

Retail Pads Available  
**NEC Magnolia Ave. & La Sierra Ave.**  
Riverside, CA





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SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTHEAST ELEVATION



NORTHWEST ELEVATION

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WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION





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## Features

- 11,001 SF free standing restaurant, and 10,500 SF multi-tenant pad
- Located just one block off the 91 freeway at the La Sierra Ave. exit
- Situated on high traffic, signalized corner of Magnolia and La Sierra Ave.
- Rare pad opportunities in project anchored by LA Fitness and Walgreens
- 4,000 employees across the street at Kaiser Permanente Riverside Medical Center
- Just down the street from Galleria at Tyler Mall anchored by Nordstrom, Macy's and Forever 21

### Demographics:

|                            | 1 mile   | 3 mile   | 5 mile   |
|----------------------------|----------|----------|----------|
| <b>Population:</b>         | 22,591   | 127,587  | 232,659  |
| <b>Daytime Population:</b> | 9,848    | 41,427   | 90,686   |
| <b>Average HH Income:</b>  | \$63,544 | \$72,393 | \$73,087 |

### Traffic Counts:

|  |                       |
|--|-----------------------|
| <b>Diana Ave. at CA-91</b>             | ±186,000 cars per day |
| <b>La Sierra Ave. at Magnolia Ave.</b> | ±37,442 cars per day  |
| <b>Magnolia Ave. at Polk St.</b>       | ±26,727 cars per day  |
| <b>Magnolia Ave. at La Sierra Ave.</b> | ±28,440 cars per day  |

### For More Information:

**Bryan Norcott**  
 Executive Vice President  
 Bryan.Norcott@ngkf.com  
 213.298.3595  
 License: 01200077

**Dan Samulski**  
 Senior Managing Director  
 Dan.Samulski@ngkf.com  
 949.608.2064  
 License: 01251771



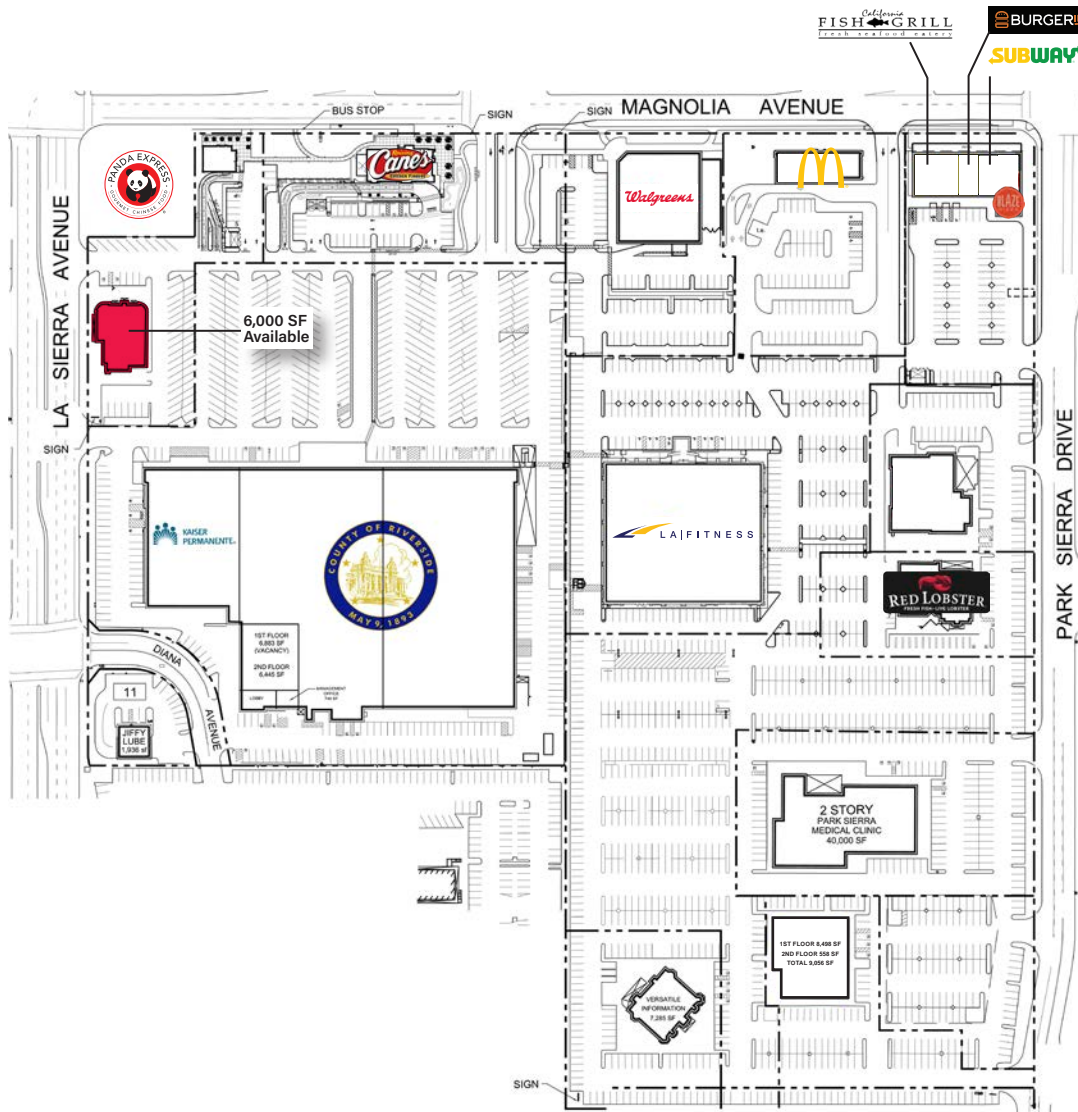
700 S. Flower Street  
 Suite 2500  
 Los Angeles, CA 90017  
 Corporate License: 01355491

