

BUILDING FOR LEASE

±15,000 SF BUILDING ON ±2.5 AC RETAIL PAD AVAILABLE



DEMOGRAPHICS

3 MILE 2023

ESTIMATED POPULATION



141,171

AVERAGE HOUSEHOLD INCOME

\$92,764



DAYTIME POPULATION



122,694

TRAFFIC COUNTS

(VAN BUREN BLVD & ARLINGTON AVE)

~80,000 CPD



PROJECT HIGHLIGHTS

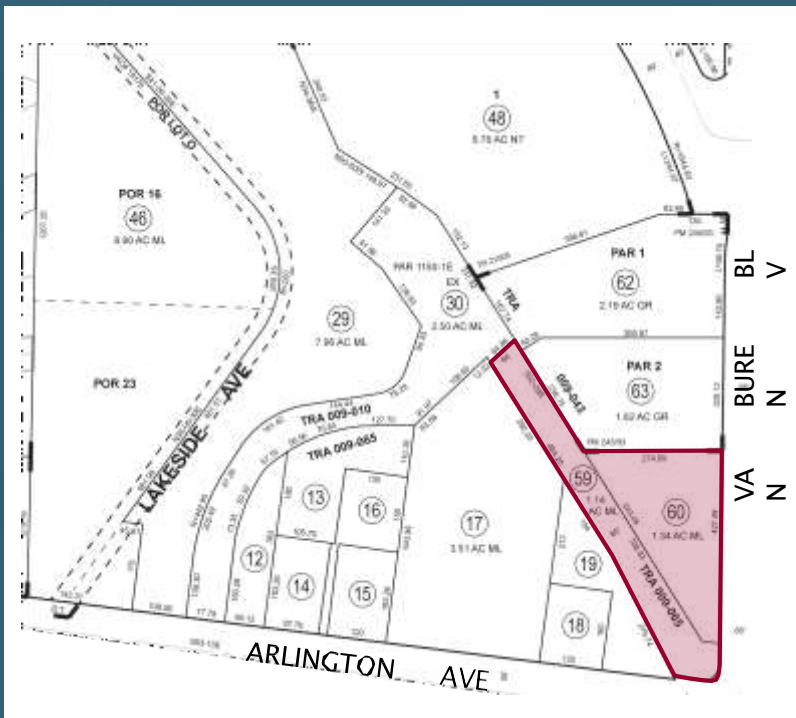
- ±15,000 SF Building on ±2.5 Acre Corner Pad with Drive-Thru
- Zoned Commercial Retail (CR)
- Ideal for Retail Use, Drive Thru Restaurant, Medical User, Banks/Financial Institutions or Sit Down Restaurant

- Prominent Site Located Along Van Buren Blvd, a Main North-South Retail Corridor Connecting 91 and 60 Freeways
- One of the Busiest Intersections with Traffic Counts of Approximately 80,000 CPD
- Potential to Demise Building or Redevelop Property

6444 VAN BUREN BOULEVARD, RIVERSIDE, CA

LEASING INFO: 310.270.9243

9034 W Sunset Boulevard
West Hollywood, CA 90069



PRICING & FINANCIAL SUMMARY

Property	Former Walgreens Pharmacy (Dark)
Property Address	6426-6444 Van Buren Blvd, Riverside, CA
Property Location	NWC Van Buren Blvd & Arlington Ave
Lot Size	2.5 AC
Building Size	15,000 SF

PROPERTY SUMMARY

PROPERTY ADDRESS:

6426-6444 Van Buren Blvd,
Riverside, CA 92503

ZONING:

CR, City of Riverside

TOTAL BUILDING AREA:

±15,000

BUILDING TENANCY:

Single Tenant

SITE AREA:

±2.5 Acres

PARKING RATIO:

4.75 / 1,000 SF

YEAR BUILT:

2010

INGRESS/EGRESS:

