

# FOR LEASE



**RIVERSIDE**  
CENTRAL

SWC CENTRAL AVE  
& DE ANZA AVE  
RIVERSIDE, CA

OPEN AIR FOOD HALL SUITES AVAILABLE

**CBRE**





# PROPERTY HIGHLIGHTS



Modern, sleek, and inviting open-air hall with ample seating and dedicated surface parking



Available suites ranging from 250-700 SF



Located across from the Riverside Plaza, 0.6 Miles from the 91 Fwy and less than 3 miles from Downtown Riverside



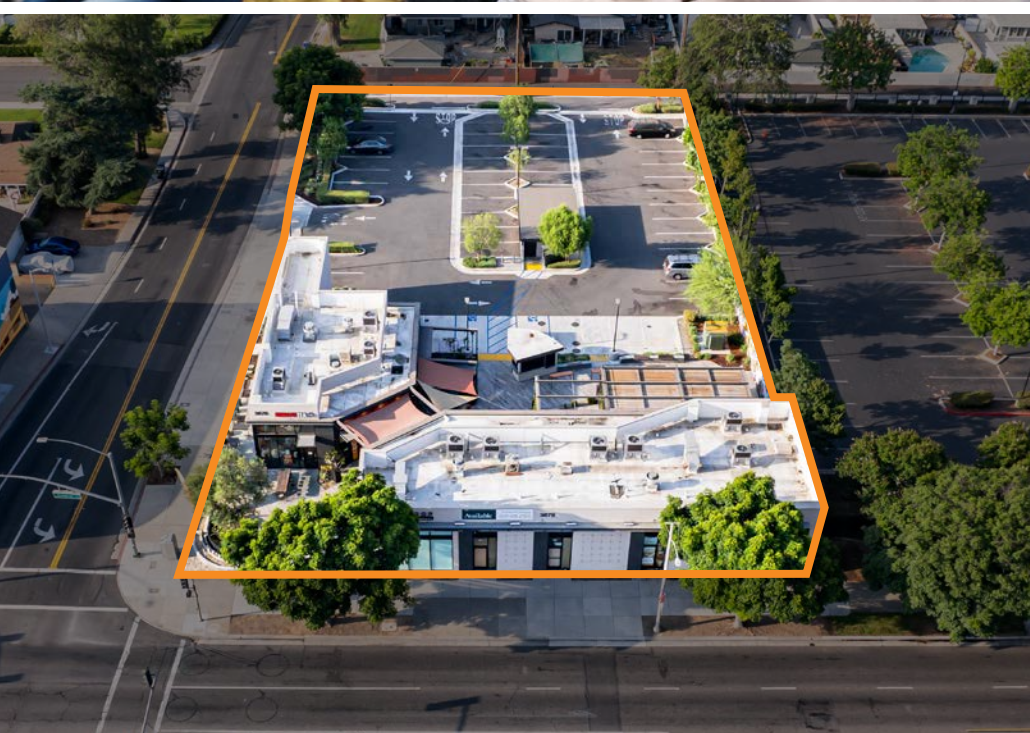
Access a large student population:  
UC Riverside (22,646), Cal Baptist University (11,580),  
Riverside City College (20,604)



Strong demographics within 3 Miles









# AVAILABILITIES





# RIVERSIDE AT A GLANCE



**118,931**

Population (3 Miles)



**143,006**

Daytime Population (3 Miles)



