

FOR LEASE/SALE FORMER BANK BLDG

16920 VAN BUREN BLVD
RIVERSIDE, CA 92504

3,091 SF
FREESTANDING
BUILDING ON
0.59 AC

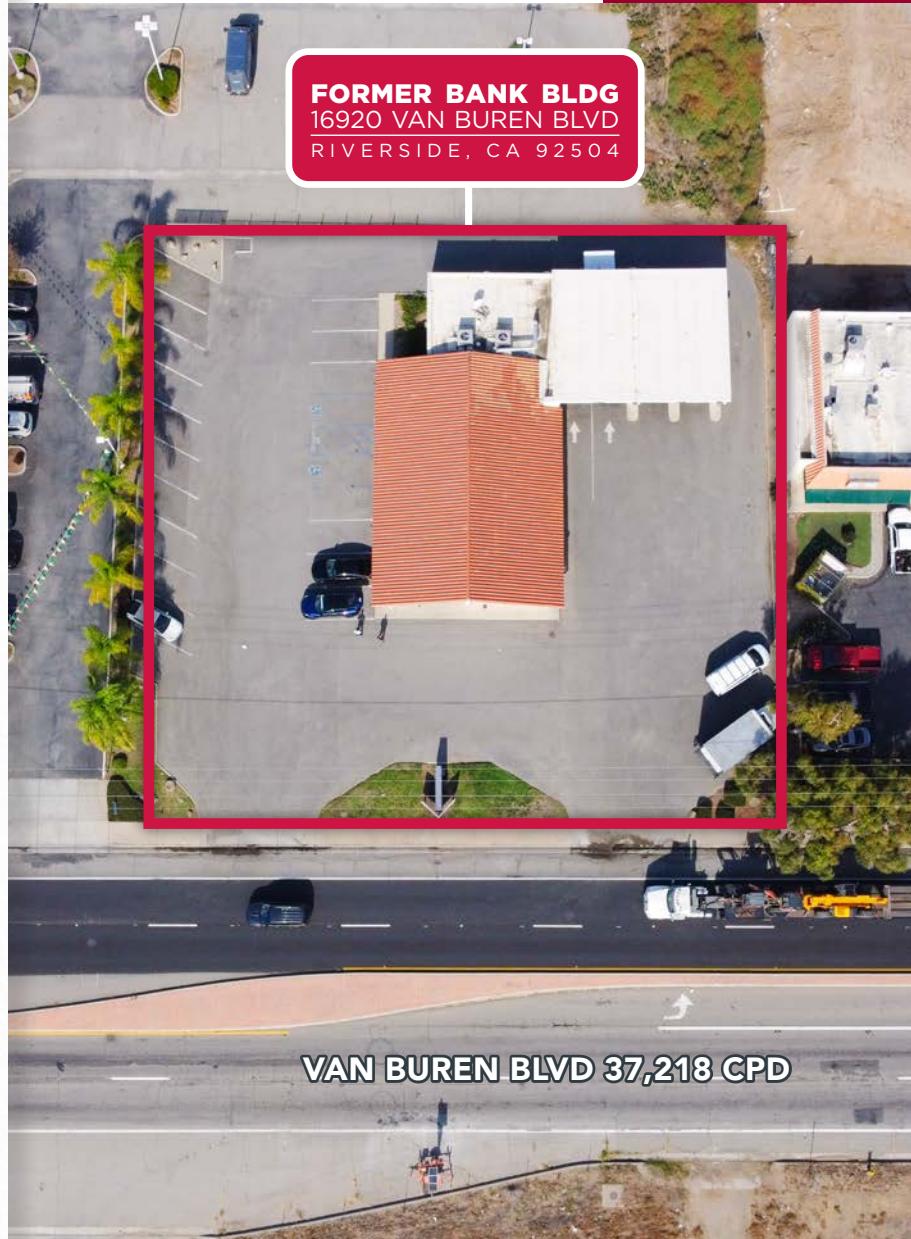


PROPERTY SUMMARY

	Property Address	16920 Van Buren Boulevard, Riverside, CA 92504
	APN	273-141-008
	Lot Size	±25,700 SF (0.59 AC)
	Building Square Feet	±3,090 SF
	Zoning	C-P-S Scenic Highway Commercial

