



Marcus & Millichap  
OVANESS-ROSTAMIAN GROUP



# MISSION GALLERIA

3700 MAIN STREET,  
RIVERSIDE, CA 92501



# MISSION GALLERIA

Marcus & Millichap  
OVANESS-ROSTAMIAN GROUP







# TABLE OF CONTENTS

---

3714 MAIN STREET, RIVERSIDE, CA 92501

EXECUTIVE SUMMARY

01

PROPERTY DESCRIPTION

02

FINANCIAL ANALYSIS

03

MARKET OVERVIEW

04

# NON - ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances,

PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap.

All rights reserved.

## NON - ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID: ZAE1050393

**Marcus & Millichap**  
**OVANESS-ROSTAMIAN GROUP**

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)



## MISSION GALLERIA

 **\$8,000,000**

### PROPERTY DESCRIPTION

Property Address	3700 Main Street
City, State, ZIP	Riverside, CA 92501
Total Building Area	54,000 SF
Total Land Area	13,939 SF (0.32 Acres)
Zoning	C3
APN	213-271-001
Parking Spaces	8
Year Built	1938
Building Price Per SF	\$148
Current CAP Rate	6.56%
ProForma CAP Rate	8.05%



# INVESTMENT HIGHLIGHTS

- Iconic & Historic Property – Generational Investment Opportunity
- Adaptive Re-Use Potential w/ Transformation into an Array of Different Uses
- Excellent Value-Add Opportunity
- Highly Desirable Mission District Location w/ Extensive Upside
- Located in Historic Downtown Riverside, Known for its Diverse Culture, Arts Scene, and Wide Range of Attractions from Nightlife to Museums, Hotels, Restaurants, Convention Center, and more
- Extremely Dense Demographics with Over 238,000 People in a 5-Mile Radius with an Average Household Income of \$97,045 and Average Household Retail Expenditure of \$78,520.





# INVESTMENT OVERVIEW

The Ovaness-Rostamian Group of Marcus and Millichap is pleased to present the iconic Mission Galleria Building for sale in Riverside, CA. Embrace a generational opportunity to acquire a piece of history in the ever-transforming landscape of Downtown Riverside. Positioned across the street from the famed Mission Inn Hotel and Spa, and just minutes from the Riverside Convention Center this timeless treasure boasts 83 years of heritage, once a Sears Robuck Building, now registered as a historic Art Deco marvel that enriches the allure of walkable Downtown Riverside.

Mission Galleria is perfectly positioned in the quickly transitioning walkable core of downtown Riverside. Investors can take advantage of its value-add potential and potentially re-develop the property to create much-needed housing and top-quality retail for the area much like the recently developed Imperial Lofts & Stalder Plaza. The property also has owner-user potential with the prospect of obtaining SBA Financing or conversion of the property into much-needed storage space in Downtown Riverside.

Investors can take advantage of the current cash flow the building generates to cover carrying costs while securing the needed approvals for redevelopment. Mission Gallery presents selectors with the once-in-a-lifetime opportunity to acquire a unique and iconic asset that could be curated and re-imagined, serving the Riverside community in an award-winning fashion. Currently, all tenants are month-to-month throughout the entire premises with no options to extend.

Included with the Mission Galleria Antique Shop tenant, the property features a well-established coffee shop and cafe on the ground floor facing Main Street and Hideaway Bar in the Basement. The building also features soaring high ceilings of over 15 to 20 feet tall. Public title shows the property at approximately 54,000 square feet of building situated upon 13,939 square feet of land. Buyer's to verify square footage via Buyer's due diligence.

Contact listing agents for details on the Buyer qualification process, property touring, and submittal deadline on call for offers. As requested by the ownership, please do not disturb the tenants of the property. All tours are to be scheduled with our team of knowledgeable agents.

