# Marcus & Millichap

## TOWN AND COUNTY CENTER

10459 Arlington Avenue
Riverside, CA 92505

# RETAIL/OFFICE/MEDICAL SPACE



## DESCRIPTION

- Newer Construction
- High Traffic Count on Arlington Avenue, Very Busy Corridor
- Great Street Visibility
- Elementary, Middle and High Schools all within 1 Mile
- Great Lease Rates
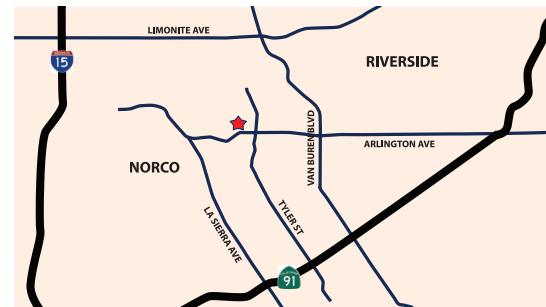


## DEMOGRAPHICS

| 2019 ESTIMATE | POPULATION | MED. HH INCOME |
|---|---|---|
| 1-MILE | 17,388 | $51,246 |
| 2-MILE | 114,300 | $56,230 |
| 3-MILE | 309,791 | $64,925 |

## TRAFFIC COUNTS

| | |
|---|---|
| ARLINGTON / CHADBOURNE | 19,368 VPD |
| CYPRESS / TYLER | 18,611 VPD |
| ARLINGTON / NORWOOD | 14,764 VPD |

## CONTACT

**JANINE PELTIER**
INVESTMENT ASSOCIATE
MARCUS & MILLICHAP

L   CA 01856798
D  909.456.3435
janine.peltier@marcusmillichap.com

**KRISTI SCHWARTZ**
LEASING AGENT
SHERRY CROWE, BROKER

L   CA 02048403
D  909.268.9424
kristi@cclre.com

# TOWN AND COUNTY CENTER

10459 Arlington Avenue
Riverside, CA 92505

## SPACE AVAILABLE FOR LEASE
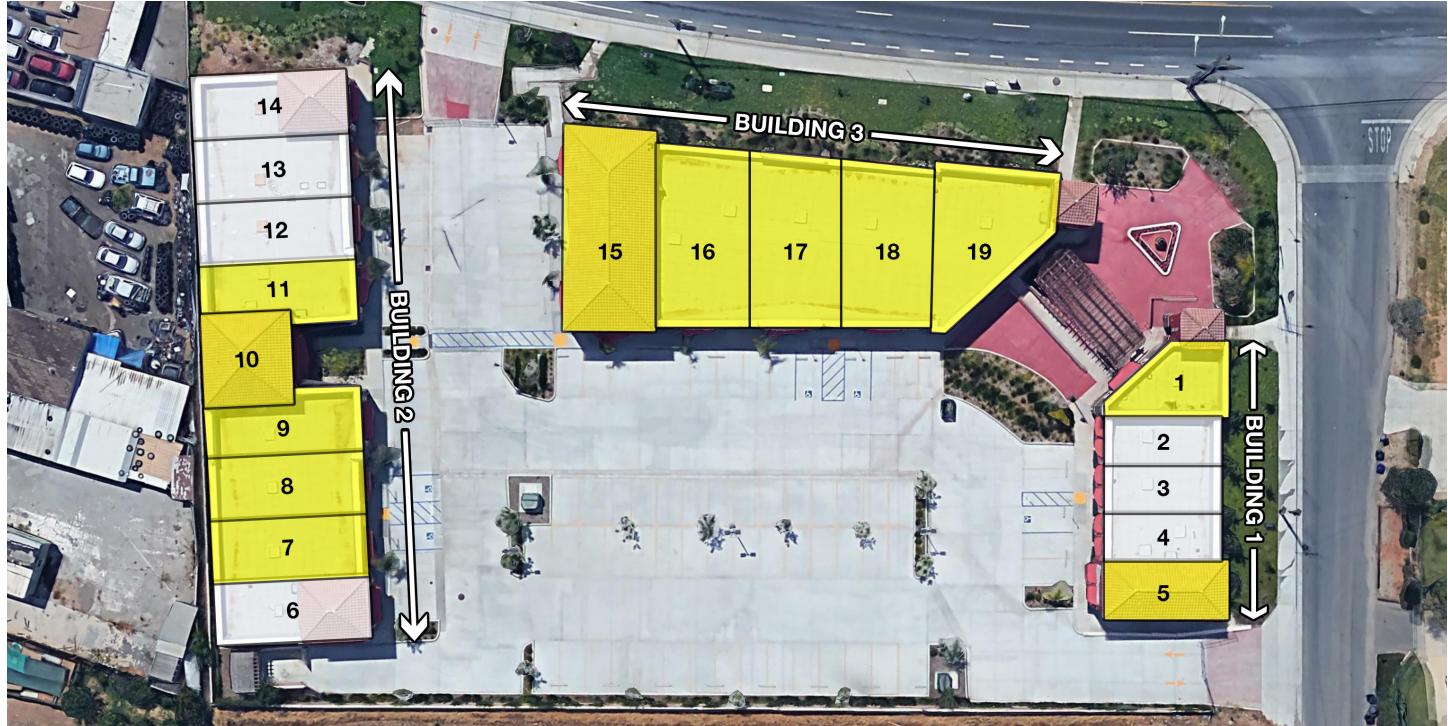


### ALL UNITS AVAILABLE FOR LEASE

| UNIT | TENANT | SQFT |
|------|--------|------|
| 1 | AVAILABLE | ± 703.43 |
| 2 - 4 | Martial Arts | --- |
| 5 | AVAILABLE | ± 703.15 |
| 6 | Insurance | --- |
| 7 | AVAILABLE | ± 1,036.75 |
| 8 | AVAILABLE | ± 1,036.35 |

| UNIT | TENANT | SQFT |
|------|--------|------|
| 9 | AVAILABLE | ± 1,027.59 |
| 10 A | AVAILABLE | ± 851.27 |
| 10 B | AVAILABLE | ± 851.27 |
| 11 | AVAILABLE | ± 1,027.49 |
| 12 - 14 | Ray's Cafe | --- |
| 15 - 19 | AVAILABLE | ± 10,543.90 |

