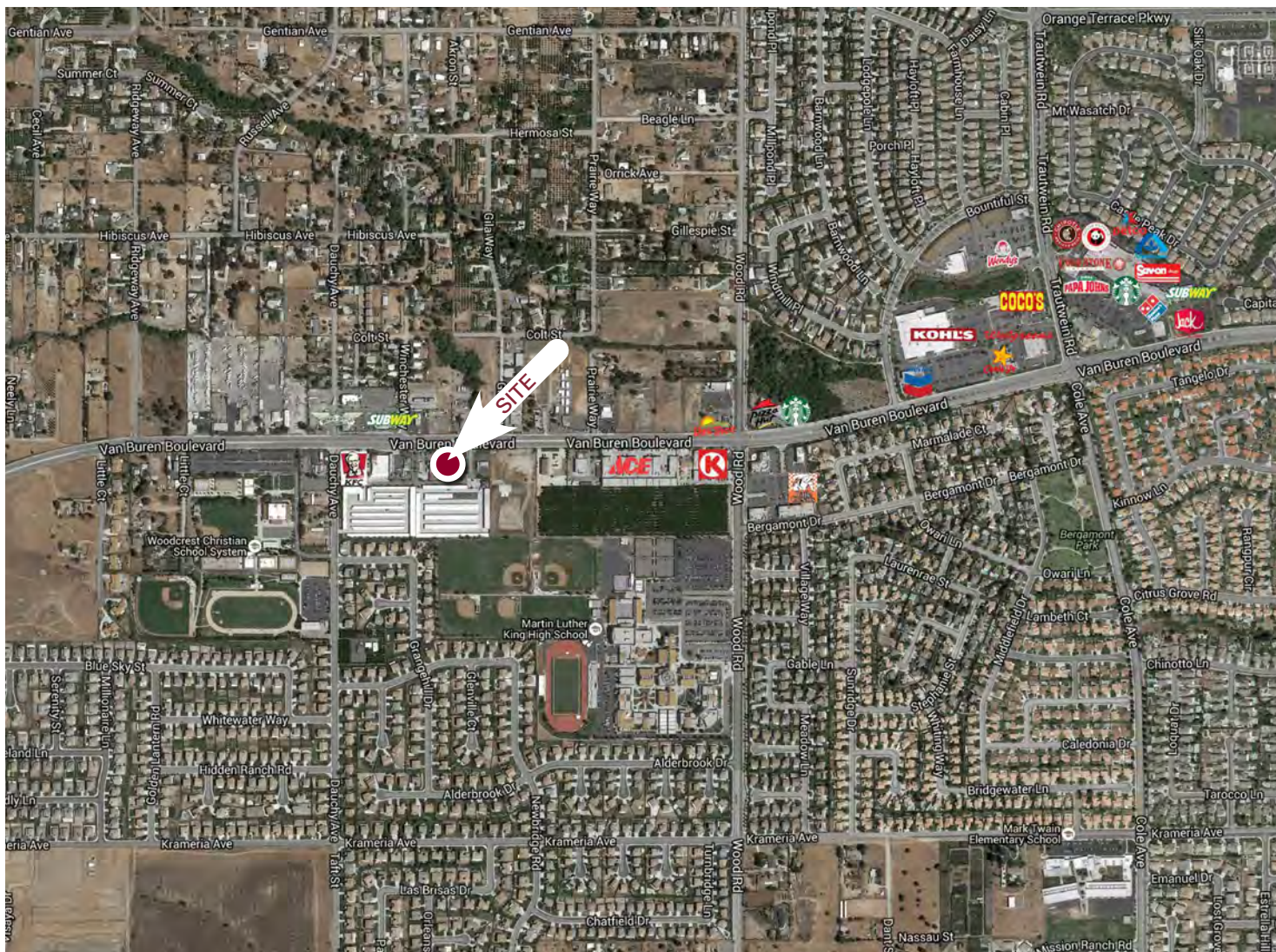
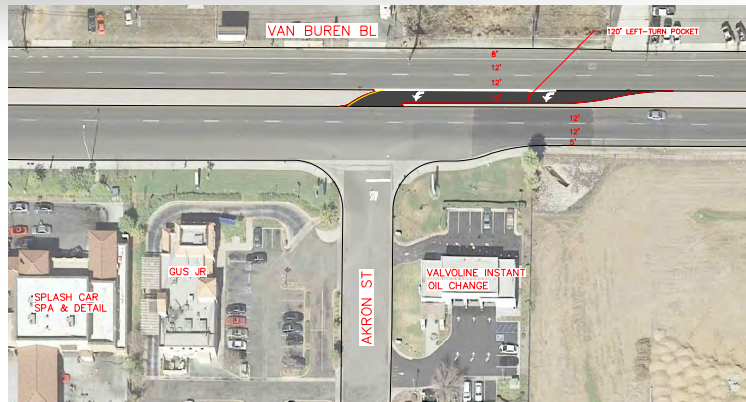


FOR MORE INFORMATION CALL:

JON FRIESEN
951.276.3603
jfriesen@leeriverside.com
Lic. #00913077

JEFF STANLEY
951.276.3612
jstanley@leeriverside.com
Lic. #01016436

±4,100 SF FREESTANDING DRIVE-THRU RESTAURANT: 18661 Van Buren Blvd., Riverside, CA



FOR MORE INFORMATION CALL:



JON FRIESEN
951.276.3603
jfriesen@leeriverside.com
Lic. #00913077

JEFF STANLEY
951.276.3612
jstanley@leeriverside.com
Lic. #01016436