

# TYLER CENTER

SHOP

EXPLORE

**21,243 SF Available**

**Rental Rate: \$14.40 / sf / year**  
**NNN Estimates: \$4.31 / sf / year**

•91 Freeway Visibility

•Pylon Opportunity

•Class A Tenant Base



**Transtar**  
Commercial Brokers

3380 Tyler St  
Riverside, CA 92503

**Allan Orue**  
**(714) 947 - 3050**  
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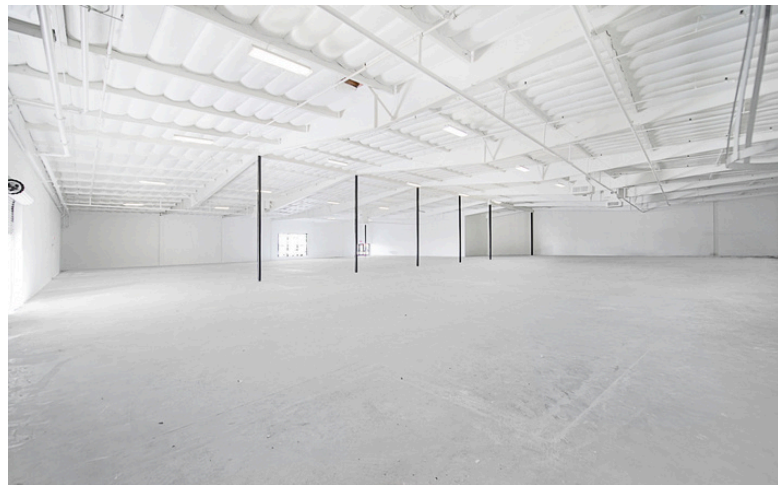
DRE #01888412

# CENTER HIGHLIGHTS & TENANT BASE



## Center Highlights

- 91 Freeway Visibility (215,000 ADT)
- Signage Opportunity
- Class A Tenant Base
- Renovated Parking lot, facade, and more
- Along route to Tyler Mall
- Immediately off Tyler St. Exit
- Signalized Intersection w/ dedicated turn lane
- Approx 280 Parking Spaces at the Center



## Tenant Base



**planet fitness**

**ROGER DUNN GOLF SHOPS**  
SERVING GOLFERS SINCE 1965

**4 WHEEL PARTS**  
Your Truck & Jeep Accessory Superstore

**5.11**

**CYCLE GEAR**  
good stuff for motorbikes



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# Renovation Highlights



## Renovation Highlights

- Roof: New 60mil TPO (20-year warranty) with R-30 insulation.
- Interior: Firred, insulated, drywall (level 3 finish), primed.
- HVAC: (4) New 10-ton Trane Roof Top Heat Pumps with drop diffusers.
- Electrical: 1000 Amp service (480/277v, 3-phase), independent metered, (2) 225amp house panels.
- Utilities: Riverside Public Utility for water and sewer, sub-metered; SoCalGas expansion-ready.
- Internet: AT&T Fiber ready with street conduit in place.
- Exterior Signage: 30 sq. ft. approved Pylon panel; façade access with electrical.
- Adding parking spaces to the west side of the space.



