

FOR LEASE | PRIME RETAIL SPACE AVAILABLE

Riverside Plaza

3639 RIVERSIDE PLAZA DR. | RIVERSIDE, CA



NEWMARK | PACIFIC

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Property Features

- Riverside Plaza is the premier Regional Shopping Center in Riverside County with approximately 475,000 square feet of “best in class” anchor, shop, and restaurant tenants.
- The project is located in the heart of an extremely high quality trade area with high barriers to entry for future competition.
- Four colleges with a combined enrollment of 50,000 students in close proximity.
- Regional access provided by the Riverside 91 freeway via Central Avenue on/off ramps.
- Excellent ingress and egress from Central Avenue and Riverside Avenue.

NEWMARK | PACIFIC

Demographics

Estimated Population

1 mile	16,503
3 miles	123,667
5 miles	281,738

Daytime Population

1 mile	11,458
3 miles	55,000
5 miles	110,708

Average HH Income

1 mile	\$76,832
3 miles	\$81,576
5 miles	\$81,846

Traffic Count

Central Ave.	±50,369 CPD
Magnolia Ave.	±24,044 CPD
Merril Ave.	±13,990 CPD

CONTACT

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AVAILABLE
4,500 SF

NORDSTROM
rack
JO-ANN
fabric and craft stores
Marshalls

chico's

Burlington

ULTA

REGAL
ENTERTAINMENT
GROUP

CHIPOTLE
MEXICAN GRILL
OOKA

TRADER
JOE'S
CVS pharmacy

Ono Hawaiian BBQ
california
PIZZA KITCHEN
BLAZE
PIZZA

CHASE

VONS

Wendy's
HAMBURGERS
THE COFFEE BEAN
& TEA LEAF

the Habit
BURGER GRILL
PIE 76

Panera
BREAD

citibank

ISLANDS
fine burgers & drinks

El Pollo
Loco

MERRILL AVE.

DE ANZA AVE.

CENTRAL AVE.

RIVERSIDE AVE.

UNIVERSITY OF CALIFORNIA
UCRIVERSIDE

**DOWNTOWN
RIVERSIDE**

 **RCC**
RIVERSIDE CITY COLLEGE

 **REGAL**
ENTERTAINMENT
GROUP

**TRADER
JOE'S**

 **CVS pharmacy**

VONS

AVAILABLE
4,500 SF

NORDSTROM
rack
JO-ANN
fabrics and craft stores
Marshalls

MAGNOLIA AVE.

MERRILL AVE.

CENTRAL AVE.

RIVERSIDE AVE.

215

90



For More Information Contact:

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