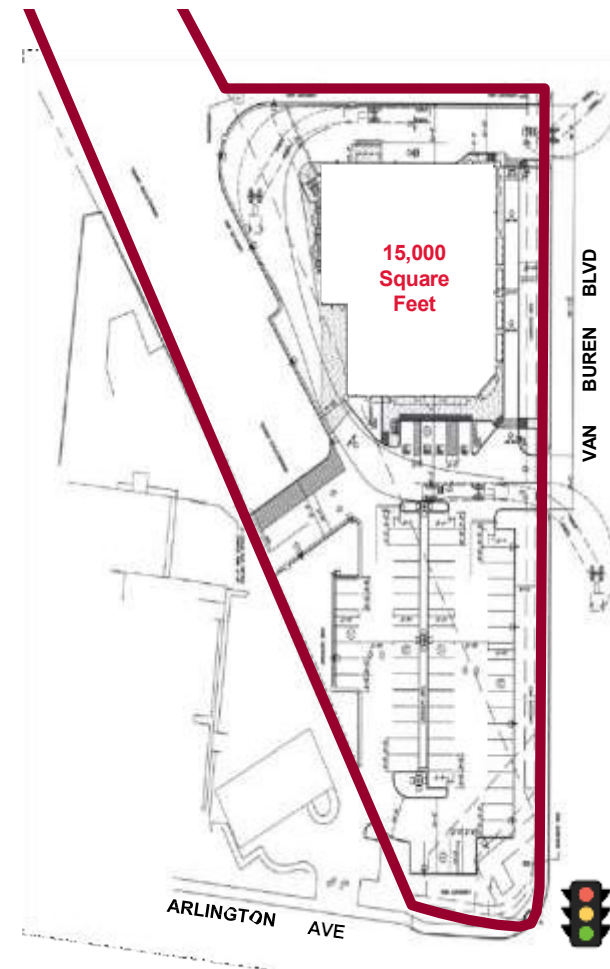
Four Ingress/Egress
Points

APN(S):

155-290-059 & 060

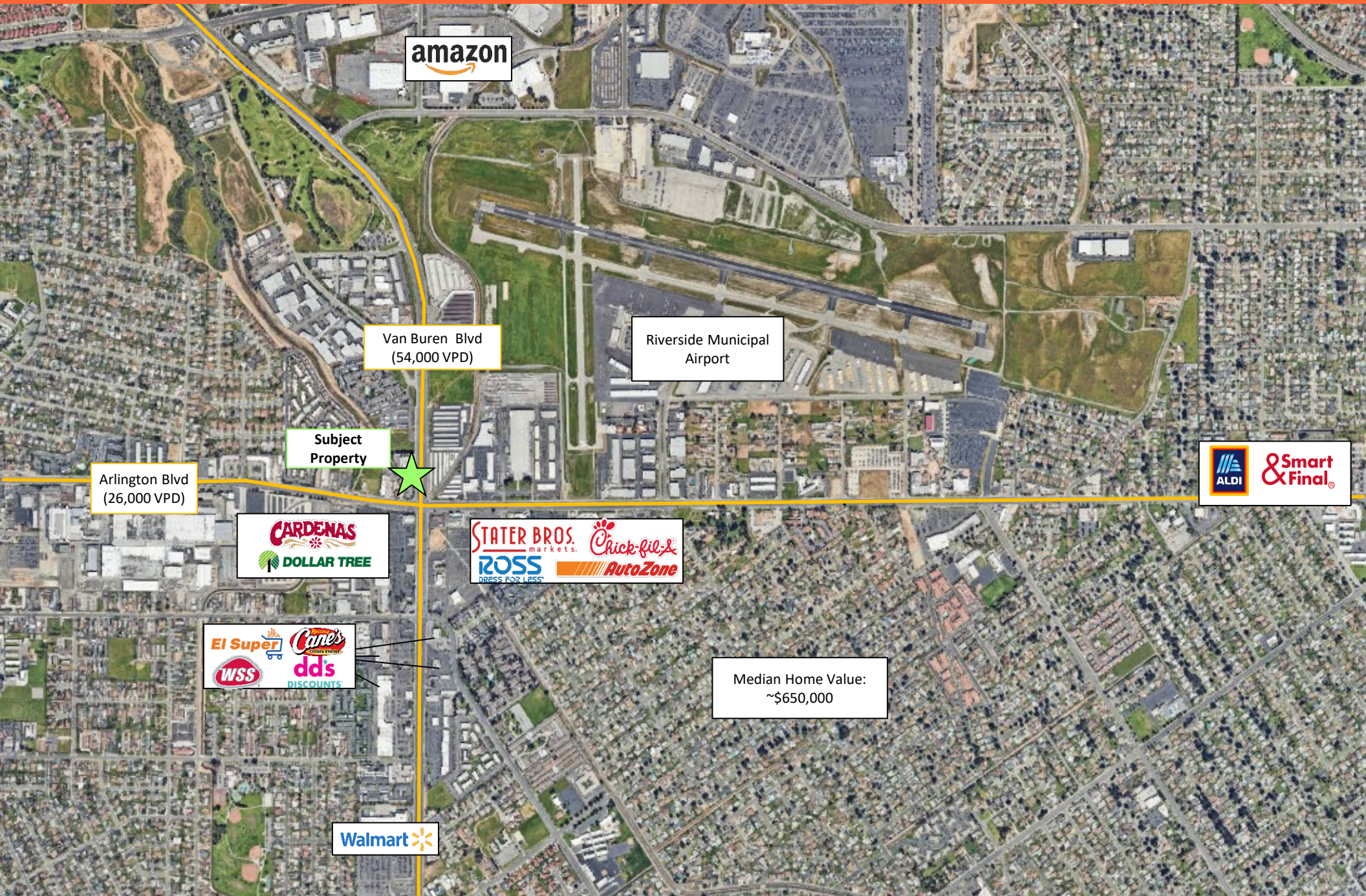
MONUMENT SIGN:

