

# TYLER CENTER

SHOP

EXPLORE

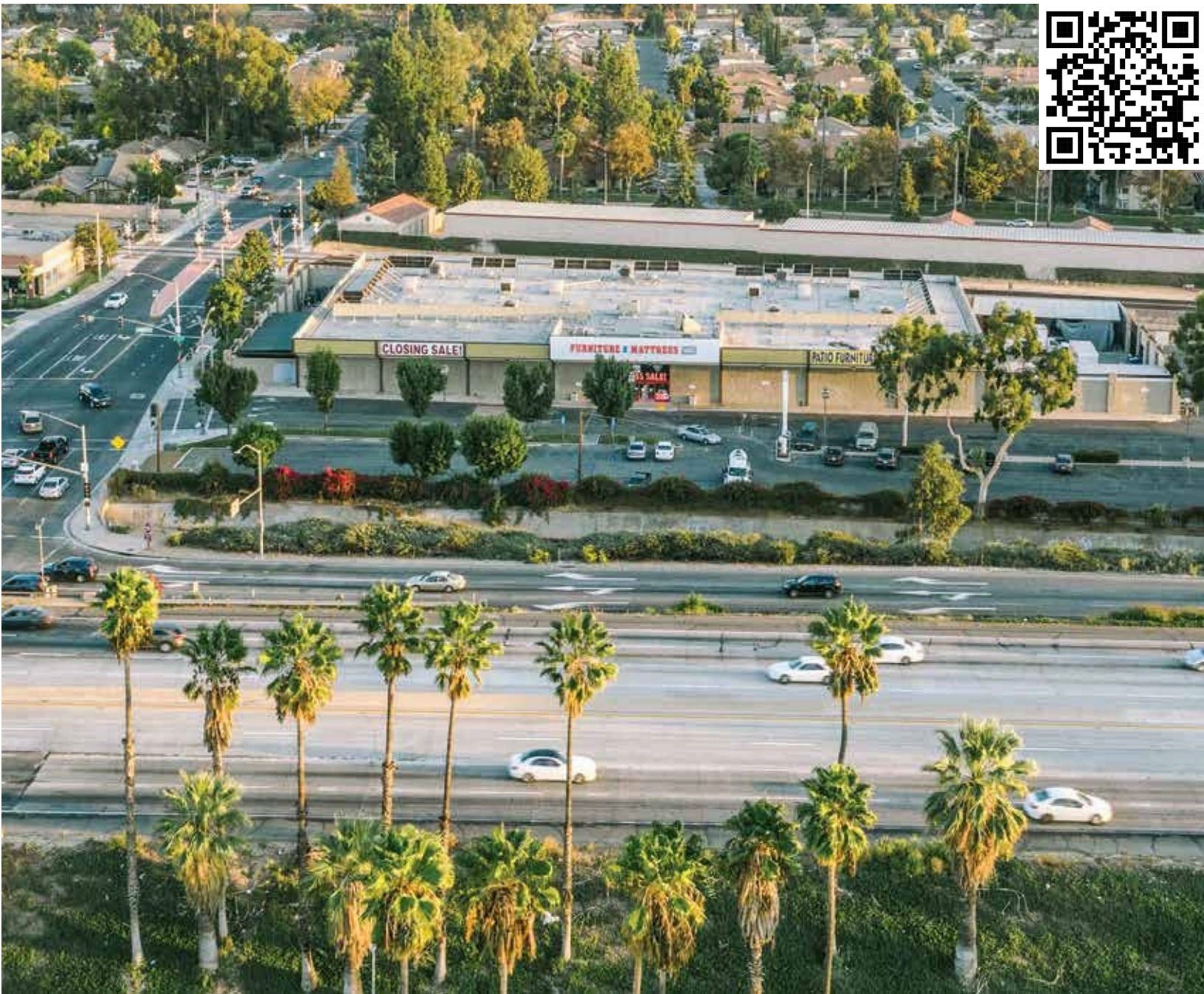
**20,000 SF Available**  
**Estimated Delivery in 12/1/24**

