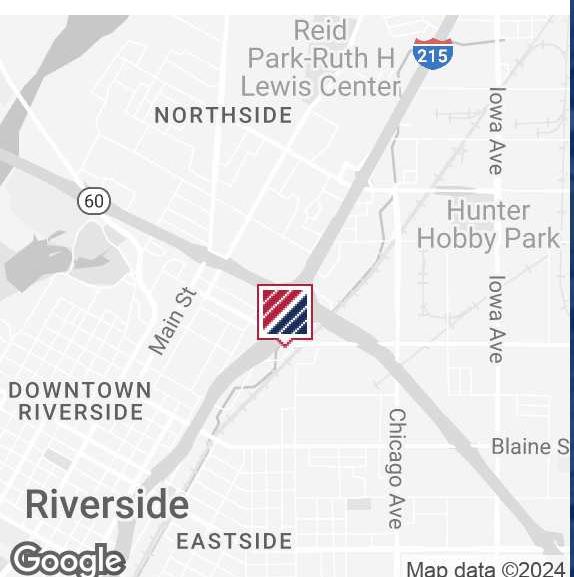




2123

EAST LA CADENA DRIVE
RIVERSIDE | CA



FOR SALE OR LEASE

Subject Property

HIGH VISIBILITY FREEWAY FRONTAGE LAND SITE

PROPERTY HIGHLIGHTS

- ±35,998 SF (±0.83 Acres) of Land
- Can be leased to multiple tenants
- 60, 91, 215 Fwy interchange
- Utilities to site
- Site was previously developed w/ ±16,000 SF industrial building
- Developable site w/ level topography
- Zoning: Business Manufacturing Park (BMP)
- Close to Downtown Riverside
- 60, 91, 215 Fwy interchange

FOR MORE INFORMATION PLEASE CONTACT:

NEIL MULLARKY
VICE PRESIDENT/PRINCIPAL
P: 949.242.1709
neil.mullarky@daumcommercial.com
CADRE #01361275

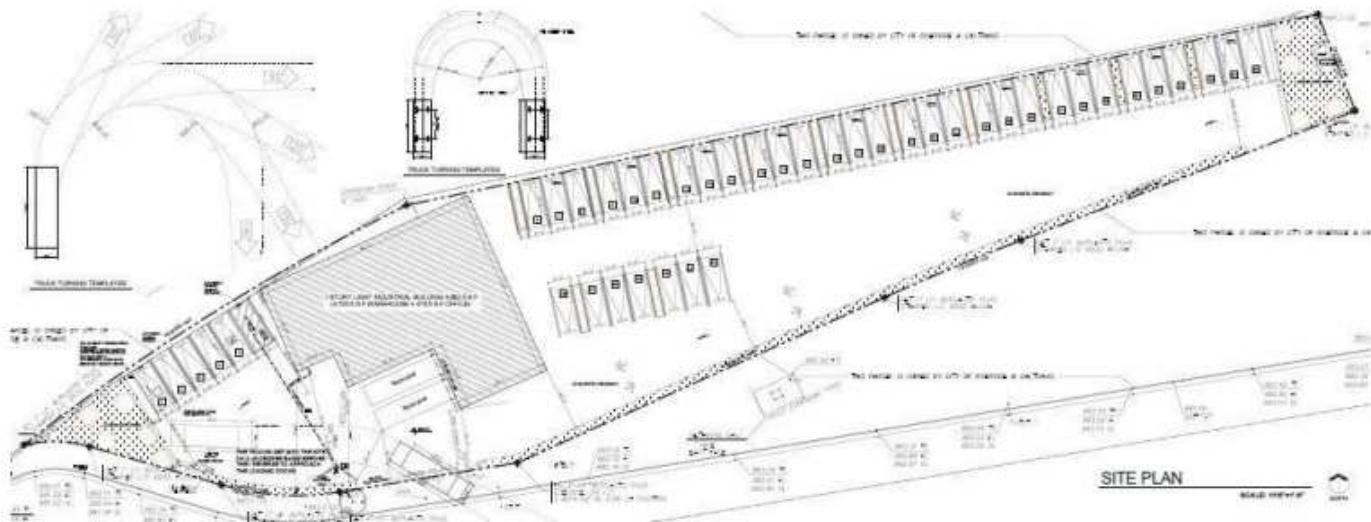
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EAST LA CADENA DRIVE
RIVERSIDE | CA