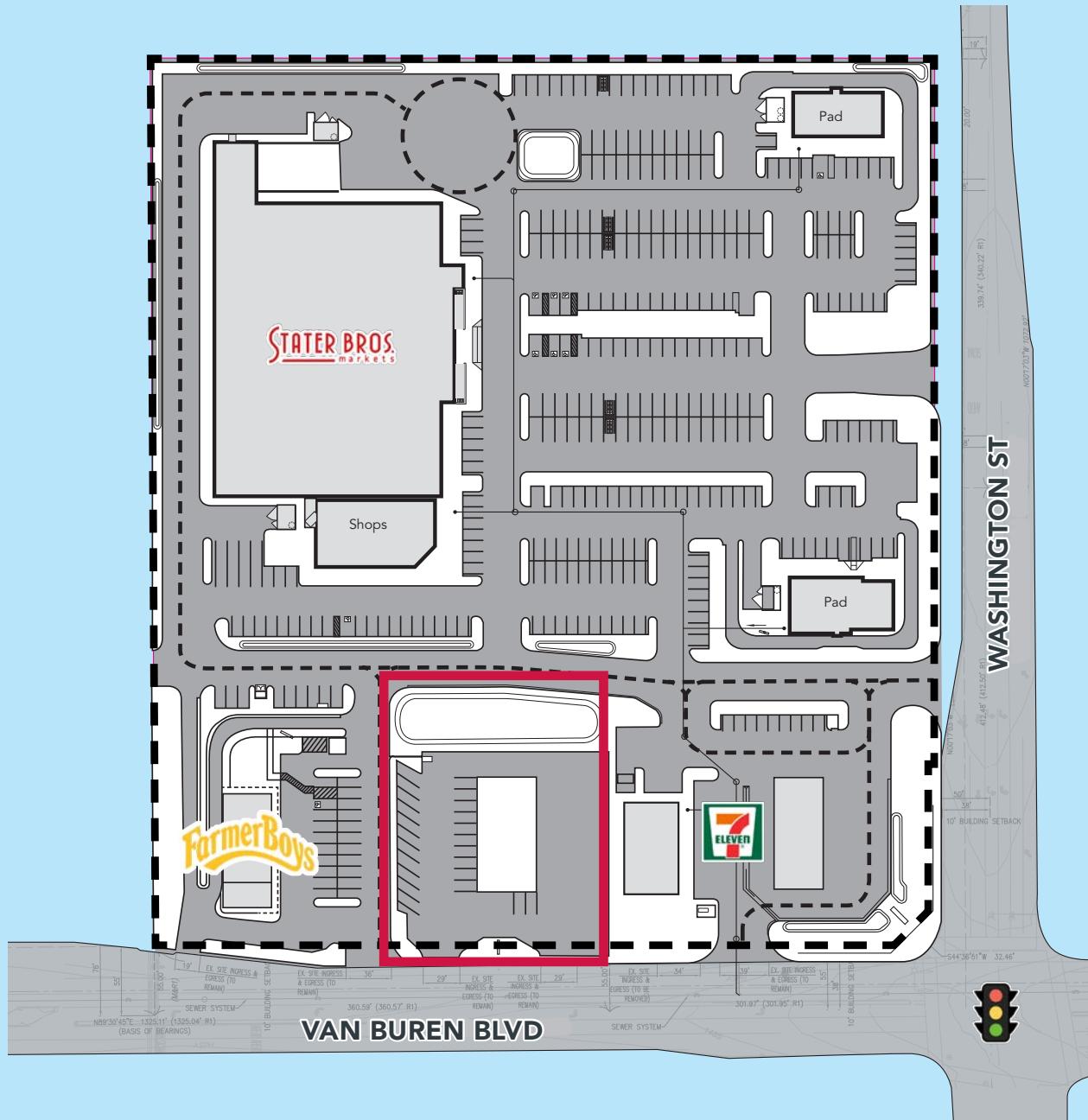
PROPERTY HIGHLIGHTS

- Former Bank building: Opportunity to either lease or purchase
- Located at the entrance to a proposed Stater Bros supermarket development. Projected to start construction in Summer 2026. Call broker for detail.
- Building includes reception area, offices, kitchen, two restrooms and drive-thru lanes with existing monument sign
- Rectangular-shaped parcel with about 170 ft of frontage on Van Buren Boulevard
- Zoned C-P-S (Scenic Highway Commercial) allows a wide range of office, retail, and restaurants uses
- Property located near the one of the busiest intersections on the Van Buren Boulevard corridor with over 54,000 cars per day
- Highly sought-after affluent area of Riverside with average household income of over \$190,000 within a 1-mile radius
- Over 123,000 residents and over 68,000 day-time population within a 5-mile radius
- Nearby national/regional tenants in the immediate area include Stater Bros, Michaels, Dollar Tree, Tractor Supply, Jack in the Box, 7-Eleven, Del Taco, Farmer Boys, proposed Quick Quack Car Wash