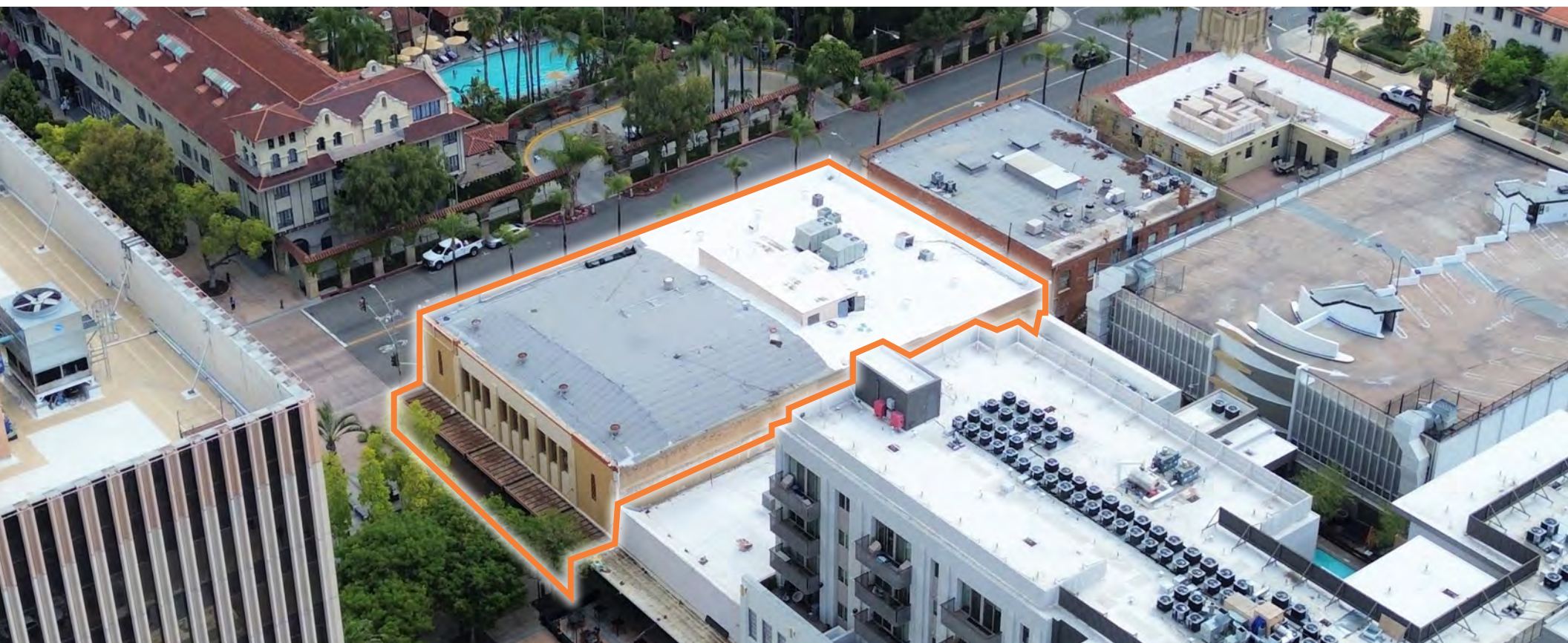




# EXTERIOR PHOTOS











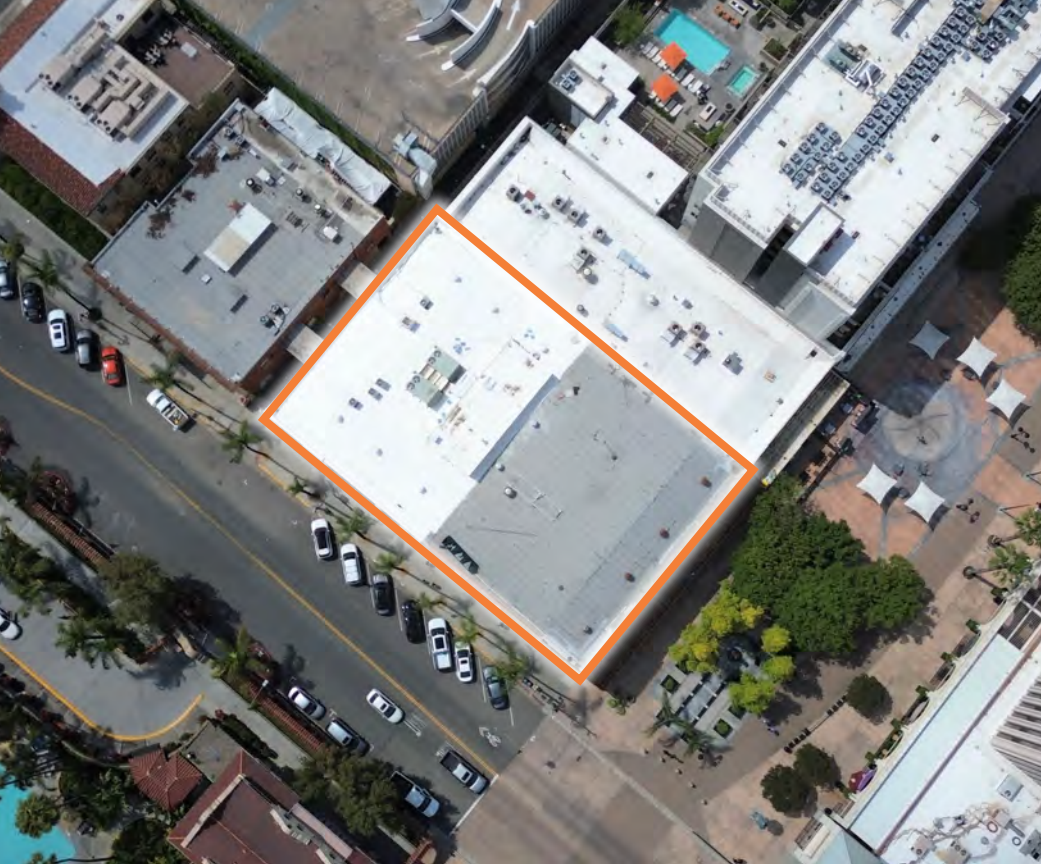
# INTERIOR PHOTOS











APN: 213-271-001

## PROPERTY DETAILS

Total Building SF



54,000

Total Land SF



13,939

Zoning



C3

Location



Riverside, CA

