



# Park Sierra Medical

3660 PARK SIERRA DRIVE  
RIVERSIDE, CA

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Suite 202

±6,000 SF (DIVISIBLE)

**STREAM**



# Profile

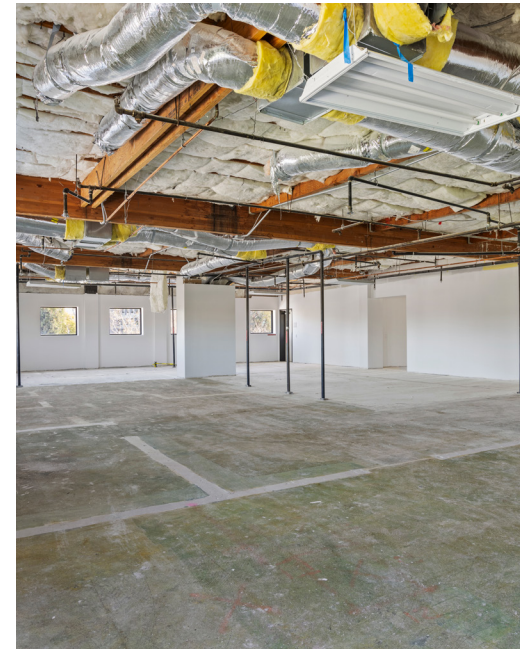
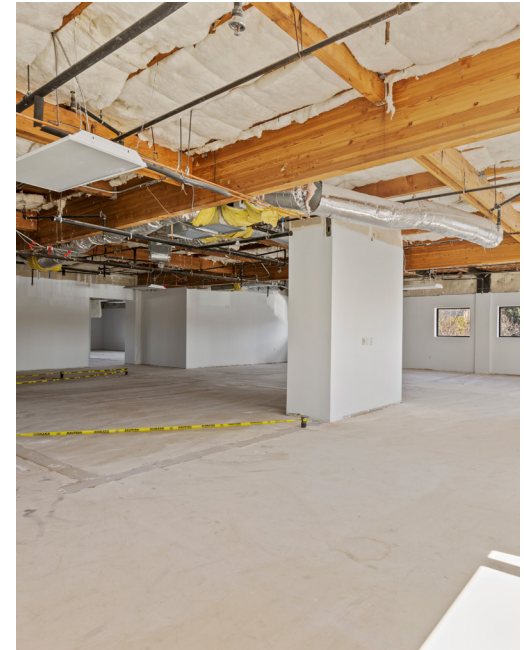
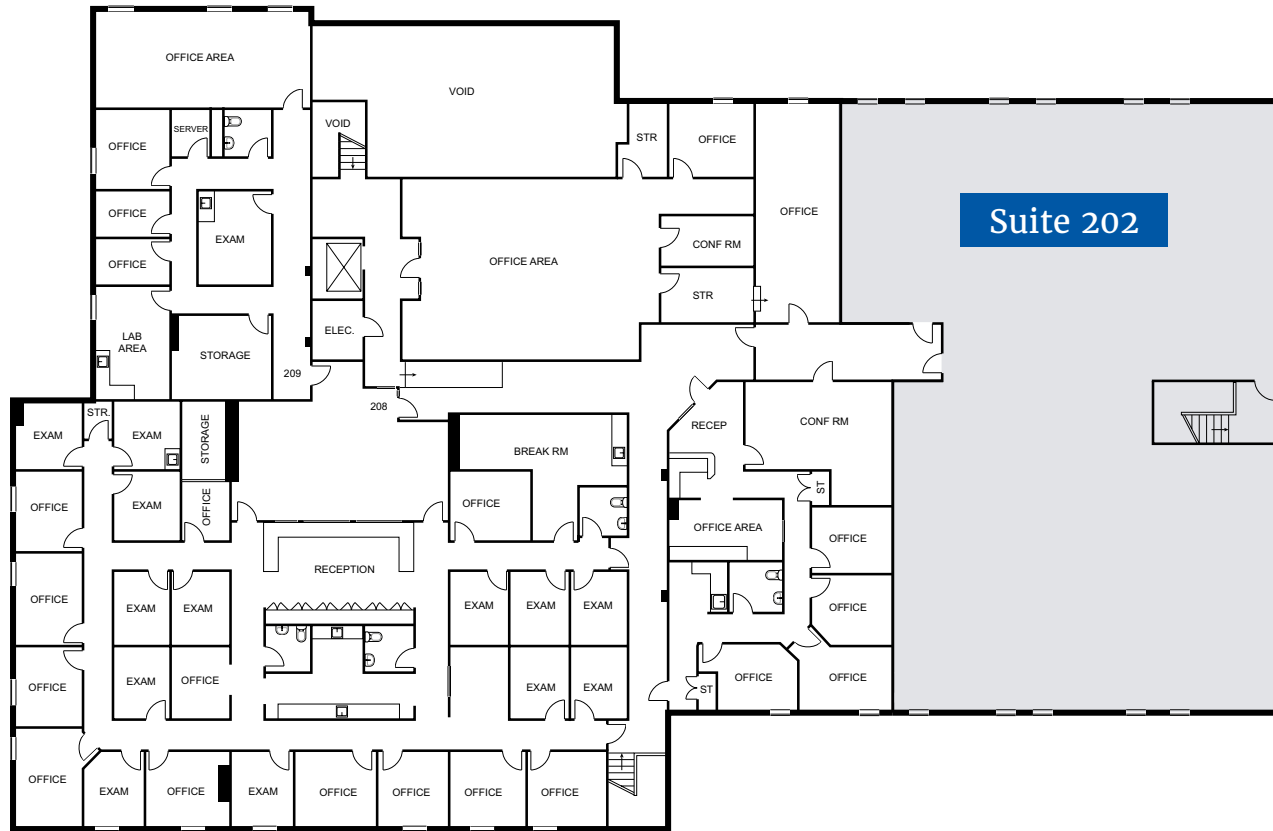
PROPERTY ADDRESS	3660 Park Sierra Dr
SUBMARKET CLUSTER	Inland Empire East
RBA	36,703
TYPICAL FLOOR SIZE	18,352
PROPERTY TYPE	Medical Office
BUILDING CLASS	B
NUMBER OF STORIES	2
LAND AREA (AC)	2.59
PARKING RATIO	5.99
YEAR BUILT	2006
TENANCY	Multi
NUMBER OF ELEVATORS	1
APN	138-470-018