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# Retail Pads Available

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**Available Pads**  
**Pad B: 1,500 SF - 6,000 SF**

| AREA ANALYSIS  |              |                       |
|--|--------------|-----------------------|
| <b>PROJECT DATA:</b><br>SITE AREA: 2,756,732 63.3 Ac |              |                       |
| <b>BUILDING USES:</b>                                | <b>AREA:</b> | <b>PARKING REQ'D:</b> |
| TOTAL OFFICE USE:                                    | 145,751 SF   | 584                   |
| STRAW HAT PIZZA:                                     | 6,000 SF     | 60                    |
| RAISING CANES:                                       | 4,487 SF     | 45                    |
| RESTAURANT:  | 6,000 SF     | 60                    |
| RED LOBSTER  | 8,047 SF     | 81                    |
| FARRELL'S 1ST FLOOR RESTAURANT                       | 8,498 SF     | 85                    |
| MCDONALDS RESTAURANT:                                | 5,154 SF     | 52                    |
| RESTAURANT:  | 9,520 SF     | 96                    |
| RESTAURANT:  | 1,572 SF     | 16                    |
| SUB-TOTAL (FOOD USE)                                 |              | 602                   |
| JIFFY LUBE   | 1,936 SF     | 10                    |
| WALGREENS  | 14,500 SF    | 58                    |
| RETAIL   | 4,500 SF     | 18                    |
| VERSATILE INFORMATION                                | 7,285 SF     | 29                    |
| FARRELL'S SECOND FLOOR OFFICE                        | 558 SF       | 2                     |
| SUB-TOTAL (RETAIL USE)                               |              | 117                   |
| PARK SIERRA MEDICAL CLINIC                           | 40,000 SF    | 223                   |
| LA FITNESS (GYM)                                     | 45,000 SF    | 300 SF                |
| TOTAL AREA:  |              | 319,339 SF 1,824      |
| <b>PARKING DATA:</b>                                 |              |                       |
| REQUIRED:  |              |                       |
| OFFICE:  | (1/250 SF)   | 584 STALLS            |
| GYM:   | (1/150 SF)   | 300 STALLS            |
| RETAIL:  | (1/250 SF)   | 117 STALLS            |
| FOOD USE:  | (1/100 SF)   | 602 STALLS            |
| MEDICAL CLINIC:                                      | (1/180 SF)   | 223 STALLS            |
| TOTAL REQUIRED                                       |              | 1,826 STALLS          |
| <b>PROVIDED:</b>                                     |              |                       |
| HANDICAP (9'X18'):                                   |              | 62 STALLS             |
| STANDARD (9'X18'):                                   |              | 1,996 STALLS          |

