




New Prime Retail/Restaurant Space

SEC Van Buren Blvd. & Gamble Ave., Riverside, CA



PROPERTY HIGHLIGHTS

- ±4,400 SF Multi-Tenant Building with Drive-Thru End Cap
- Join a High Volume Miguel's Jr at a Signalized Corner Location
- Excellent Visibility and Prominent Signage on Van Buren Blvd.
- Conveniently Located Between I-215 & SR-91
- Serving the Affluent Communities of Woodcrest & OrangeCrest
- Van Buren Blvd. is a Major Traffic Bypass Between the 91 & 215 Freeways
- Citrus Hill High School Population: 2,200; Martin Luther King High School Population: 3,055

PROPERTY DEMOGRAPHICS			
	1 mile	3 mile	5 mile
	Population		
	4,903	46,237	112,665
	Average Household Income		
	\$126,609	\$127,601	\$108,985
	Traffic Count		
	33K CPD on Van Buren Blvd & Gamble Ave		



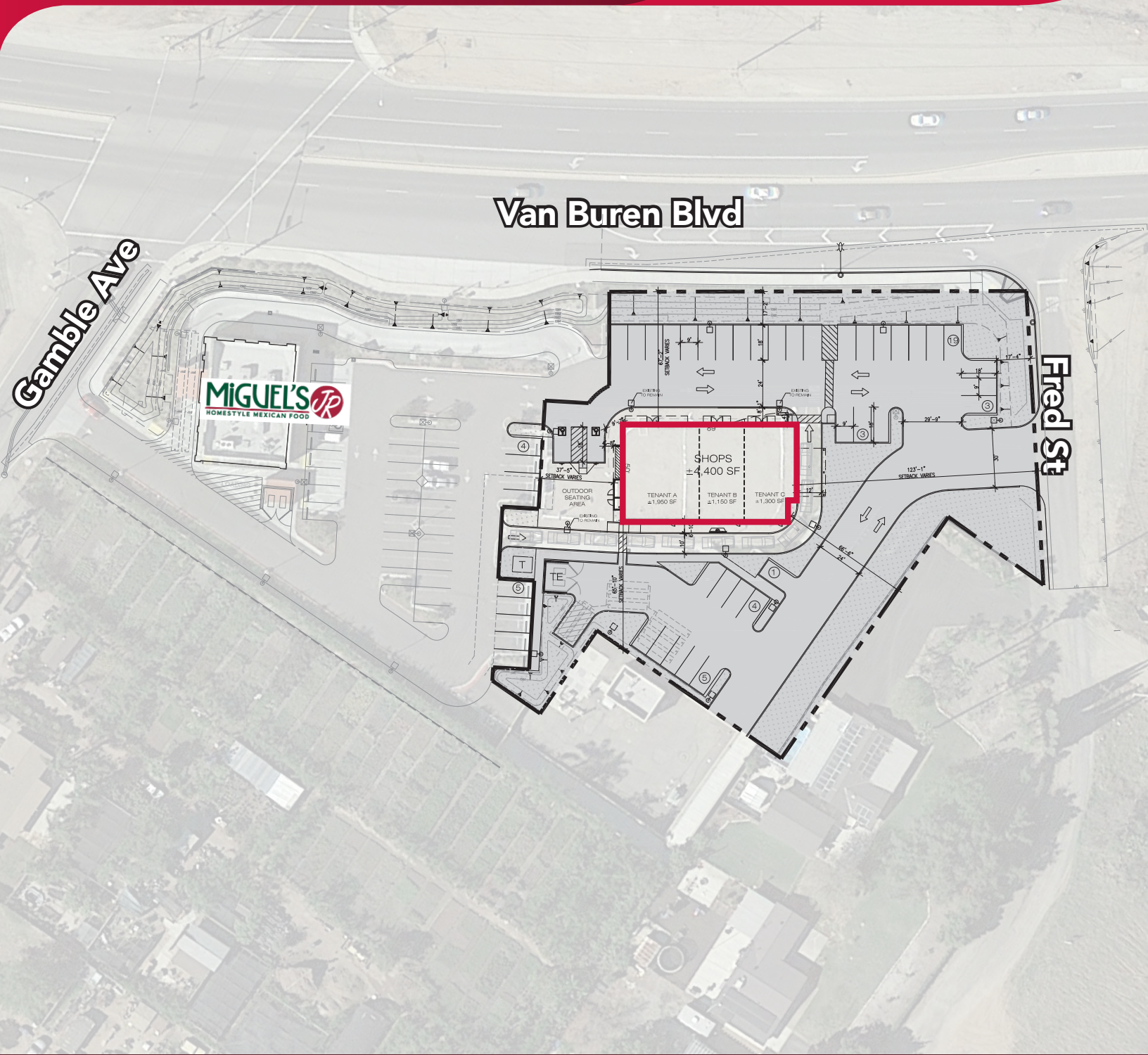
Nick Wirick
nwirick@lee-associates.com
D 951.276.3636
BRE#: 01304661

Vik Goel
vgoel@lee-associates.com
D 951.276.3680
BRE#: 02002278

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.

New Prime Retail/Restaurant Space

SEC Van Buren Blvd. & Gamble Ave., Riverside, CA



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

Vik Goel
vgoel@lee-associates.com
D 951.276.3680
BRE#: 02002278

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.

New Prime Retail/Restaurant Space

SEC Van Buren Blvd. & Gamble Ave., Riverside, CA



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

Vik Goel
vgoel@lee-associates.com
D 951.276.3680
BRE#: 02002278

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.