

FIVE POINTS PLAZA

±1,300 SF SECOND GEN RESTAURANT AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- Rare +/- 1,300 SF Second Generation Restaurant Space Available for Lease
- High Traffic Intersection with over 37,322 CPD at La Sierra Ave and Pierce St
- Major Visibility from La Sierra Ave
- Monument Signage Available
- Ideal for Quick Service Restaurants.

JOIN:



2023 5 MILE DEMOGRAPHICS



Estimated Population

276,825



Average HH Income

\$117,034



Daytime Population

255,574



La Sierra Ave

21,065 CPD

Pierce St

16,257 CPD

Hole Ave

12,956 CPD

4950 LA SIERRA AVE, RIVERSIDE, CA 92505



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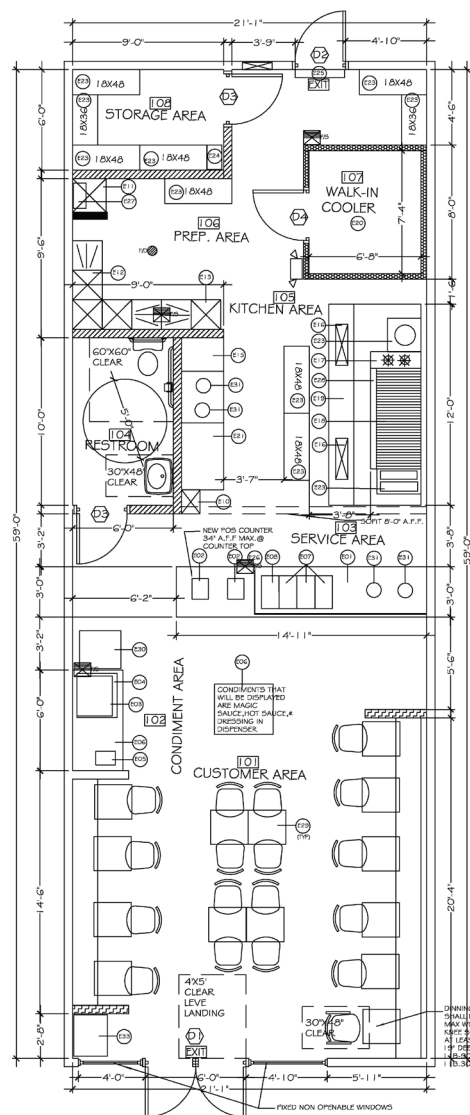
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 EXISTING WALL TO REMAIN
 6' HIGH WALL PARTITION
 NEW NON BEARING WALL TO CEILING 100"
 4' HIGH WALL PARTITION
 WALK-IN BOX WALLS
 2X4 FLUORESCENT LIGHT
 EXIT SIGN
 EMERGENCY LG

**SUITE**

6

SF

$\pm 1,300$



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