**Rental Rate: \$16.80 / sf / year**  
**NNN Estimates: \$3.30 / sf / year**

•91 Freeway Visibility

•Signage Opportunity

•Class A Tenant Base



**Transtar**  
Commercial Brokers

3380 Tyler St  
Riverside, CA 92503

**Allan Orue**  
**(714) 947 - 3050**  
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DRE #01888412

# CENTER HIGHLIGHTS & TENANT BASE



## Center Highlights

- 91 Freeway Visibility (215,000 ADT)
- Signage Opportunity
- Class A Tenant Base
- 15,000 SF of Enclosed Outside Space
- Along route to Tyler Mall
- Immediately off Tyler St. Exit
- Signalized Intersection w/ dedicated turn lane
- Approx 280 Parking Spaces at the Center



## Tenant Base



**planet  
fitness**

Coming Soon



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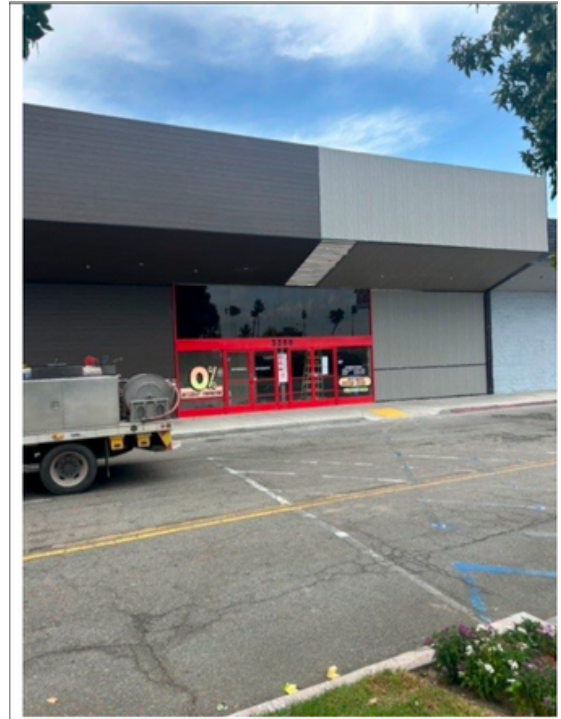
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# Renovation Highlights

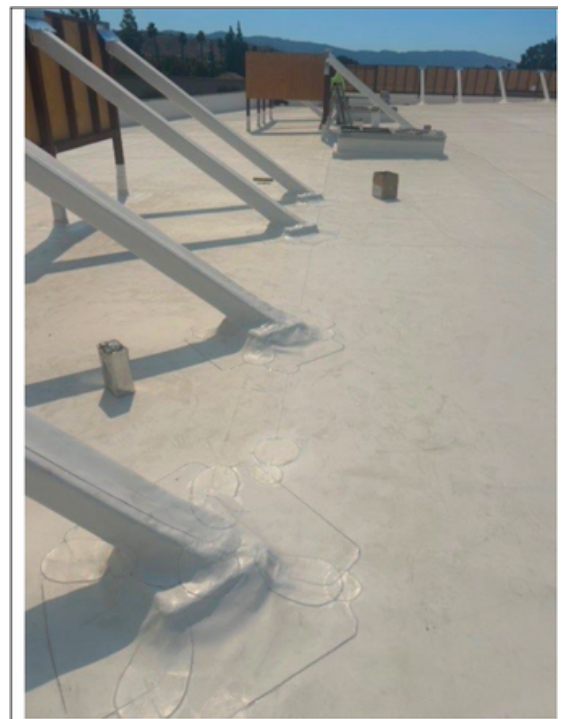


## Renovation Highlights

- Roof: New 60mil TPO (20-year warranty) with R-30 insulation.
- Interior: Firred, insulated, drywall (level 3 finish), primed.
- HVAC: (4) New 10-ton Trane Roof Top Heat Pumps with drop diffusers.
- Electrical: 1000 Amp service (480/277v, 3-phase), independent metered, (2) 225amp house panels.
- Utilities: Riverside Public Utility for water and sewer, sub-metered; SoCalGas expansion-ready.
- Internet: AT&T Fiber ready with street conduit in place.
- Exterior Signage: 30 sq. ft. approved Pylon panel; façade access with electrical.
- Adding parking spaces to the west side of the space.



New Façade under progress



New Roof

# AERIAL VIEW & AVERAGE DAILY TRAFFIC



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# STREET VIEW & LINE OUT DRAWING



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