Year Built

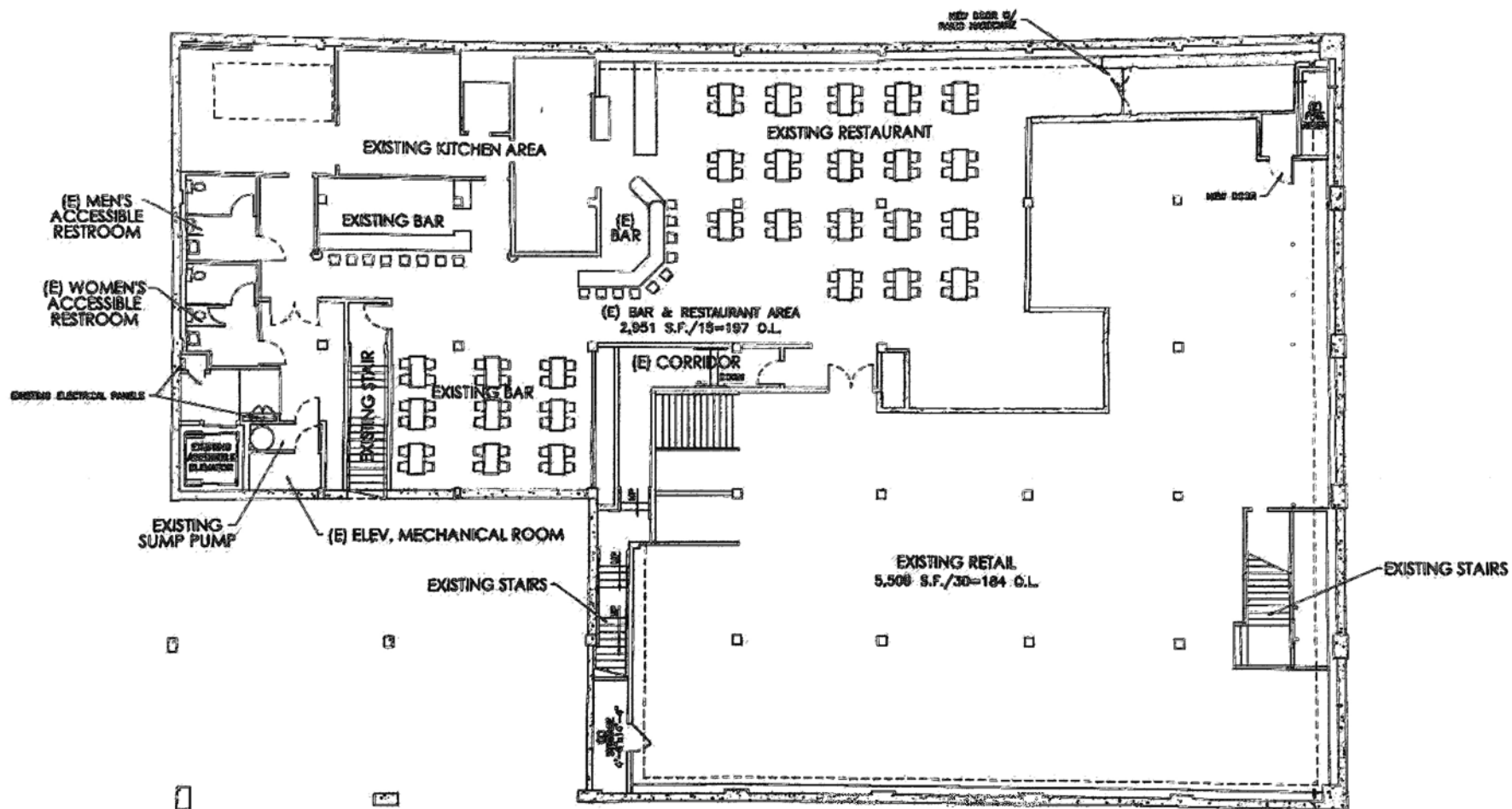


1938



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information.

# FLOOR PLAN: BASEMENT



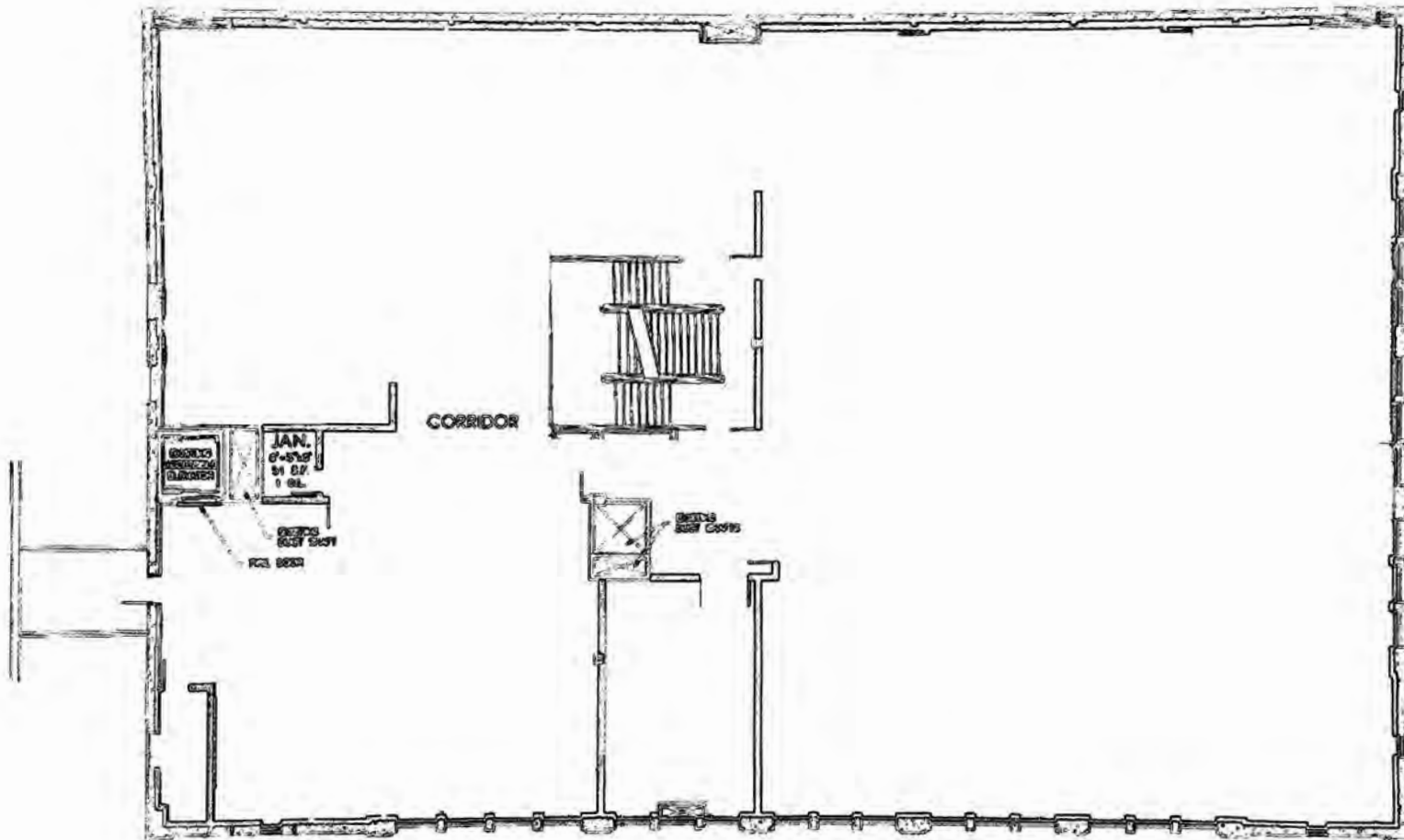






This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information.

