

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

### Bryan Norcott

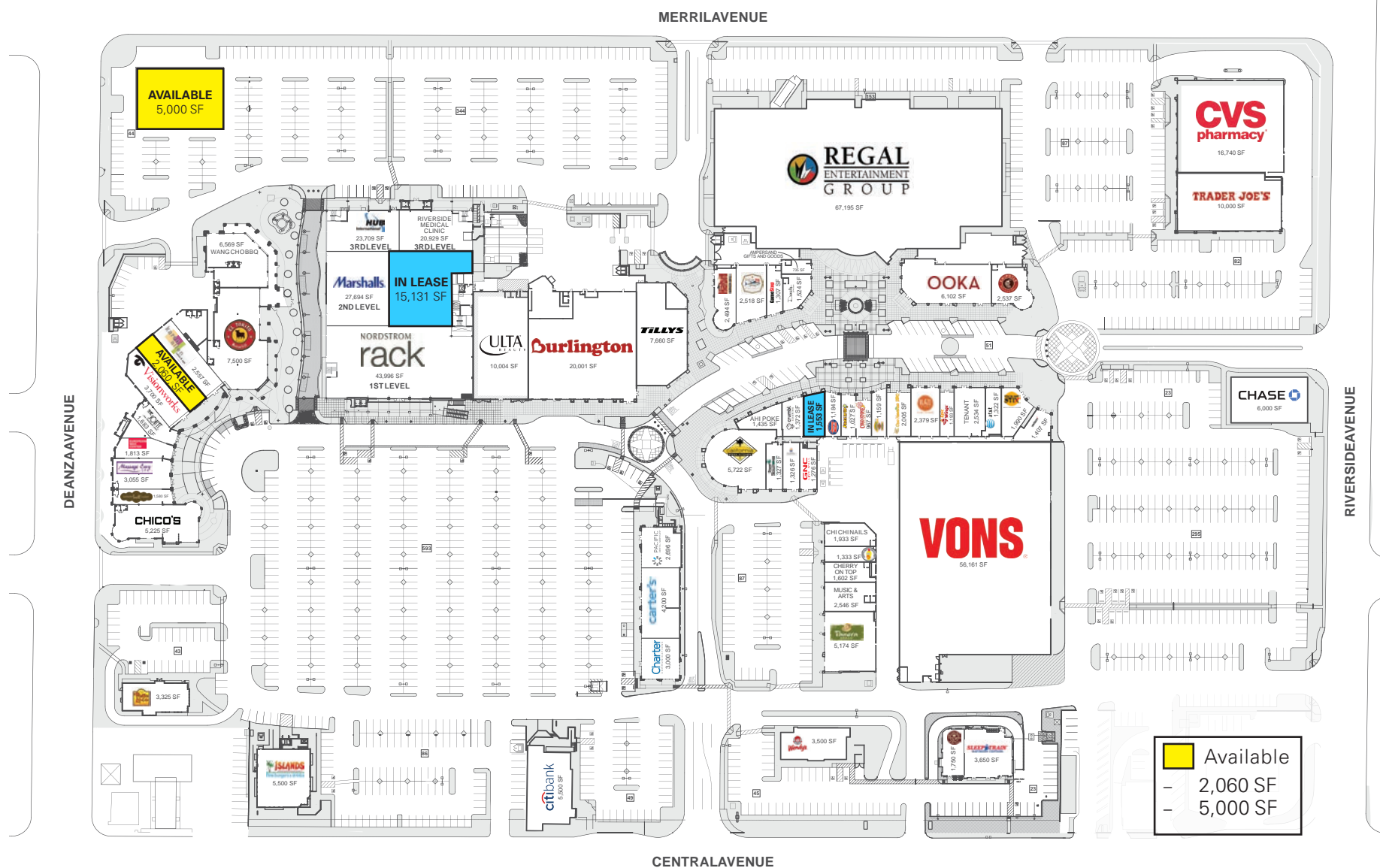
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## RIVERSIDE PLAZA | SITE PLAN











CHIPOTLE  
MEXICAN GRILL  
OOKA

TRADER  
JOE'S  
CVS pharmacy

Ono Hawaiian BBQ  
california  
PIZZA KITCHEN  
BLAZE  
PIZZA

REGAL  
ENTERTAINMENT  
GROUP

CHASE

VONS

Burlington

ULTA

MERRILL AVE.

RIVERSIDE AVE.

NORDSTROM  
rack  
JO-ANN  
fabric and craft stores  
Marshalls

Wendy's  
THE COFFEE BEAN  
& TEA LEAF

the Habit  
BURGER GRILL  
PIE 76

Panera  
BREAD

citibank

chico's

CENTRAL AVE.

DE ANZA AVE.

ISLANDS  
fine burgers & drinks

El Pollo  
Loco





UNIVERSITY OF CALIFORNIA  
**UCRiverside**

**DOWNTOWN  
RIVERSIDE**

 **RCC**  
RIVERSIDE CITY COLLEGE

 **REGAL**  
ENTERTAINMENT  
GROUP

**TRADER  
JOE'S**

 **CVS pharmacy**

**VONS**

NORDSTROM  
**rack**  
**JO-ANN**  
fabric and craft stores  
**Marshalls**

**MAGNOLIA AVE.**

**MERRILL AVE.**

**CENTRAL AVE.**

**RIVERSIDE AVE.**





*For More Information Contact:*

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