FOR LEASE
LAND



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EAST LA CADENA DRIVE
RIVERSIDE | CA

FOR LEASE
LAND



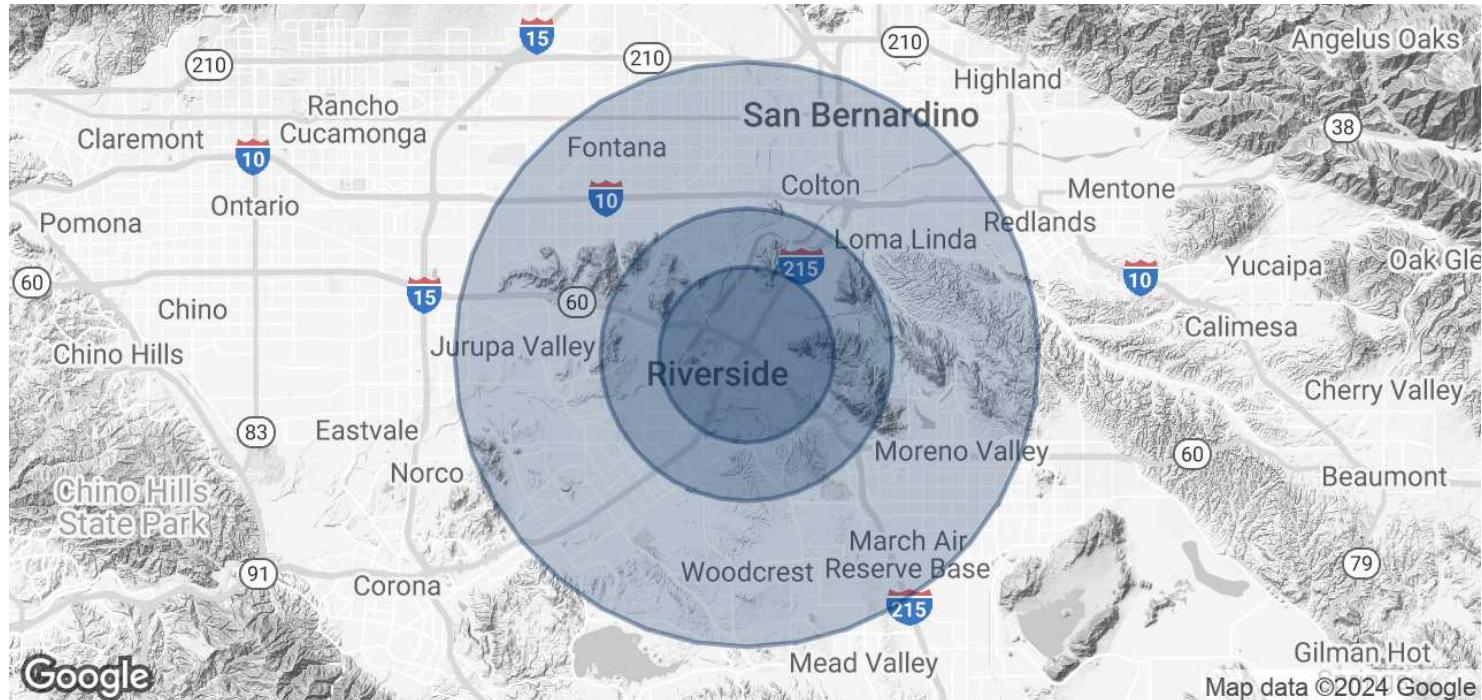
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FOR LEASE
LAND



DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total population	107,759	230,608	1,037,654
Median age	35	37	36
Median age (Male)	34	36	35
Median age (Female)	36	38	37

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE
Riverside Fwy	Spruce St NE	1,932	2022	0.10 mi
Riverside Fwy	Spruce St NE	190,233	2020	0.11 mi
Spruce St	Kansas Ave W	3,834	2022	0.12 mi
Riverside Fwy	Spruce St NE	189,849	2022	0.14 mi

*Traffic Count data derived from Costar

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