# FLOOR PLAN: 2<sup>ND</sup> & 3<sup>RD</sup> LEVEL







**SUBJECT**  
**3700**  
**MAIN STREET**  
RIVERSIDE, CA

**RIVERSIDE**  
Community Hospital  
517 Beds

**RCC**  
RIVERSIDE CITY COLLEGE  
20,080 Students

**UC RIVERSIDE**  
26,809 Students

Walmart, Wells Fargo, Carl's Jr., Senor Baja, FedEx Express, COSMO PROF, SUBWAY, FLAME & BROILER, THE UPS STORE, Ralphs, Namaste Indian Kitchen, SALLY BEAUTY, Auto Zone, JUAN POLLO, SUPERCUTS

7-ELEVEN, O'Reilly AUTO PARTS, HOWARDS TV & APPLIANCE, goodwill, Staples, Market Broker, Marie Callender's Restaurant & Bakery

Staples, jamba, SIRE, JIMMY JOHN'S, CONDRON COFFEE, Dairy Queen, Walgreens

WANG CHO, EL TORITO, NOTHING BUTTLE CAKES, Habit BURGER GRILL, ME Massage Envy, Pollo Loco, TORTILLA beach, chico's, Marshalls, PIER 76, AMPERSAND & NORDSTROM, GameStop, JO-ANN fabric and craft stores, benefit, ULTA BEAUTY, Burlington, CHIPOTLE MEXICAN GRILL, CHASE, lucky feet shoes, TRADER JOE'S, TILLYS, californie PIZZA KITCHEN, GNC, DICKEYS BARBECUE PIT, ISLANDS fine burgers & dr-frisks, CVS pharmacy, Burger King, edible arrangements, AT&T, Jack in the box, Panera, MATTRESS FIRM, COLD STONE CREAMERY, verizon, VONS, Wendy's, See's CANDIES

Quality INN, IHOP, TACO BELL, COURTYARD BY MARRIOTT, Yogurtland, R BURGERS, Food 4 Less, SUBWAY, BANK OF AMERICA, Jack in the box, UNITED STATES POSTAL SERVICE

metro by F Mobile, WSS, AT&T, DOLLAR TREE, enterprise, Little Caesars, WABA, RITE AID, Ralphs, Donutyme, Carl's Jr., SUBWAY, THE UPS STORE, TOP GUN, STARBUCKS, PNC BANK, KFC, EAST COAST BAGEL

VEG 360, LEAVES, BUTALCO, CHASE, ramen okawari, DELTACO, FRICE, Denny's, HOTTIES, Fiamme Broiler, AFTER5, MARY'S

STATER BROS. markets, Former Boys BURGERS, Jack in the box, Shell

Starbucks, CVS pharmacy

Hampton Inn, HYATT PLACE

RAM Pizza Hut, The Old Spaghetti House, Burger King

Carl's Jr.

NAPA AUTO PARTS

McDonald's

Pollo Loco

TACO BELL

Carl's Jr., Yogurtland

Quality INN, IHOP

Martin Luther King Blvd

R BURGERS, Food 4 Less, SUBWAY, BANK OF AMERICA, Jack in the box, UNITED STATES POSTAL SERVICE

metro by F Mobile, WSS, AT&T, DOLLAR TREE, enterprise, Little Caesars, WABA

RITE AID, Ralphs, Donutyme, Carl's Jr., SUBWAY, THE UPS STORE, TOP GUN, STARBUCKS, PNC BANK, KFC, EAST COAST BAGEL

CUBESMART self storage

CIRCLE K

Jack in the box

FAMILY DOLLAR

DEL TACO

Baker's

Marriott

Hampton Inn

Starbucks, CVS pharmacy

The Mission Inn HOTEL & SPA

Smart & Final, OfficeMax

STATER BROS. markets, Former Boys BURGERS, Jack in the box, Shell

The Old Spaghetti House

Burger King

FedEx, Walgreens

AutoZone

Riverside City Hall

Carl's Jr.

NAPA AUTO PARTS

McDonald's

Pollo Loco

TACO BELL

Carl's Jr., Yogurtland

Quality INN, IHOP

Martin Luther King Blvd

R BURGERS, Food 4 Less, SUBWAY, BANK OF AMERICA, Jack in the box, UNITED STATES POSTAL SERVICE

metro by F Mobile, WSS, AT&T, DOLLAR TREE, enterprise, Little Caesars, WABA

RITE AID, Ralphs, Donutyme, Carl's Jr., SUBWAY, THE UPS STORE, TOP GUN, STARBUCKS, PNC BANK, KFC, EAST COAST BAGEL

CUBESMART self storage

CIRCLE K

Jack in the box

FAMILY DOLLAR

DEL TACO

Baker's

Marriott

Hampton Inn

Starbucks, CVS pharmacy

The Mission Inn HOTEL & SPA

Smart & Final, OfficeMax

STATER BROS. markets, Former Boys BURGERS, Jack in the box, Shell

The Old Spaghetti House

Burger King

FedEx, Walgreens

AutoZone

Riverside City Hall

Carl's Jr.

NAPA AUTO PARTS

McDonald's

Pollo Loco

TACO BELL

Carl's Jr., Yogurtland

Quality INN, IHOP

Martin Luther King Blvd

R BURGERS, Food 4 Less, SUBWAY, BANK OF AMERICA, Jack in the box, UNITED STATES POSTAL SERVICE

metro by F Mobile, WSS, AT&T, DOLLAR TREE, enterprise, Little Caesars, WABA

RITE AID, Ralphs, Donutyme, Carl's Jr., SUBWAY, THE UPS STORE, TOP GUN, STARBUCKS, PNC BANK, KFC, EAST COAST BAGEL





**RIVERSIDE**  
Community Hospital  
**478 Beds**

**WELLS FARGO**

**Riverside City Hall**

**SUBJECT**  
**MISSION GALLERIA**

**Carl's Jr.**

**RIVERSIDE CITY COLLEGE**  
1916  
**21,292 Student**

**Jack in the box**  
**7-ELEVEN**

**SUBWAY**  
**Chevron**

**Pizza Hut**

**RAM**  
RIVERSIDE ART MUSEUM

**The Mission Inn**  
HOTEL & SPA  
A NATIONAL HISTORIC LANDMARK

**The Coffee Bean & Tea Leaf**

**165,500**  
CARS PER DAY

**13,160**  
CARS PER DAY

**22,445**  
CARS PER DAY



Orange St.

Lemon St.

Lime St.

91


Riverside Fwy.









# LEASED COMPARABLES

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information.