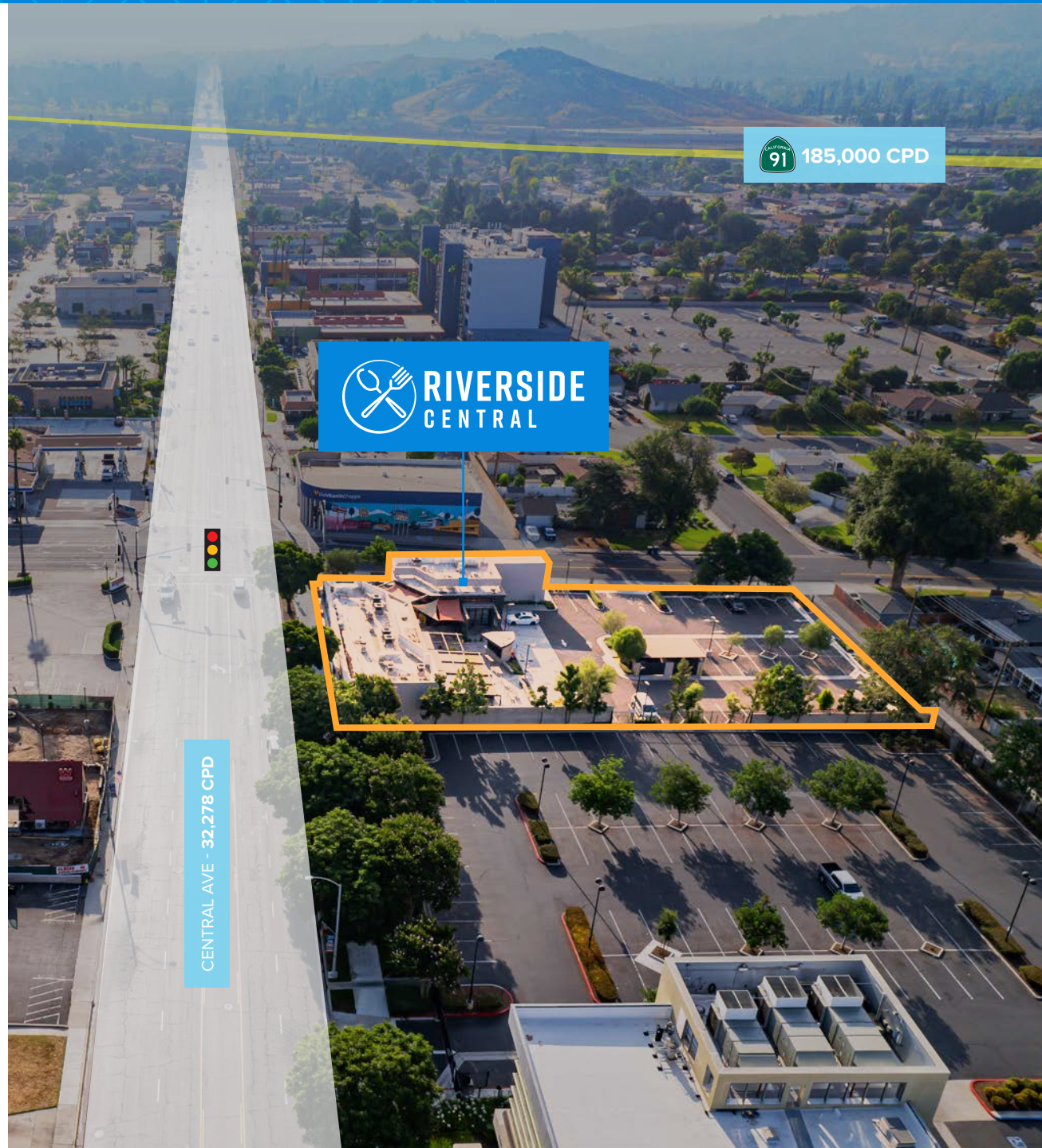
**\$118,807**

Avg. HH Income (3 Miles)



**54,830**

College Students  
(UC Riverside, Cal Baptist  
University, Riverside City College)



