

LA SIERRA PLAZA

3800–3870 La Sierra Avenue
Riverside, CA 92505



Magnolia Ave

Argent
RETAIL ADVISORS

La Sierra Ave

FOR LEASE

La Sierra Plaza
3800–3870 La Sierra Avenue | Riverside, CA 92505



TERRY BORTNICK
President

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THOMAS TWAY
Managing Director

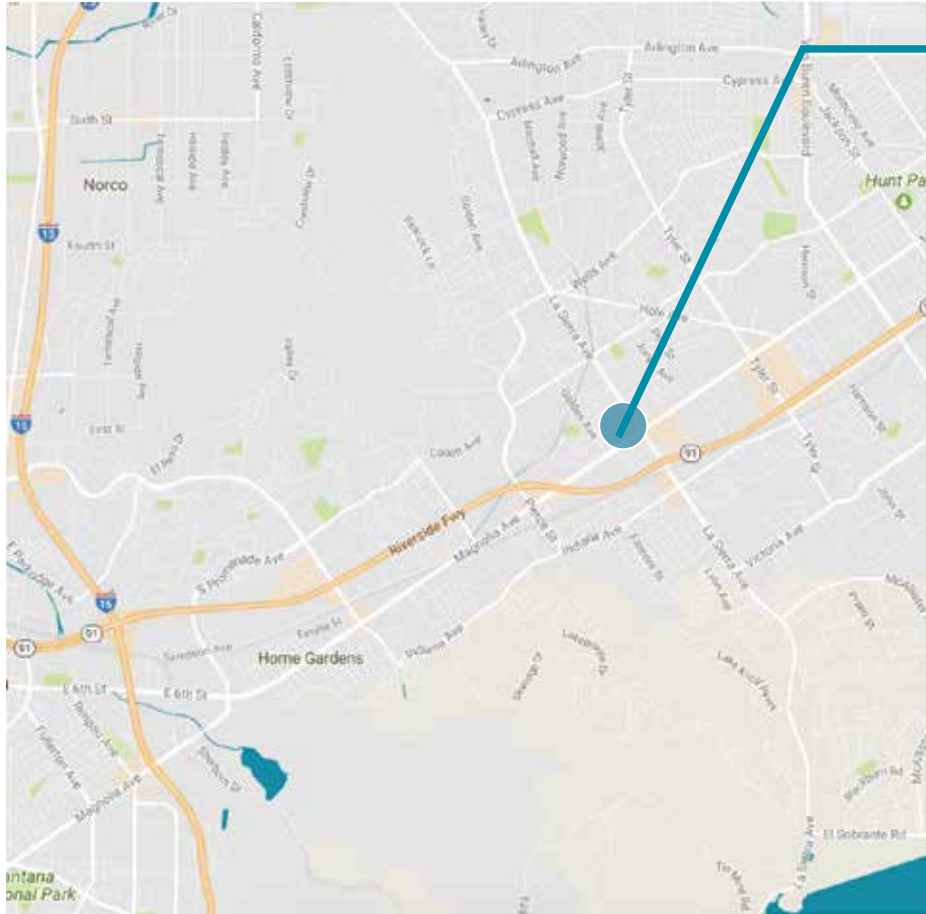
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PROPERTY HIGHLIGHTS:

- Anchored by high volume Cardenas Supermarket
- SEC La Sierra Ave/Magnolia Ave, two of the areas primary thoroughfares
- Traffic counts of approximately 58,471 ADT
- One block from Kaiser Hospital
- Located just off the 91 FWY
- High daytime population with approximately 28,093 workers in a 2-mile radius
- Restaurant space available (1,400 SF)

DEMOGRAPHICS:

2019 Estimates	1 Mile	2 Miles	3 Miles
Population	26,407	72,901	136,436
AHH Income	\$71,997	\$77,243	\$81,748



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Suite	Tenant	Sq. Ft.
3800a	Weight Loss	2,879
3800b	Government Office	3,061
3812	Government Office	4,058
3814	Richard Hawkins, DDS	1,650
3816	AVAILABLE	1,632
3818	Water Shop	900
3820	LaSierra SmokeShop	1,200
3822	Nail Salon	900
3824	Dr. Anthony Worth, O.D.	900
3826	Style Cuts	900
3828	Eyebrow Threading	960
3830	Available	1,430
3832	HEARx West, LLC	2,000
3834-3836	H&R Block	3,200
3838	Advance America	2,000
3840	Cardenas Supermarket	36,800
3844	Homestreet Bank	4,200
3848	Don Jose's Mexican Restaurant	7,254
3850	Wienerschnitzel	3,500
3856	Available	7,000
3860	Express Nails	1,400
3862	Boost Mobile	1,400
3864	Plaza Coin Laundry	1,400
3866	Fuego 360	1,400
3868	La Sierra Beauty Supply	1,400
3870	Post Box & More	1,400



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