

TYLER CENTER

SHOP

EXPLORE

**15,000 SF Available
July 2024**

**Rental Rate: \$19 / sf / year
NNN Estimates: \$3.30 / sf / year**

•91 Freeway Visibility

•Close to Tyler Mall

•Class A Tenant Base



Transtar
Commercial Brokers

3384 Tyler St
Riverside, CA 92503

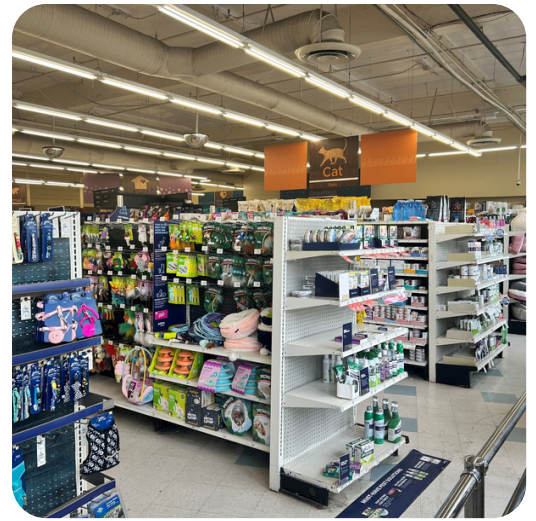
Allan Orue
(714) 947 - 3050
Aorue@transtar.com

DRE #01888412

CENTER HIGHLIGHTS & TENANT BASE

Center Highlights

- **91 Freeway Visibility (215,000 ADT)**
- **Class A Tenant Base with Planet Fitness coming soon.**
- **Along route to Tyler Mall**
- **Immediately off Tyler St. Exit**
- **Signalized Intersection w/ dedicated turn lane**
- **Approx 280 Parking Spaces at the Center**
- **Electrical - 400Amp**
- **Flooring - White VCT (Vinyl)**
- **HVAC RTU - 20 Ton Traine (Recently Replaced)**



Tenant Base



**planet
fitness**

***Coming Soon**



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AERIAL VIEW & AVERAGE DAILY TRAFFIC



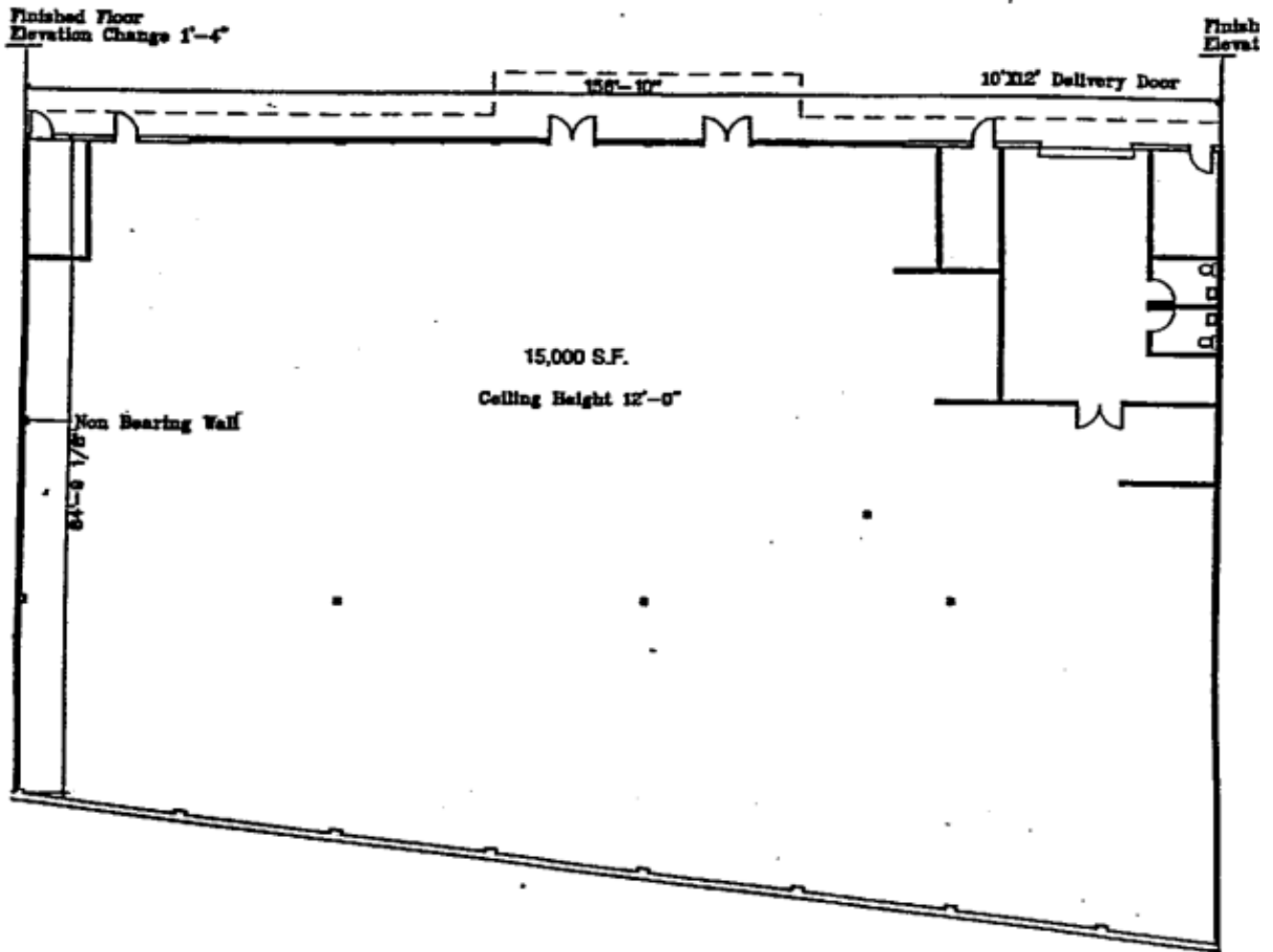
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STREET VIEW & LINE OUT DRAWING



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