

FOR SALE AND LEASE

OFFICE | RETAIL | MEDICAL | FLEX

Move-In April 1, 2024

FACADE RENOVATIONS
START APRIL 1, 2024



Exciting Redevelopment Underway Near Tyler Galleria & La Sierra University

River Pointe

10769 Hole Avenue, Riverside, CA 92505

**LEE &
ASSOCIATES**
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Property Highlights

- ±37,601 SF neighborhood office/retail center undergoing exciting remodel with move-in April, 2024
- Small and large units available for lease and for sale (see availability on following page)
- Great zoning allows for office, retail, medical, and flex/light industrial
- Own your own commercial condo or lease
- 4 per 1,000 SF Parking Ratio
- Monument signage opportunities
- Walk to Ancho's Restaurant, a Riverside favorite since 1989
- Property located near Tyler Galleria in the heart of La Sierra neighborhood
- Future pad site also available for development
- Sale price and lease rate for individual units are on the following page

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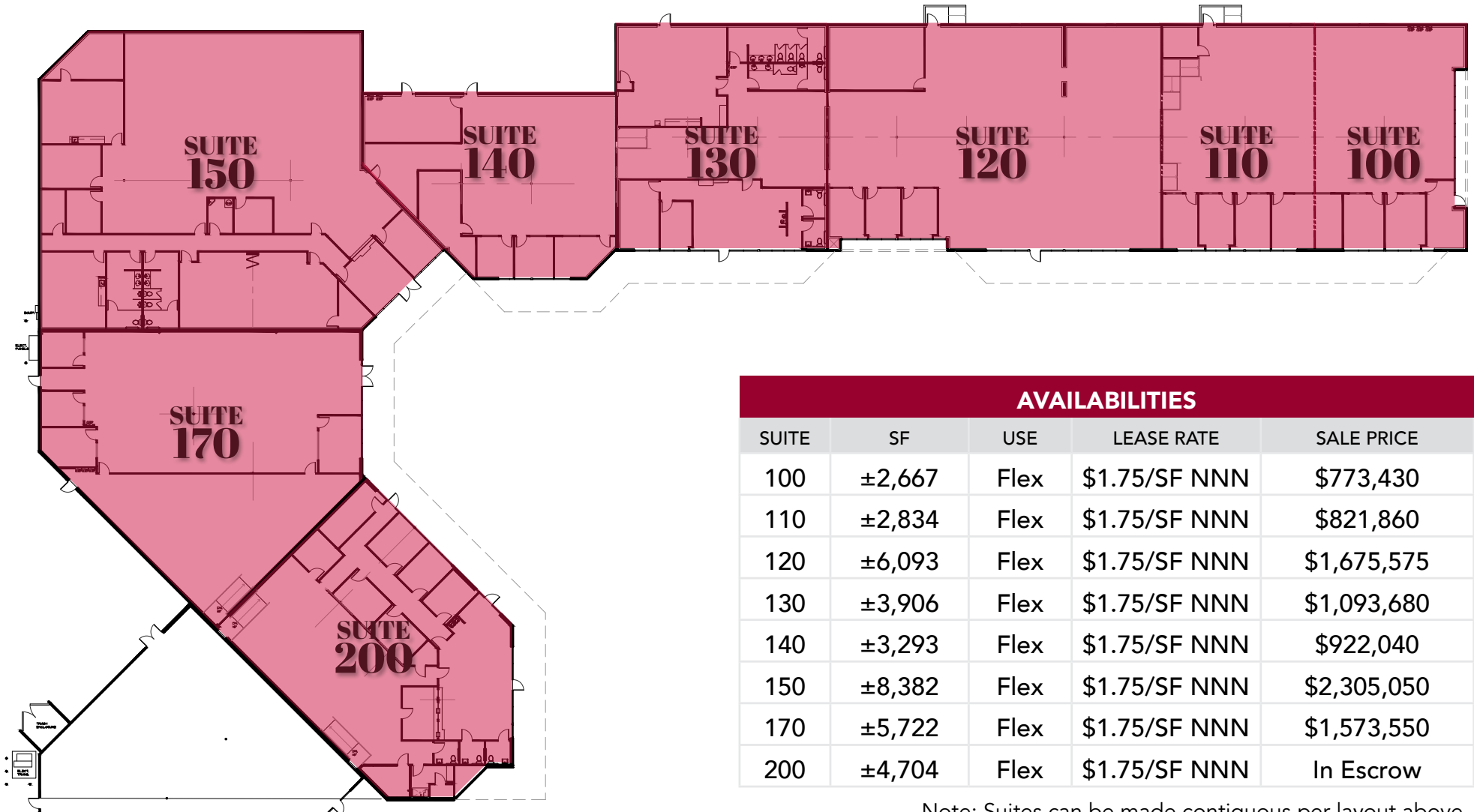
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Floor Plan & Availabilities

Up to ±37,601 RSF Available



AVAILABILITIES				
SUITE	SF	USE	LEASE RATE	SALE PRICE
100	±2,667	Flex	\$1.75/SF NNN	\$773,430
110	±2,834	Flex	\$1.75/SF NNN	\$821,860
120	±6,093	Flex	\$1.75/SF NNN	\$1,675,575
130	±3,906	Flex	\$1.75/SF NNN	\$1,093,680
140	±3,293	Flex	\$1.75/SF NNN	\$922,040
150	±8,382	Flex	\$1.75/SF NNN	\$2,305,050
170	±5,722	Flex	\$1.75/SF NNN	\$1,573,550
200	±4,704	Flex	\$1.75/SF NNN	In Escrow

Note: Suites can be made contiguous per layout above.