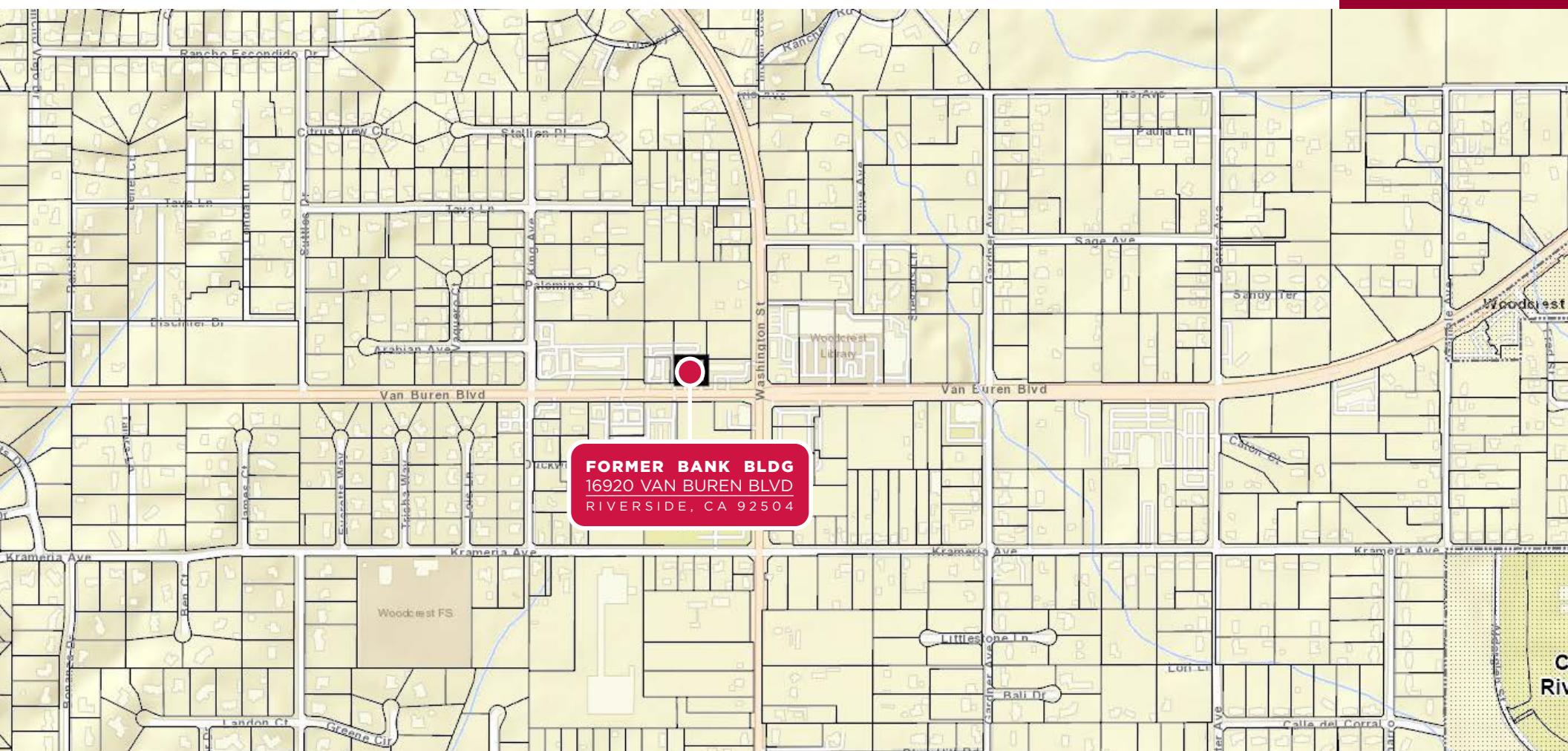
SITE PLAN



SURROUNDING TENANTS



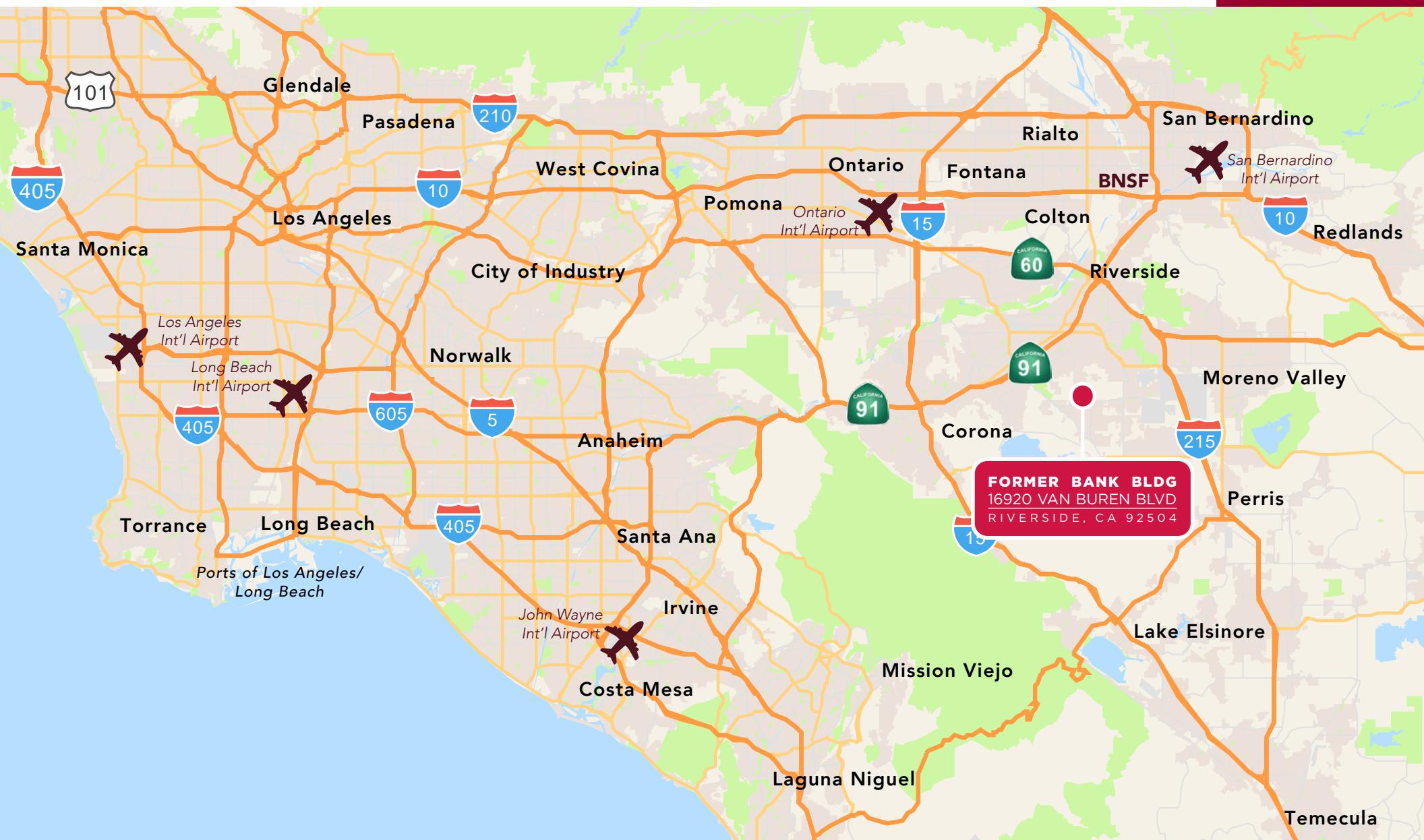
ZONING MAP



Zoning:

C-P-S (Scenic Highway Commercial)

REGIONAL MAP





The City of
RIVERSIDE

CITY OF ARTS AND INNOVATION | RIVERSIDE, CA

Riverside is a leading Southern California city offering a blend of hometown charm, history, and hospitality with the vision, energy, culture, and diversity of a sophisticated metropolitan area. With a population exceeding 317,558 residents, Riverside proudly holds the title of the 12th largest city in California and the 6th largest in Southern California, serving as the economic powerhouse of one of the fastest growing regions in the United States.

Boasting an exceptional quality of life and is on a continual upswing, every day brings new enhancements and opportunities for residents, making it a desirable place to live. It's no wonder the city was rated in the top 50 best areas in the U.S. for Starting a Business by Inc. Magazine, ranked #20 Best Counties for Young Professionals in California, and ranked Top 10 in the Digital Cities Survey