Existing Monument Sign
on Hard Corner



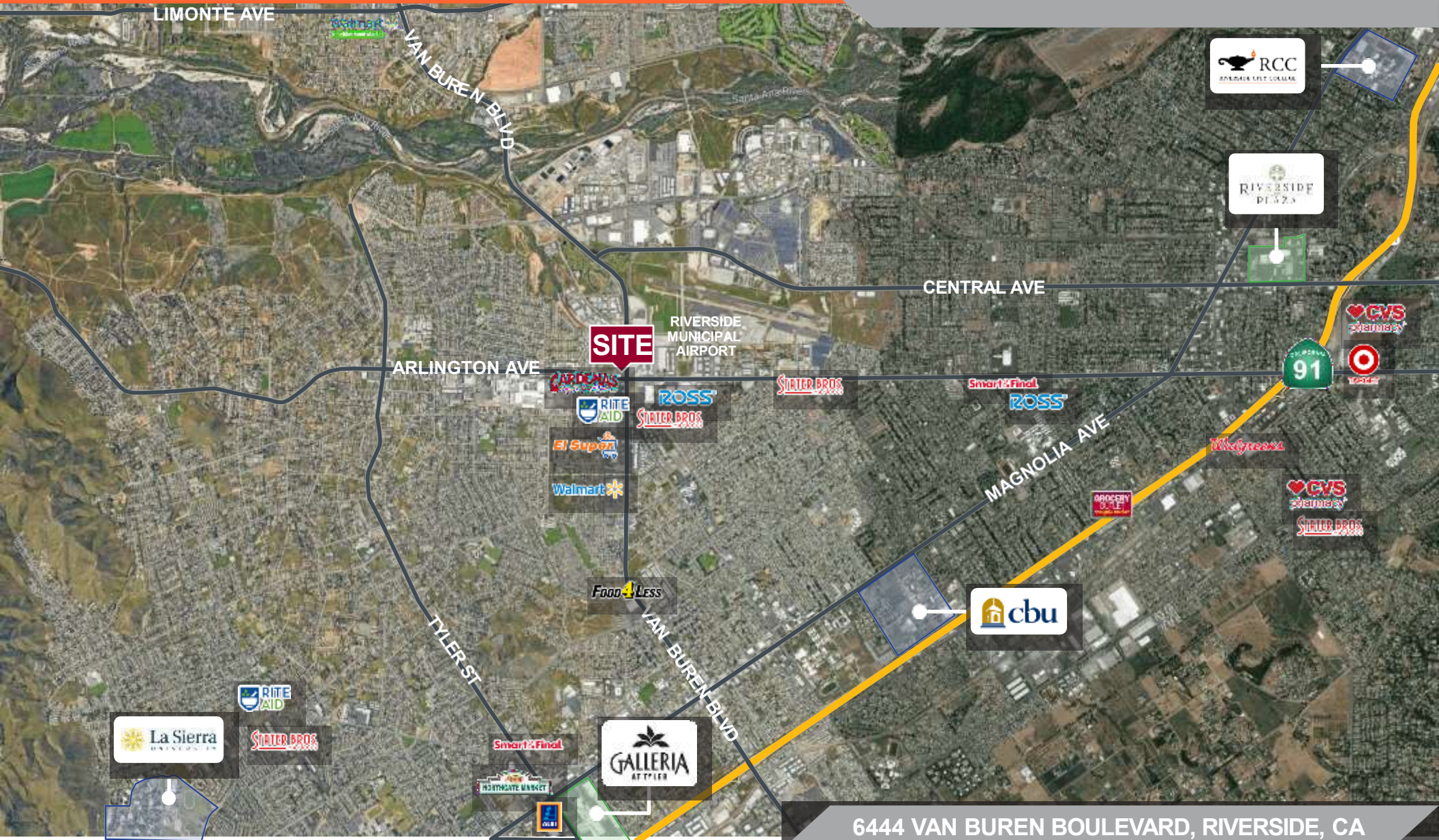
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Charles Company