



Arlington plaza

18,400 SF Sub- Anchor Box Available
Drive Thru Pads and Shop Space For Lease



18,400 SF SUB- ANCHOR BOX AVAILABLE



 ±900 sq. ft. In-line space available, and ±4,200 sq. ft. (rear space) available

 **Excellent shop tenants including:** Starbucks, Verizon, Boost Mobile and Enterprise Rent-a-Car

 **Drive thru pads** for ground lease or build-to-suit available

 **Top Employers Nearby:** County of Riverside, University of California, Riverside, Riverside Unified School District, Kaiser Permanente, City of Riverside, Riverside Community Hospital, Fleetwood Enterprises Inc., Riverside Community College District, Riverside County Office of Education, Alvord Unified School District

 **High traffic location** (±87,500 cars per day) at the signalized intersection

 **Triangulated by three major freeways:** 91, 60 and 15 freeways

 **Signalized corner** of Arlington Ave and Van Buren Blvd are both major exits off the 91 freeway



2024 DRIVE TIME DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes
Population	77,471	224,255	475,473
Average Household Income	\$82,086	\$94,323	\$106,549
Daytime Population	67,554	211,889	459,706

RIVERSIDE, CA



SITE PLAN

18,400 SF

Sub-Anchor Box Available



6008-6390 VAN BUREN BLVD RIVERSIDE, CA | SWC VAN BUREN BLVD & ARLINGTON AVE

PROPERTY PICTURES



18,400 SF

Sub- Anchor Box Available



6008-6390 VAN BUREN BLVD RIVERSIDE, CA | SWC VAN BUREN BLVD & ARLINGTON AVE



19,584 SF Available



4,000 SF Pad

18,400 SF Available

ARLINGTON AVE - 34,500+ CPD

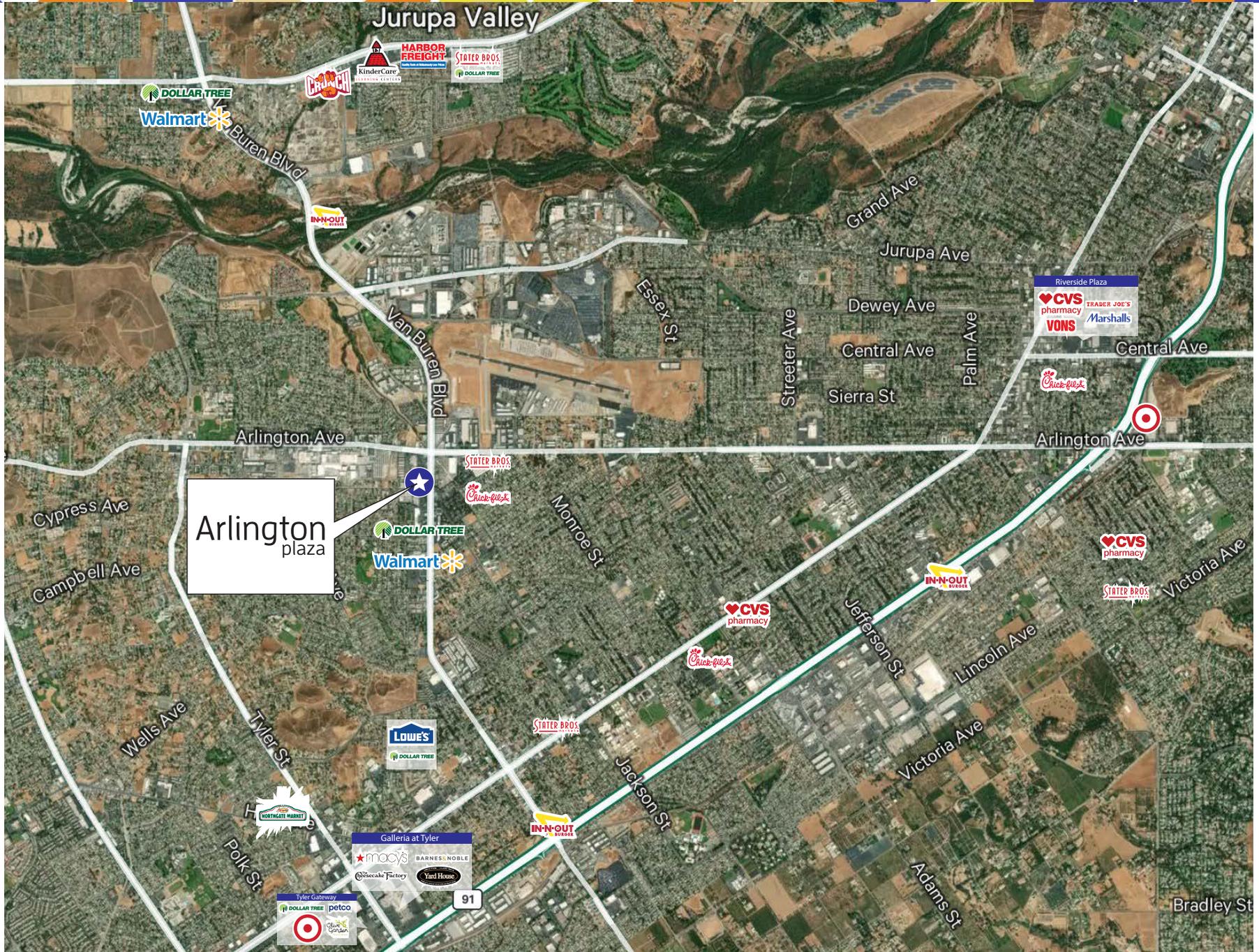
3,000 SF Pad



VAN BUREN BLVD - 53,000 CPD

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RIVERSIDE WEST TRADE AREA





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Drive Thru Pads For Ground Lease or Build-To-Suit and Shop Space For Lease

CBRE

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