in 2023. Riverside has also earned a spot in Inc. Magazine's Top 50 Surge Cities Index list. This national ranking recognizes Riverside as one of the 50 best areas in the U.S. for starting a business in 2020. Notably, Riverside excels in several key categories: #14 in net business creation, #16 in both job creation and wage growth, and #68 for Happiest Cities in America.

Riverside's economy thrives due to a variety of industries including advanced manufacturing, quality retail and services, four major medical facilities and institutions of higher education, local agriculture and related food system enterprises, and a growing base of clean- and green-tech research, development, technology, and manufacturing companies. As an important financial and professional center, Riverside offers the support of numerous legal, accounting, brokerage, architectural and engineering, air quality, sustainability and environmental stewardship firms, as well as banking institutions. Drawing interest and investment from a diverse population of creative and entrepreneurial residents, employees, students, business owners, and visitors, this community's excellence in embracing technology, workforce development, digital inclusion, arts, innovation, collaboration, and social capital continue to improve an already remarkable quality of life.

DEMOGRAPHICS

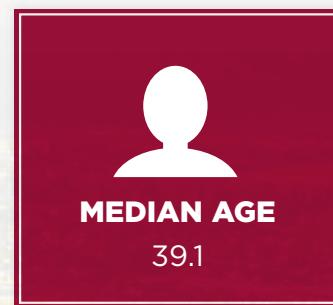
POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	3,815	37,482	123,394
2030 Projection	3,878	38,295	125,315
2020 Census	3,844	37,824	123,411
Total Employees	1,419	7,672	32,538
Daytime Population	2,661	18,901	68,722



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Estimate	1,147	11,057	37,412
2030 Projection	1,188	11,544	38,753
2020 Census	1,174	11,191	37,808
Average Household Income	\$191,638	\$182,615	\$155,746



RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
White:	50.3%	47.2%	44.2%
Hispanic or Latino:	41.7%	39.5%	46.6%
Black or African American:	6.5%	8.0%	7.6%
Asian:	8.1%	11.9%	9.3%
American Indian or Alaska Native:	1.8%	1.2%	1.5%
Other Race:	17.7%	16.8%	21.6%



FORMER BANK BLDG

16920 VAN BUREN BLVD

RIVERSIDE, CA 92504



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507, Corporate DRE#: 01048055