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±10,130 SF



±12,000 SF

±37,601 SF
AVAILABLE

Public Storage

HENDRICK AVE.

JONES AVE.

ANCHOS
SOUTHWEST
GRILL & BAR

HOLE AVE.



±1.2
MILES



±1.3
MILES

GALLERIA
AT TYLER

±1.5
MILES



±3.2
MILES



±4.1
MILES

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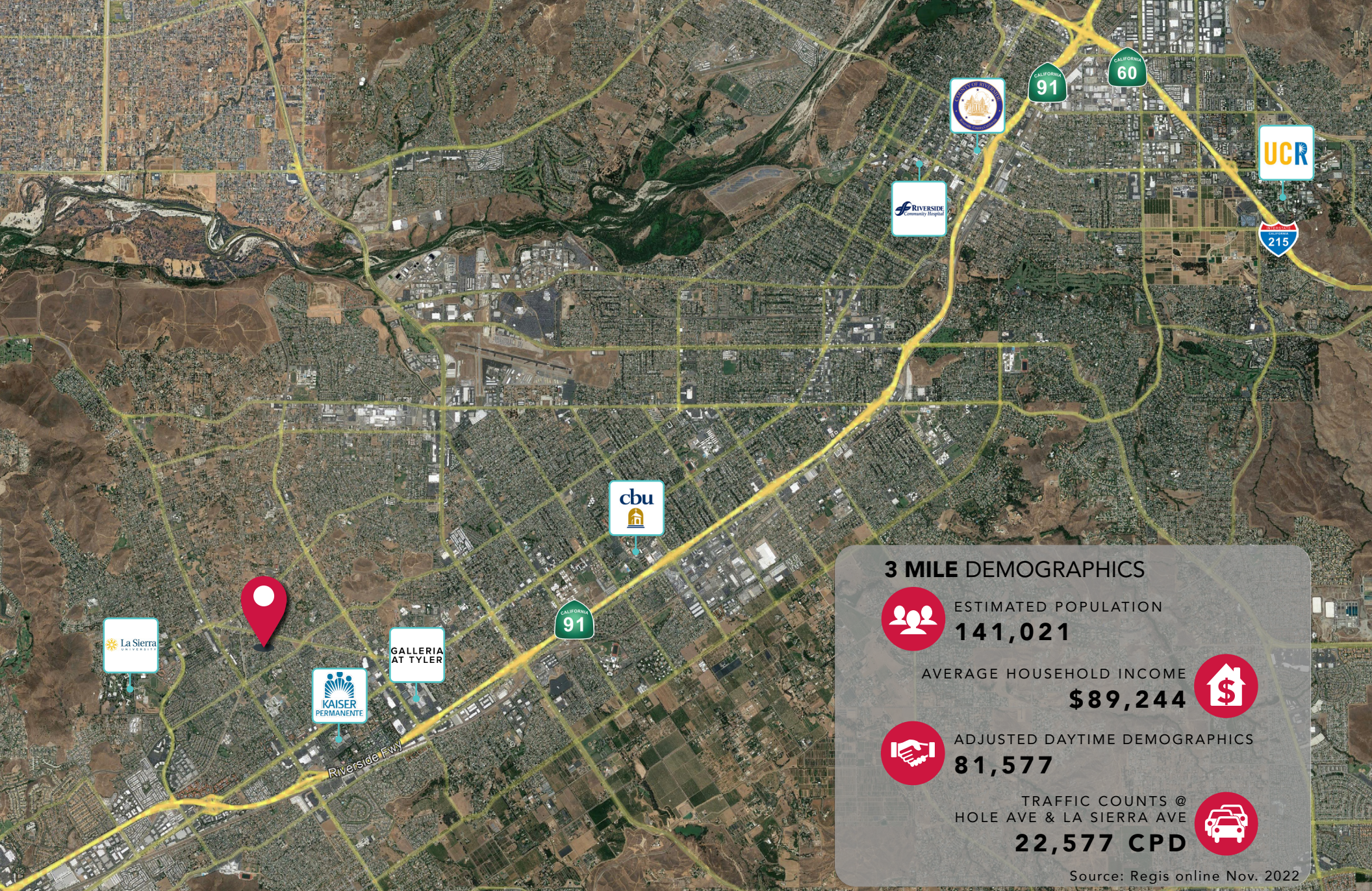
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3 MILE DEMOGRAPHICS



ESTIMATED POPULATION
141,021

AVERAGE HOUSEHOLD INCOME
\$89,244



ADJUSTED DAYTIME DEMOGRAPHICS
81,577

TRAFFIC COUNTS @
HOLE AVE & LA SIERRA AVE
22,577 CPD



Source: Regis online Nov. 2022

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