## LEASED RETAIL | BASEMENT:

Description	Property Address	City	Leased SF	Lease Type	Lease Rate PSF (Annual)	Yr. Built / Renovated	Lease Rate PSF (Monthly)	Lease Signed	Lease Term (Years)	Start Date	Market Time (Months)
 Retail   Basement	3601-3607 9th St	Riverside	9600	MG	\$24.00 Asking	2003	\$2.00	Feb-23	5	Jan-22	3
<b>Averages</b>			<b>9,600</b>		<b>\$24.00</b>		<b>\$2.00</b>		<b>5</b>		<b>3</b>

## LEASED RETAIL | 1ST FLOOR GROUND:






Description	Property Address	City	Leased SF	Lease Type	Lease Rate PSF (Annual)	Yr. Built	Lease Rate PSF (Monthly)	Lease Signed	Lease Term (Years)	Start Date	Market Time (Months)
 Retail   1st FL	3225 Market St	Riverside	1,964	NNN	\$24.00 Asking	2018	\$2.00	Dec-23	5	Dec-23	2
 Retail   1st FL	3948-3964 University Ave	Riverside	1,000	NNN	\$36.00 Asking	1963	\$3.00	Oct-23	NA	Nov-23	13
 Retail   1st FL	3605 Market St	Riverside	784	NNN	\$66.00 Asking	2018	\$5.50	Feb-23	2	May-23	1
 Retail   1st FL	3666 University Ave	Riverside	5,871	NNN	\$30.00 Asking	1963	\$2.50	Mar-23	NA	Apr-23	5
 Retail   1st FL	3948-3964 University Ave	Riverside	2,750	NNN	\$30.00 Asking	NA	\$2.50	Jun-22	NA	Feb-23	23
 Retail   1st FL	3400 La Sierra Ave	Riverside	1,400	NNN	\$39.00 Asking	1989	\$3.25	Oct-22	NA	Oct-22	3
<b>Averages</b>			<b>2,295</b>		<b>\$37.50</b>		<b>\$3.13</b>		<b>4</b>		<b>8</b>





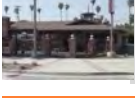
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information.

# LEASED & FOR LEASE COMPARABLES

## LEASED OFFICE | 2ND & 3RD FLOOR:

Description	Property Address	City	Leased SF	Lease Type	Lease Rate PSF (Annual)	Yr. Built / Renovated	Lease Rate PSF (Monthly)	Lease Signed	Lease Term (Years)	Start Date	Market Time (Months)
 Office   2nd	4255 Main St	Riverside	0,220	NNN	\$33.00	1960	\$2.75	Nov-23	NA	Jan-24	4
 Office   2nd	4129 Main St	Riverside	353	FS	\$25.08	1980	\$2.09	Dec-23	3	Dec-23	3
 Office   2nd	3685 Main St	Riverside	1,044	FS	\$28.20	1993	\$2.35	Oct-23	NA	Nov-23	93
 Office   2nd	4255 Main St	Riverside	75	NNN	\$33.00	1960	\$2.75	Aug-23	1	Sep-23	1
 Office   2nd	4129 Main St	Riverside	290	MG	\$25.08	1920	\$2.09	Dec-23	1	Jan-23	54
<b>Averages</b>			<b>396</b>		<b>\$28.87</b>		<b>\$2.41</b>		<b>2</b>		<b>31</b>

## FOR LEASE RETAIL | RESTAURANT | BASEMENT & 1ST FLOOR GROUND:




Description	Description	Property Address	City	Lease SF	Lease Type	Lease Rate PSF (Annual)	Yr. Built / Renovated	Lease Rate PSF (Monthly)	Min. Lease Term (Years)	Start Date	Market Time (Months)
 Retail Basement		4255 Main St	Riverside	3,881	NNN	\$23.00	2002	\$1.92	Negotiable	NA	Vacant
 Retail 1st FL		4380 Tequesquite Ave	Riverside	10,000	NNN	\$18.00	2002	\$1.50	Negotiable	NA	Vacant
 Restaurant 1st FL		1805 University Ave	Riverside	3,200	NNN	\$55.00	1970	\$4.58	Negotiable	NA	Vacant
<b>Averages</b>			<b>5,694</b>		<b>\$20.50</b>		<b>\$2.67</b>				







# FOR LEASE COMPARABLES

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information.

## FOR LEASE RETAIL | RESTAURANT | 1ST FLOOR GROUND:

Description	Description	Property Address	City	Lease SF	Lease Type	Lease Rate PSF (Annual)	Yr. Built / Renovated	Lease Rate PSF (Monthly)	Min. Lease Term (Years)	Start Date	Market Time (Months)
	Retail 1st FL	765-783 W Blaine St	Riverside	1,034	NNN	\$27.00	2002	\$2.25	Negotiable	NA	Vacant
	Retail 1st FL	3948-3964 University Ave	Riverside	1,000	NNN	\$36.00	1925	\$3.00	Negotiable	NA	Vacant
	Retail 1st FL	3225 Market St	Riverside	1,964	NNN	\$25.80	1993	\$2.15	Negotiable	NA	Vacant
<b>Averages</b>	<b>Averages</b>			<b>1,333</b>		<b>\$29.60</b>		<b>\$2.47</b>			

## FOR LEASE OFFICE | RETAIL | 2ND- 4RD FLOOR:

Description	Description	Property Address	City	Lease SF	Lease Type	Lease Rate PSF (Annual)	Yr. Built / Renovated	Lease Rate PSF (Monthly)	Min. Lease Term (Years)	Start Date	Market Time (Months)
	Office / Retail   2rd FL	3666 University Ave	Riverside	4,992	FS	\$30.00	1973	\$2.50	Negotiable	NA	Vacant
	Office / Retail   3rd FL	3666 University Ave	Riverside	5,042	FS	\$30.00	1973	\$2.50	Negotiable	NA	Vacant
	Office / Retail   4thFL	3666 University Ave	Riverside	1,643	FS	\$30.00	1973	\$2.50	Negotiable	NA	Vacant
	Office   2rd FL	3685 Main St	Riverside	2,280	FS	\$28.20	2012	\$2.35	Negotiable	NA	Vacant
<b>Averages</b>	<b>Averages</b>			<b>3,489</b>		<b>\$29.55</b>		<b>\$2.46</b>			




This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information.