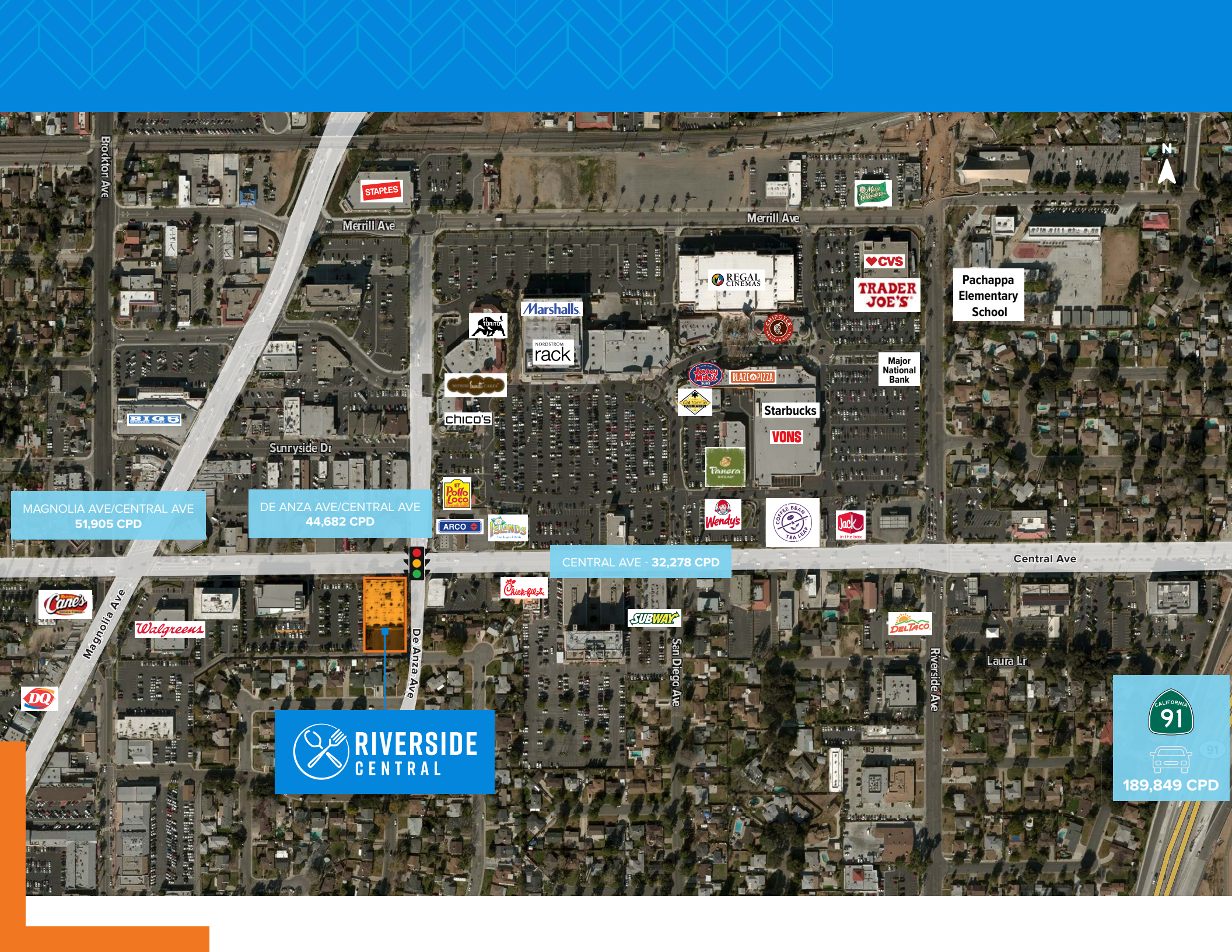
185,000 CPD



**RIVERSIDE  
CENTRAL**

CENTRAL AVE - 32,278 CPD





MAGNOLIA AVE/CENTRAL AVE  
51,905 CPD

DE ANZA AVE/CENTRAL AVE  
44,682 CPD

CENTRAL AVE - 32,278 CPD

 **RIVERSIDE**  
CENTRAL

  
189,849 CPD

STAPLES

Merrill Ave

Merrill Ave

Pachappa  
Elementary  
School

CVS  
TRADER  
JOE'S

Major  
National  
Bank

Marshalls  
NORDSTROM  
rack

chico's

Starbucks

VONS

Sunnyside Dr

Pollo  
Loco

ARCO

ISLANDS

happy  
mix

BLAZE PIZZA

Panera  
BREAD

Wendy's

COFFEE BEAN  
TEA LEAF

Jack  
in the box

Walgreens

Cane's

DQ

Chick-fil-A

SUBWAY

DELTA

Laura Ln

Riverside Ave

San Diego Ave

Magnolia Ave





**RIVERSIDE**  
**CENTRAL**

**BRANDON BEAUCHEMIN**

Lic. 01615732

+1 909 418 2000

[brandon.beauchemin@cbre.com](mailto:brandon.beauchemin@cbre.com)

**CBRE**

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