

FOR LEASE | PRIME RETAIL SPACE AVAILABLE

Riverside Plaza

3639 RIVERSIDE PLAZA DR. | RIVERSIDE, CA



NEWMARK | PACIFIC

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Property Features

- Riverside Plaza is the premier Regional Shopping Center in Riverside County with approximately 475,000 square feet of "best in class" anchor, shop, and restaurant tenants.
- The project is located in the heart of an extremely high quality trade area with high barriers to entry for future competition.
- Four colleges with a combined enrollment of 50,000 students in close proximity.
- Regional access provided by the Riverside 91 freeway via Central Avenue on/off ramps.
- Excellent ingress and egress from Central Avenue and Riverside Avenue.

NEWMARK | PACIFIC

Demographics

Estimated Population

1 mile	16,503
3 miles	123,667
5 miles	281,738

Daytime Population

1 mile	11,458
3 miles	55,000
5 miles	110,708

Average HH Income

1 mile	\$76,832
3 miles	\$81,576
5 miles	\$81,846

Traffic Count

Central Ave.	±50,369 CPD
Magnolia Ave.	±24,044 CPD
Merril Ave.	±13,990 CPD

CONTACT

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RIVERSIDE PLAZA | SITE PLAN

MERRIL AVENUE







DOWNTOWN
RIVERSIDE



MAGNOLIA AVE.



MERRILL AVE.



TRADE
JOE'S

CVS
pharmacy

VONS

CENTRAL AVE.

RIVERSIDE AVE.



For More Information Contact:

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