# AERIAL VIEW & AVERAGE DAILY TRAFFIC



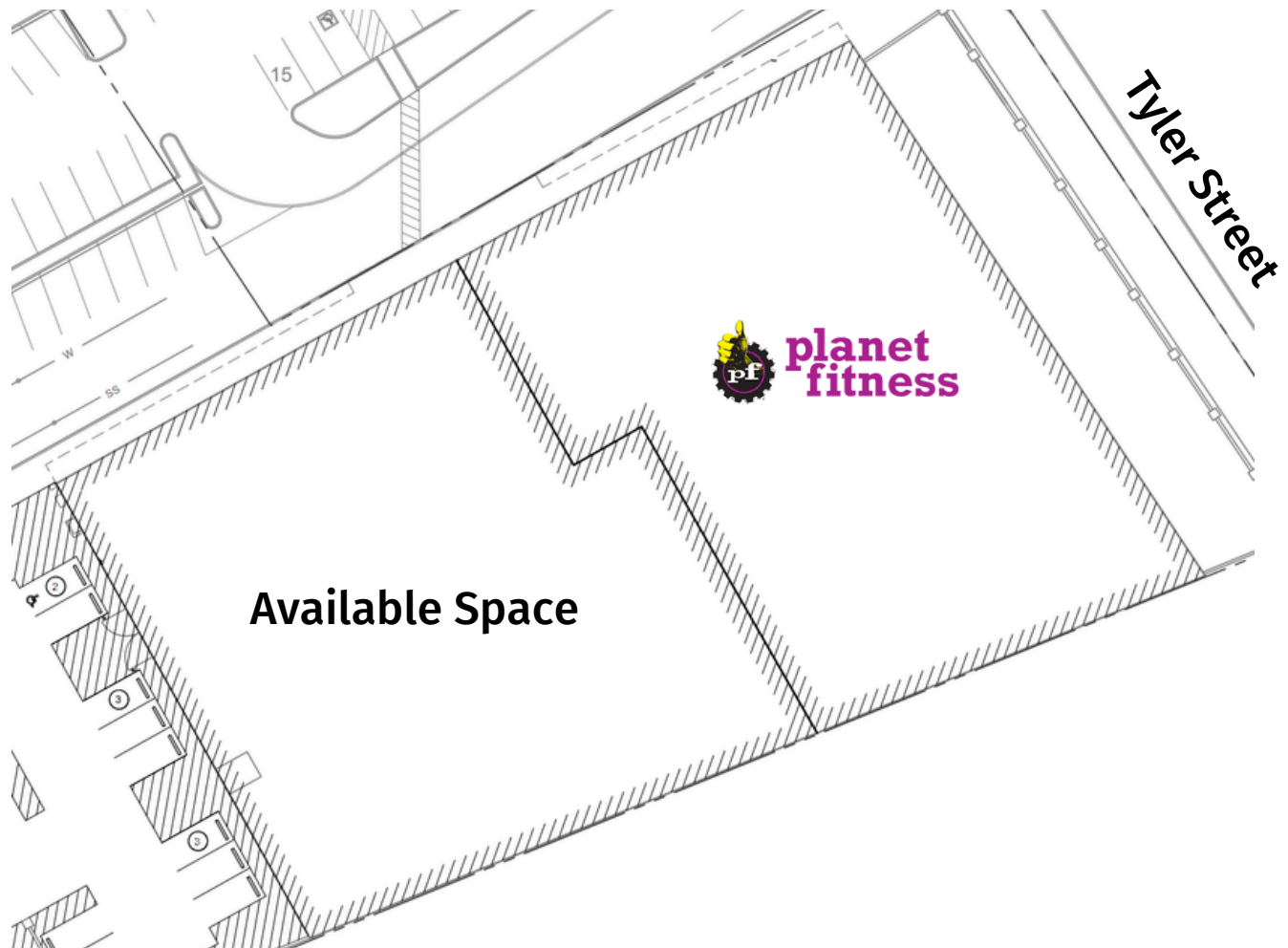
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# STREET VIEW & LINE OUT DRAWING



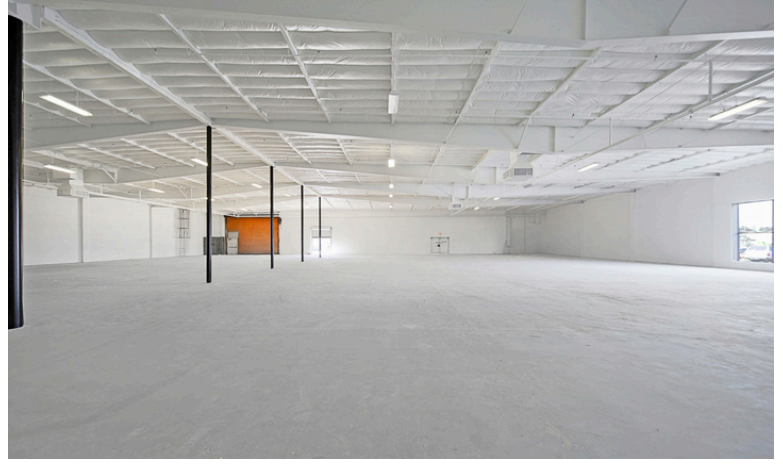
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# INTERIOR PHOTOS



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# EXTERIOR PHOTOS



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