



# RETAIL DEVELOPMENT

## Orangecrest Town Center

### NWQ Van Buren Blvd & Trautwein Rd | Riverside, CA



### PROPERTY FEATURES

- Possible uses: Drive-thru, Inline Restaurant, Retail, Medical Offices
- Can build a co-anchor up to ±16,000 SF
- Best neighborhood in Riverside with average incomes over \$110,000
- Largely populated area with major retail anchors including: Kohl's, Albertson's, Fresh & Easy, Coco's, Chase Bank, Walgreen's, Petco and other proposed retail merchants

	<b>ESTIMATED 2016 POPULATION</b> 3 Mile Radius <b>51,179</b>	
	<b>DAYTIME EMPLOYEES</b> 3 Mile Radius <b>11,618</b>	
	<b>AVERAGE HOUSEHOLD INCOME</b> 3 Mile Radius <b>\$120,049</b>	
	<b>TRAFFIC COUNTS</b> On Van Buren Blvd. <b>40K CPD</b> On Trautwein Rd. <b>23K CPD</b>	

Source: Regis 2016



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Can be combined to ±16,000 SF