# SOLD & FOR SALE COMPARABLES

## SOLD COMPARABLES:

	Use	Property Address	Zoning	Sales Price	Building SF	Land SF	Price / SF	Year Built	Cap Rate	% Leased	Sale Date	Days on Market
	Retail   Office	3595 University Ave	C3	\$3,800,000	9,050	7,841	\$420	1909	NA	49%	2/2/2024	212
	Retail   Office	3466-3478 University Ave Riverside CA	C3	\$3,250,000	16,600	11,761	\$196	1910	NA	20%	8/1/2023	0
	Retail   Office	3900 Market St	C3	\$1,600,000	12,096	12,096	\$132	1970	NA	100%	6/12/2023	NA
	Retail   Office	3557 University Ave Riverside CA	C3	\$3,550,000	10,275	6,490	\$345	1926	NA	100%	2/1/2023	204
<b>Average</b>				<b>\$3,050,000</b>	<b>10,275</b>	<b>9,547</b>	<b>\$273</b>	<b>1929</b>		<b>67.25%</b>		<b>139</b>

## FOR SALE COMPARABLES:

	Property Address	Zoning	Sales Price	Building SF	Land SF	Price / SF	Year Built	Cap Rate	% Leased	Days on Market
	3506-3544 9th St	C2	\$1,900,000	6,170	7,141	\$308	1920	NA	100%	191
<b>Average</b>			<b>\$1,900,000</b>	<b>6,170</b>	<b>7,141</b>	<b>\$308</b>	<b>1920</b>		<b>100.00%</b>	<b>191</b>



# PRICING DETAILS & RENT ROLL

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information.

## PRICING SUMMARY:

<b>Price (Potential Reach):</b>	<b>\$8,000,000</b>		
Down Payment:	\$4,000,000	50%	
Current Cap Rate:	6.56%	Current Cash on Cash:	6.12%
ProForma CAP Rate:	8.05%	Proforma Cash on Cash:	8.79%
TI / Leasing Commissions @30 PSF:	\$1,620,000		
Year Built:	1938		
Total Building Size:	54,000	Zoning:	C3
Price Per Square Foot:	\$148	Parking:	8
Lot Size (SF):	13,939	Land Price PSF:	\$574

## FINANCING:

<b>Proposed Financing</b>	
Balance:	\$4,000,000
Term:	10
Rate:	5.75%
Amortization:	30
Maturity Date:	8/26/2034
Yearly Payment:	\$280,115

## FINANCIAL SUMMARY:

	<b>Current</b>		<b>ProForma 2025</b>	
Total Rental Income (GLA):	\$578,620		\$971,008	
Percentage Rent from Tenant Gross Sales:	\$228,785		\$0	
Expense Reimbursements:	\$0		\$141,204	
Total Gross Revenue:	\$807,405		\$1,112,213	
Vacancy Factor:	\$0		(\$55,611)	5.00%
Operating Expenses:	(\$282,409)	49%	(\$282,409)	29%
Net Operating Income (NOI):	\$524,997	6.56%	\$774,193	8.05%
First Trust Deed/Mortgage:	\$280,115		\$280,115	
Pre-Tax Cash Flow:	\$244,882	6.12%	\$494,078	8.79%
Interest Payment:	\$228,658		\$225,620	
Principle Payment:	\$51,457		\$54,495	
Total Return:	\$296,339	3.70%	\$548,573	5.70%

## EXPENSES:

Property Tax:	\$100,000	1.25%
Insurance:	\$40,500	\$0.75 psf
Maintenance:	\$35,100	\$0.65 psf
Janatorial:	\$2,500	
Utilities:	\$48,698	
Management:	\$55,611	5.00%
<b>Total Expenses:</b>	<b>\$282,409</b>	
Expenses PSF (GLA):	\$0.44	

## RENT ROLL (ProForma):

Tenant	%	Sq. Ft.	Rent PSF/Mo	Mo. Rent	Rent PSF/Yr	Annual Rent	Percentage Expenses	Total	Type
Basement	27.88%	12,663	\$1.00	\$12,663	\$12.00	\$151,956	100%	\$151,956	NNN
Ground Floor	32.37%	14,700	\$2.60	\$38,220	\$31.20	\$458,640	100%	\$458,640	NNN
Mezz Space	7.05%	3,200	\$0.80	\$2,560	\$9.60	\$30,720	65%	\$19,968	MG
3rd Floor	32.70%	14,851	\$1.85	\$27,474	\$22.20	\$329,692	65%	\$214,300	MG
<b>Total / Average</b>	<b>100.00%</b>	<b>45,414</b>	<b>\$1.75</b>	<b>\$68,254</b>	<b>\$21.00</b>	<b>\$971,008</b>		<b>\$844,864</b>	

# DOWNTOWN RIVERSIDE: DEVELOPMENT / PARKING MAP



Riverside Downtown Library



Riverside Food Lab

Riverside Food Lab will be a culinary showcase bringing together multiple independent eateries that specialize in locally-grown, artisanal, organic, and handcrafted foods and beverages.



Hampton Inn



Centerpoint



Stalder Building



Imperial Lofts



Main and 9th



Cheech Marin Center

The Cheech Marin Center for Chicano Art, Culture and Industry will be a permanent home for more than 700 works of Chicano art, including paintings, sculptures, and photography, making up the most renowned collection in the United States.



Chow Alley

Chow Alley will be a walkable outdoor and active urban dining venue to include multiple foods and commercial vendors, which could blend individual retired and refurbished shipping containers, carts and quasi-permanent micro-kitchens with ample shared seating areas.



Hilton Riverside



Mission Lofts



Radnet Medical Building

## CULTURAL ATTRACTIONS



Fox Performing Arts Center



The Mission Inn Hotel & Spa



Riverside Convention Center



Centennial Plaza



Riverside Metropolitan Museum



Riverside Municipal Auditorium



Riverside Art Museum



Riverside County Courthouse

## AMENITIES & INFRASTRUCTURE



Riverside-Downtown Metrolink Station  
4066 Vine St,  
Riverside, CA 92507



Electric Charging Station



Tesla Charging Station



The Single Point of Transit at Metrolink





# City Of RIVERSIDE

## RIVERSIDE, CALIFORNIA

Sixty miles east of Los Angeles, Riverside is the largest city in the County, with more than 336,000 residents. Known for its citrus industry, an entire empire was built around the sweet and zesty navel orange.