# Floor Plan







# Area Tenancy



 **Parkview Community Hospital Medical Center**  
AHMC Healthcare

 **CBU**

**INDIANA BUSINESS PARK**

**INLAND MEDICAL CENTER**

**LA SIERRA MEDICAL CORP.**

 **KAISER PERMANENTE**

**GALLERIA AT TYLER**  
AMC Theatres  
Barnes & Noble  
H&M  
JCPenney  
Macy's  
Old Navy  
PF Changs  
Red Robin  
Sephora  
TGI Fridays  
The Cheesecake Factory  
The Children's Place  
Vans  
Yard House



**METROLINK**

**MAGNOLIA AVE**

 **LA FITNESS**

3660 Park Sierra Dr



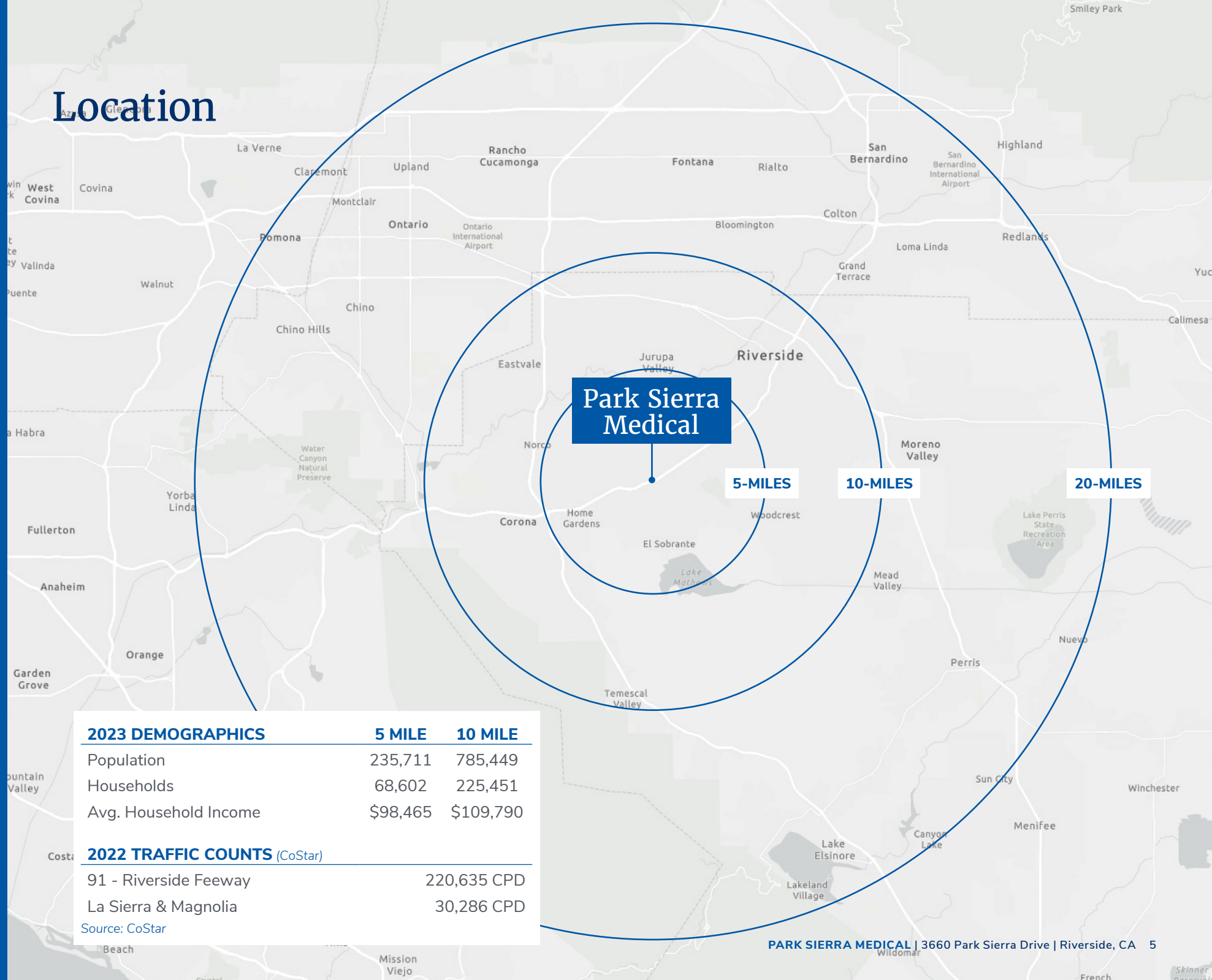
**DEPARTMENT OF PUBLIC SOCIAL SERVICES**

**LA SIERRA AVE**





# Location



**Park Sierra Medical**

5-MILES

10-MILES

20-MILES

<b>2023 DEMOGRAPHICS</b>	<b>5 MILE</b>	<b>10 MILE</b>
Population	235,711	785,449
Households	68,602	225,451
Avg. Household Income	\$98,465	\$109,790
<b>2022 TRAFFIC COUNTS (CoStar)</b>		
91 - Riverside Feeway	220,635 CPD	
La Sierra & Magnolia	30,286 CPD	

Source: CoStar



## Let's Connect

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