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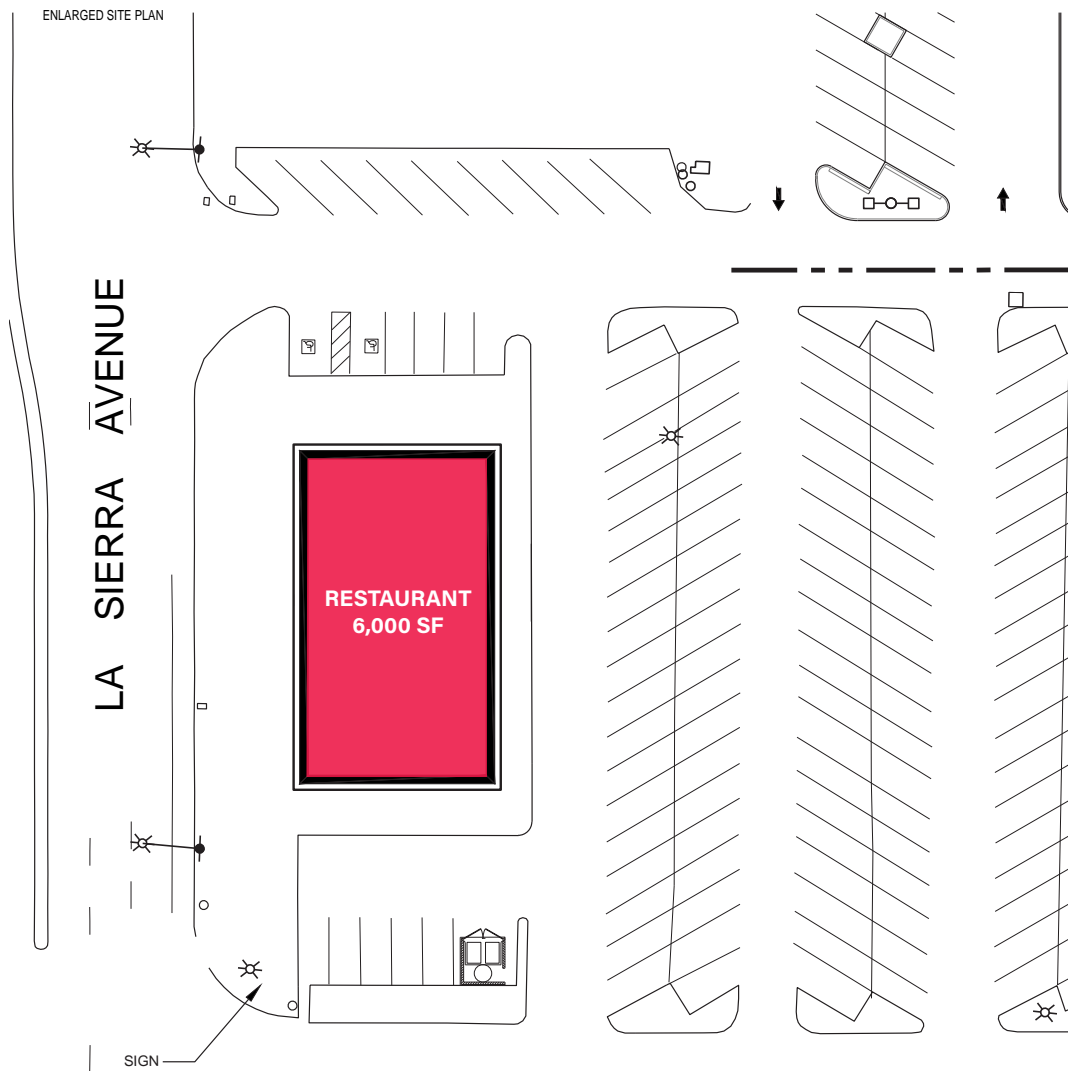
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6,000 SF Retail Pad Available

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 Available Pad



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