Riverside has 24 nationally registered historic sites and more than 100 city landmarks commemorating this city's flavorful history. Known as the city of arts and innovation, visitors and residents enjoy cultural activities including downtown museums, restaurants and performing arts centers.

Riverside is also home to four colleges and universities: Riverside City College was the first college, others include University of California, Riverside; Cal Baptist University and La Sierra University.

### STRATEGIC LOCATION



Interstate access and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast air, rail and interstate transit networks.



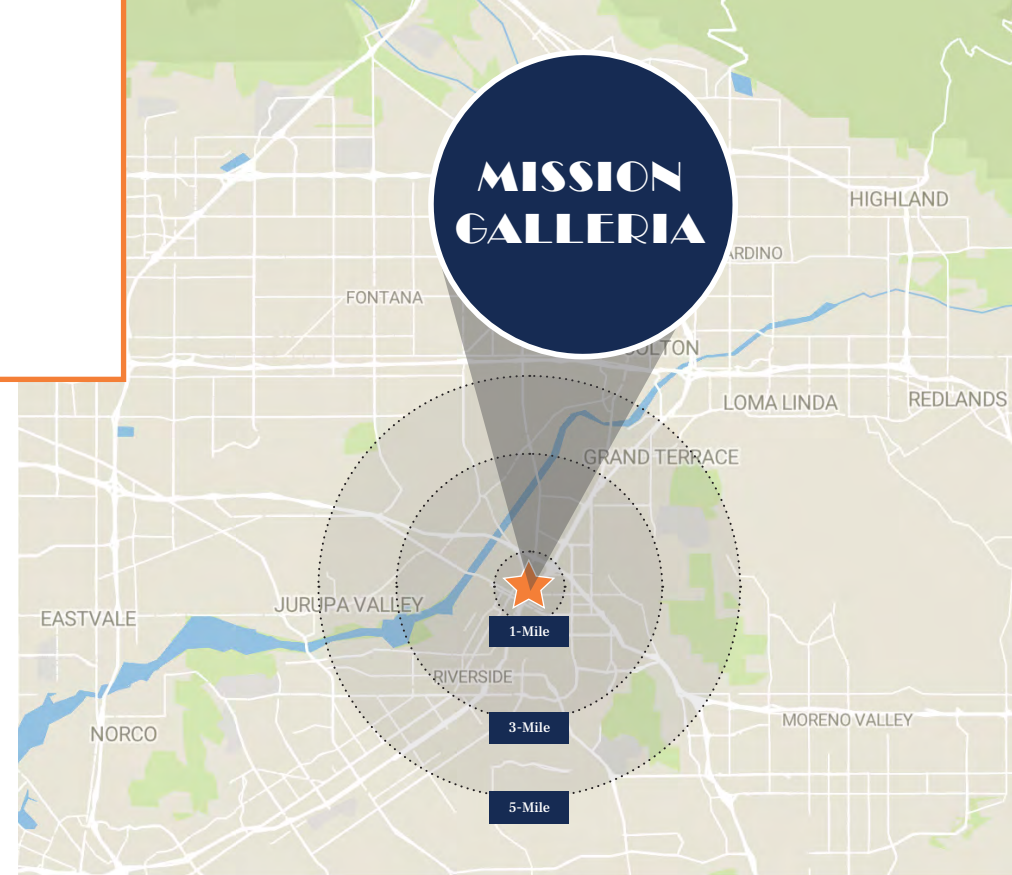
### DOMINANT INDUSTRIAL MARKET

Riverside-San Bernardino is one of the nation's leading industrial markets in terms of sales, construction and absorption.



### STRONG DEMOGRAPHIC TRENDS

Jobs, colleges, new-home construction and more affordable housing options draw thousands of new residents to the Inland Empire each year.