# TOWN AND COUNTY CENTER

10459 Arlington Avenue
Riverside, CA 92505

## TRADE AREA



CALIFORNIA 60

JURUPA VALLEY

LIMONITE AVE

INTERSTATE 15

RIVERSIDE

KFC · CARDENAS · Shakey's PIZZA PARLOR · RITE AID

STARBUCKS COFFEE · Carl's Jr. · El Pollo Loco

Walgreens · SUBWAY · El Super

N Braves

AutoZone

metroPCS

FAMILY DOLLAR

LVMS

ARLINGTON AVE

VAN BUREN BLVD

NORCO

CBU California Baptist University

Walmart Supercenter

LA SIERRA

TYLER ST

LA SIERRA AVE

La Sierra UNIVERSITY

KAISER PERMANENTE

GALLERIA AT TYLER

CALIFORNIA 91

# TOWN AND COUNTY CENTER

10459 Arlington Avenue
Riverside, CA 92505

## DEMOGRAPHICS
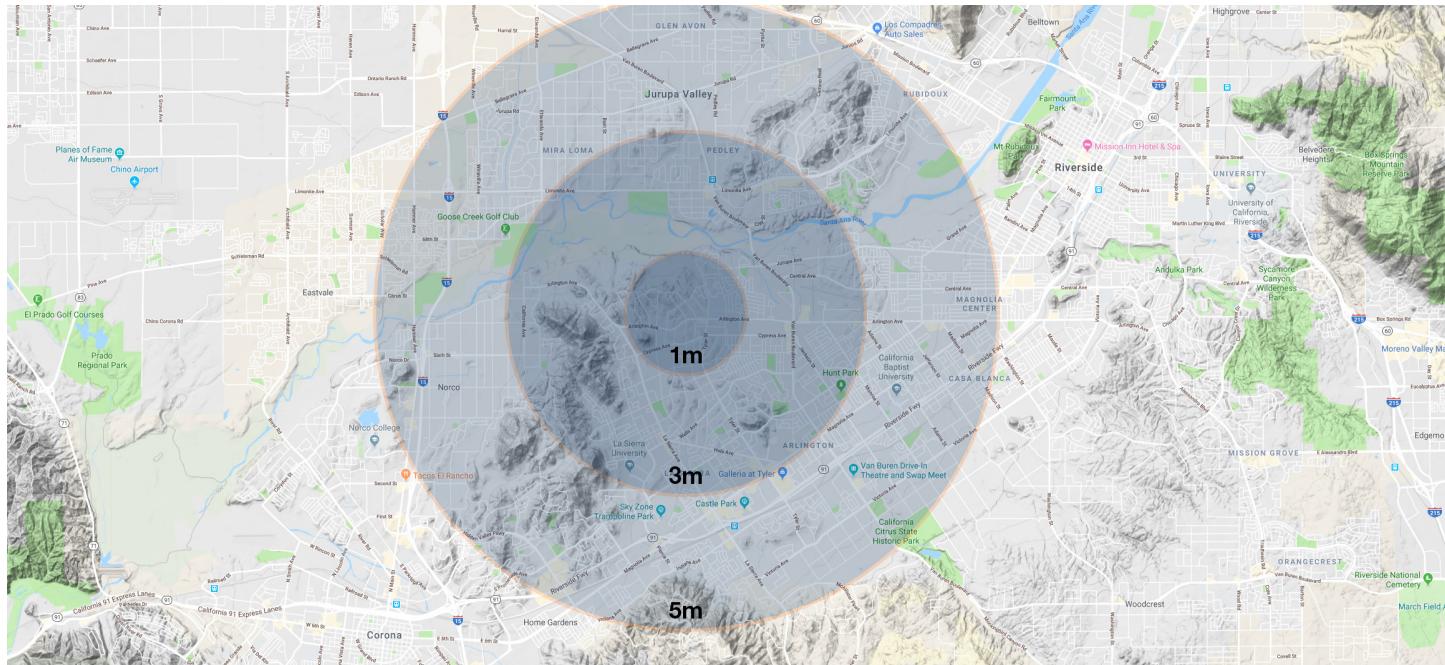


| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population | 17,388 | 114,300 | 309,791 |
| Married No Children | 961 | 7,244 | 22,366 |
| Married With Children | 1,428 | 9,237 | 25,295 |
| Median Age | 31.10 | 32.50 | 33.50 |

| HOUSE HOLDS AND INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 4,186 | 32,271 | 93,120 |
| # of persons per HH | 4.00 | 3.60 | 3.40 |
| Average HH Income | $66,883 | $70,190 | $79,190 |

| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Hispanic Origin | 76.43% | 66.68% | 58.91% |

| RACE (%) | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| White | 86.62% | 82.98% | 80.91% |
| Black | 3.54% | 5.28% | 6.11% |
| Asian | 3.80% | 5.61% | 6.92% |
| American Indian | 2.85% | 2.53% | 2.18% |
| Other | 2.77% | 3.01% | 3.30% |