

SHOP SPACE FOR LEASE  
**RIVERWALK PLAZA**

3847 PIERCE STREET  
 RIVERSIDE, CA 92503



91 156,990 CPD

PIERCE AVE | 9,719 CPD

MAGNOLIA AVE | 29,478 CPD

**SITE**



**PROJECT HIGHLIGHTS**

- ◆ Two ±1,200 Sq. Ft. Retail Units Available For Lease
- ◆ Located on Pierce St and Magnolia, Directly off the 91 Freeway
- ◆ Incredible Freeway Visibility with all Stores and Signage Facing the 91 Freeway
- ◆ High Traffic and Visibility Retail Center
- ◆ Fully Occupied with Lots of Traffic
- ◆ Very Well Maintained 2005 Modern Construction
- ◆ Available Immediately

**NEARBY RETAILERS:**



Demographics	1-Mile	3-Miles	5-Miles
Est. 2019 Population:	19,178	115,286	255,210
Avg. Household Income:	\$81,514	\$81,348	\$78,334
Daytime Population:	6,782	41,015	1102,005
Average Household Size:	3	3.4	3.4

Source: CoStar



Contact:  
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 DRE #01788637

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, details and availability are subject to change without notice.

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