# 238,479

2023 Total Population  
within 5-Mile Radius



# \$97,045

Average Household Income  
within 5-Mile Radius



# \$78,520

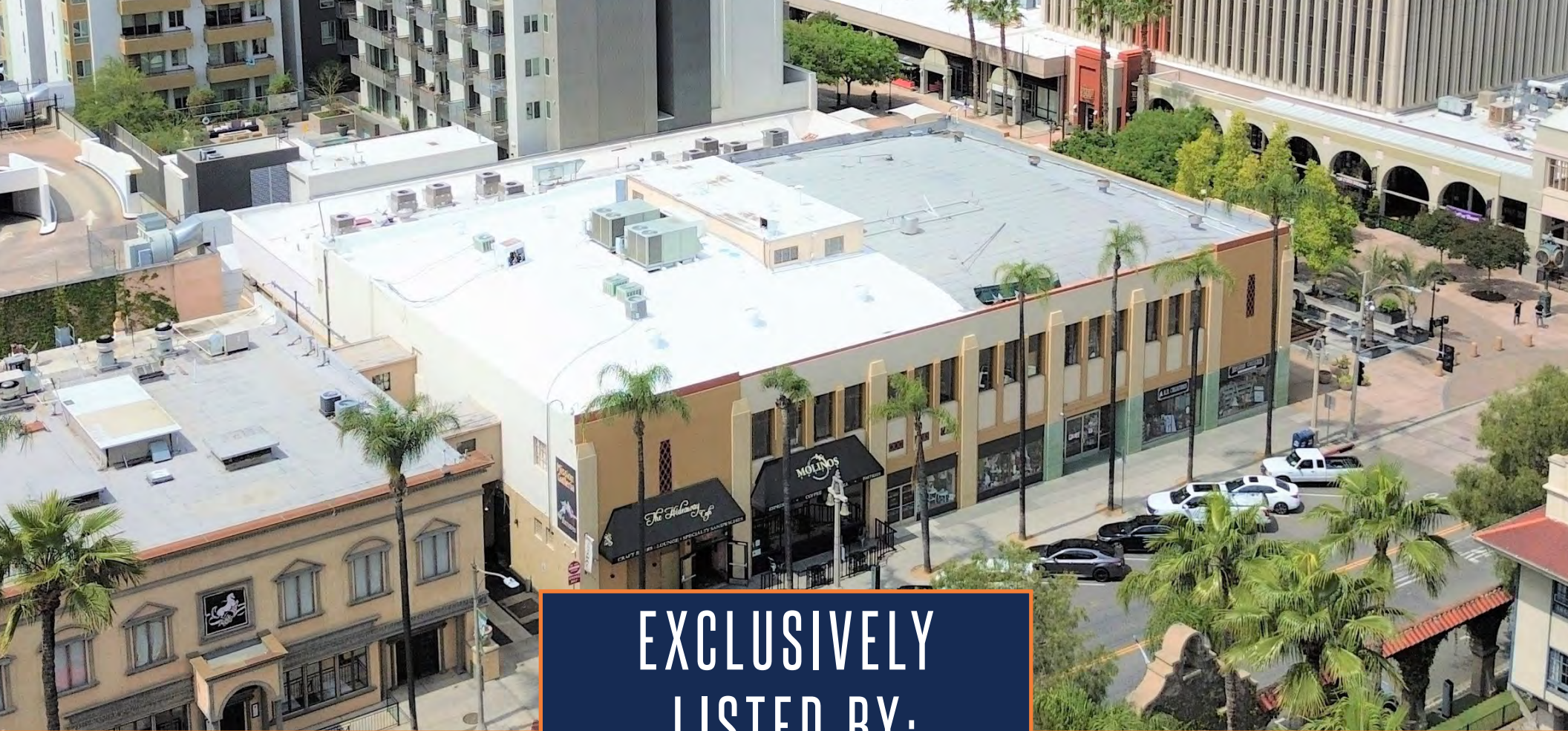
Total Average Household Retail Expenditure  
within 5-Mile Radius

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	17,129	119,090	247,002
<b>2023 Estimate</b>			
Total Population	16,741	114,300	238,479
<b>2020 Census</b>			
Total Population	16,157	113,252	239,917
<b>2010 Census</b>			
Total Population	15,428	110,555	228,560
<b>Daytime Population</b>			
2023 Estimate	32,582	165,126	286,076
<b>HOUSEHOLDS</b>			
	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2028 Projection</b>			
Total Households	5,384	37,737	77,859
<b>2023 Estimate</b>			
Total Households	5,238	35,914	74,799
Average (Mean) Household Size	2.9	3.0	3.1
<b>2010 Census</b>			
Total Households	5,160	34,877	73,050
<b>2010 Census</b>			
Total Households	4,612	33,184	68,987
<b>Occupied Units</b>			
2028 Projection	5,814	39,365	80,956
2023 Estimate	5,682	37,655	78,108
<b>HOUSEHOLDS BY INCOME</b>			
	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2023 Estimate</b>			
\$150,000 or More	10.9%	12.5%	15.7%
\$100,000-\$149,999	13.9%	15.8%	17.8%
\$75,000-\$99,999	13.0%	12.4%	14.2%
\$50,000-\$74,999	16.6%	17.9%	18.0%
\$35,000-\$49,999	12.6%	12.5%	11.4%
Under \$35,000	33.0%	28.9%	22.9%
Average Household Income	\$77,376	\$84,007	\$97,045
Median Household Income	\$55,210	\$61,300	\$71,465
Per Capita Income	\$25,904	\$27,531	\$31,194

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$69,192	\$72,360	\$78,520
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$25,934	\$26,737	\$29,017
Transportation	\$12,297	\$12,964	\$13,719
Food	\$9,013	\$9,126	\$9,800
Personal Insurance and Pensions	\$7,715	\$8,102	\$9,039
Healthcare	\$4,514	\$4,782	\$5,301
Entertainment	\$2,669	\$2,780	\$3,119
Apparel	\$1,760	\$1,852	\$1,946
Cash Contributions	\$1,646	\$2,057	\$2,266
Gifts	\$1,312	\$1,685	\$1,703
Education	\$1,014	\$1,215	\$1,328
<b>POPULATION PROFILE</b>			
	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population By Age</b>			
2023 Estimate Total Population	16,741	114,300	238,479
Under 20	27.0%	29.8%	27.8%
20 to 34 Years	26.9%	27.6%	25.7%
35 to 39 Years	8.0%	7.0%	6.9%
40 to 49 Years	13.2%	11.3%	11.7%
50 to 64 Years	16.2%	14.7%	16.8%
Age 65+	8.7%	9.5%	11.2%
Median Age	32.9	30.2	32.7
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	10,922	67,279	150,036
Elementary (0-8)	15.6%	12.7%	10.8%
Some High School (9-11)	10.3%	9.4%	9.2%
High School Graduate (12)	29.0%	26.9%	26.6%
Some College (13-15)	20.4%	22.4%	23.1%
Associate Degree Only	5.8%	7.2%	7.5%
Bachelor's Degree Only	11.5%	12.4%	12.8%
Graduate Degree	7.4%	9.0%	10.0%





**EXCLUSIVELY LISTED BY:**

**ORBELL OVANESS**

Senior Vice President  
Managing Partner  
Office: Los Angeles

Direct: (213) 943-1822 // Mobile: (818) 219-5054  
orbell.ovaness@marcusmillichap.com  
License: CA 01402142

**ARA H. ROSTAMIAN, MRED**

Vice President  
Managing Partner  
Office: Los Angeles

Direct: (213) 943-1781 // Mobile: (818) 823-0832  
ara.rostamian@marcusmillichap.com  
License: CA 01814678

**IVAN PROCHKO, MRED**

Investment Associate  
Office: Los Angeles

Direct: (213) 943-1814 // Mobile: (310) 913-5921  
ivan.prochko@marcusmillichap.com  
License: CA 02000435  
UT 13944324-SA00

**MISSION  
GALLERIA**

TONY SOLOMON  
Broker of Record  
Office: Calabasas  
License: CA 01238010

Marcus & Millichap  
**OVANESS-ROSTAMIAN GROUP**