

FOR LEASE

MAIN NINE

±3,100 SF Street-Front Retail/Creative Office Opportunity in Downtown Riverside

3870 MAIN STREET, SUITE 100, RIVERSIDE, CA 92501

RETAIL/OFFICE
AVAILABLE

GROUND LEVEL RETAIL

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±3,100 SF Street-Front Retail/Creative Office Opportunity

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Downtown Riverside offers a dynamic mix of residential density, government and professional employment, dining, and entertainment – all within a walkable Main Street environment. Retail and office users benefit from steady daytime workforce traffic and strong evening and weekend activity driven by restaurants, bars, and cultural venues.



MAIN+NINE

AN EXCELLENT OPPORTUNITY FOR
TENANTS SEEKING A WELL-LOCATED
DOWNTOWN RIVERSIDE PRESENCE
WITH STRONG STREET EXPOSURE AND
BUILT-IN MIXED-USE SYNERGY

- Position your business at the center of Downtown Riverside's most walkable corridor. This ±3,100 square foot ground-floor retail/office opportunity offers prominent Main Street frontage within a modern mixed-use building (36 residential units), delivering exceptional visibility and steady pedestrian activity. Surrounded by dining, entertainment, residential density, and civic uses, the space benefits from built-in daytime and evening traffic
- Nearby Main Street Promenade, City Hall, courthouse district, Mission Inn, and surrounding restaurant and retail corridor

CORNER RETAIL/OFFICE SPACE AVAILABLE

APPROX. 32,500 CPD

DEMOGRAPHICS

*Source: Esri

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	17,555	116,042	247,681
2030 Population	17,978	119,605	254,590
Median Age	34.8	32.2	33.9
Average Family Size	3.45	3.52	3.58
Total Daytime Population	49,185	158,747	270,414
Workers	39,649	94,311	135,702
Residents	9,536	64,436	134,712

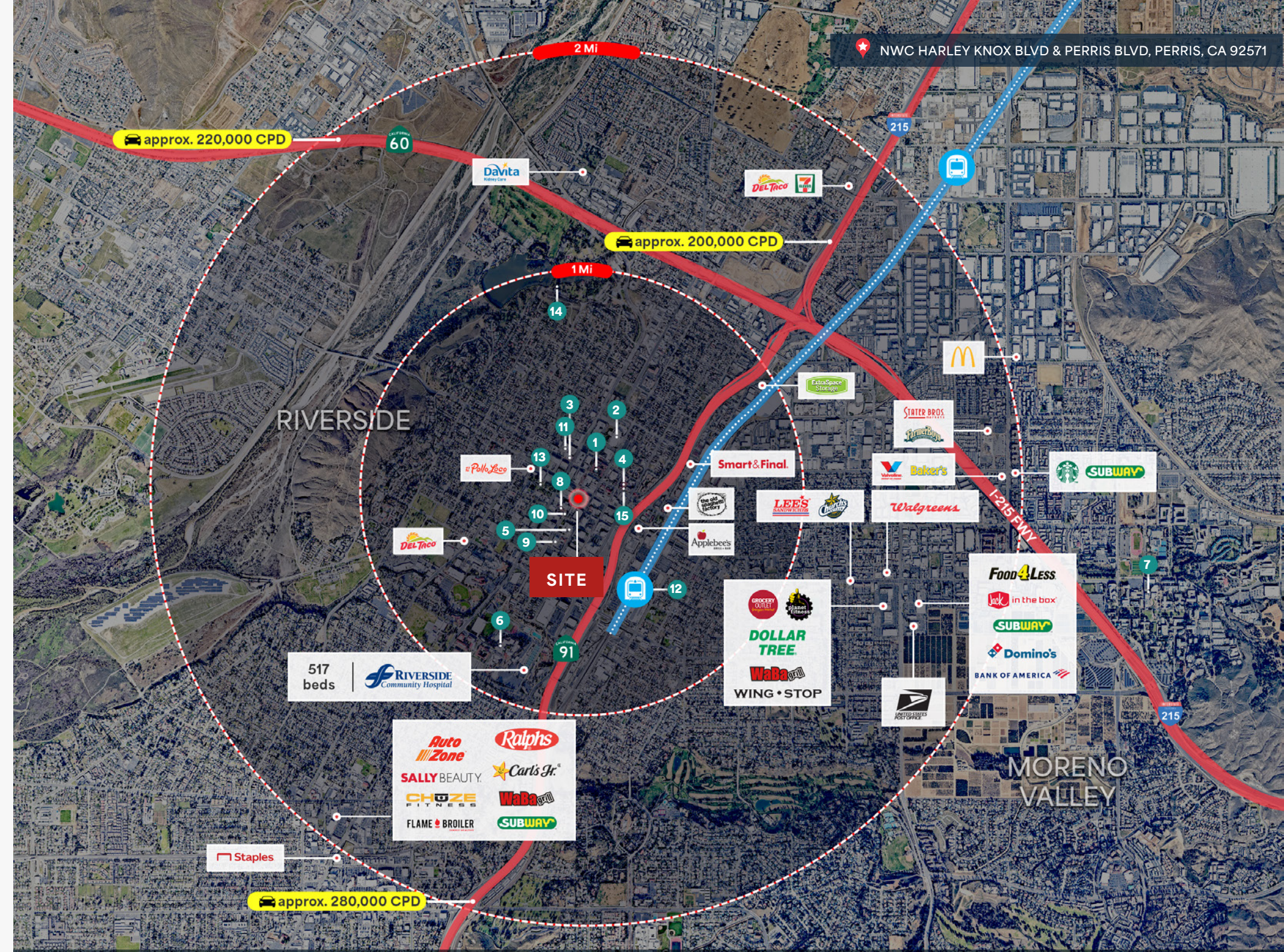
2025 INCOME	1 MILE	3 MILES	5 MILES
Median Household Income	\$76,701	\$81,325	\$90,264
Average Household Income	\$96,471	\$103,791	\$114,068

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White Alone	32.7%	32.6%	33.6%
Black Alone	7.1%	7.0%	6.2%
American Indian/Alaska Native Alone	2.3%	2.3%	2.1%
Asian Alone	2.6%	6.3%	6.6%
Pacific Islander Alone	0.3%	0.3%	0.3%
Other Race	38.5%	35.1%	34.1%
Two or More Races	16.5%	16.5%	17.1%
Hispanic Origin (Any Race)	63.5%	59.8%	59.8%

DOWNTOWN RIVERSIDE AREA HIGHLIGHTS

- 1 Mission Inn Hotel & Spa
- 2 Riverside Convention Center
- 3 Fox Performing Arts Center
- 4 Riverside Municipal Auditorium
- 5 Riverside County Historic Courthouse
- 6 Riverside City College (RCC)
- 7 UC Riverside
- 8 Riverside City Hall
- 9 County & Federal Courthouses
- 10 Main Street Pedestrian Mall
- 11 Food Lab Riverside
- 12 Riverside-Dwntown Metrolink Station
21,000 riders per weekday in early 2025
- 13 White Park
- 14 Fairmount Park
- 15 Riverside Art Museum

BE PART OF THE ESTABLISH TENANT MIX





Retail/Office at the Heart of Downtown Riverside

FOR MORE INFORMATION CONTACT

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