

# University Heights Shopping Center

At UC Riverside | 3375 Iowa Avenue, Riverside, CA 92507

**FOR LEASE**



**1,100± SF**  
SUITE AVAILABLE WITH 30  
DAY NOTICE



**\$1.95 - \$2.50 PSF**  
**PLUS NNN**  
STARTING MONTHLY  
LEASE RATE



- **Available Immediately Within 35,660± SF Shopping Center:**

- Suite I:** 1,100± SF Former Metro PCS

- Suite L:** 1,100± SF Former Boba Shop - Available with 30 Day Notice. Please do not disturb current Tenant.

- Located within walking distance of the University of California, Riverside and surrounded by higher density residential
- Great visibility with Iowa Avenue frontage and potential for freeway building signage
- Immediate access off I-215 Freeway
- Signalized corner location with four points of entry (excellent ingress and egress)
- Directly across from Starbucks and Stater Bros anchored center with Jack-in-the-Box, Farmer Boys, Duke's Bar & Grill and more



**Exclusively Marketed By:**

**Scott Forest**

Senior Vice President

CA License # 01396577

(951) 491-6300

[sforest@westmarcre.com](mailto:sforest@westmarcre.com)



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The above information, while not guaranteed, has been secured from sources we believe to be reliable.  
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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Rev: 05-21-2025



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25,000± STUDENTS AND MORE THAN 1,600 APARTMENTS IN 1/2 MILE RADIUS OF CENTER

SUITE	TENANT NAME	SF	BASE LEASE RATE PSF/ MONTH
I 320 ABC	New Indian Sweets & Spices	2,577	
I 320 D	Falaful	882	
3355 A	My Hero Subs	1,125	
3355 B	American Donuts	1,125	
3355 C	Ace Dental Group	1,125	
3355 D	Morgan Barber Shop	1,125	
3375 A	Liquor Store	2,100	
3375 B	Joy Embroidery	2,375	
3375 C	Beauty Supply	2,400	
3375 D	Indian Restaurant & Bakery	1,100	
3375 E	Gold Nails Salon	825	
3375 F	Smoke Shop	825	
3375 G	Cell Phone Repair	825	

SUITE	TENANT NAME	SF	BASE LEASE RATE PSF/ MONTH
3375 H	Pizza Restaurant	1,100	
3375 I	<b>AVAILABLE</b>	1,100	<b>\$1.95 (Plus NNN fee of \$1.23 PSF)</b>
3375 J	Insurance	1,100	
3375 K	Poke Bistro	1,100	
3375 L	<b>Boba - Available with 30 Day Notice. Please do not disturb current Tenant.</b>	1,100	<b>\$2.50 (Plus NNN fee of \$1.23 PSF)</b>
3375 M	Iowa Coin Laundry	2,448	
3375 N	Hala Produce Market	2,610	
3375 O/P	La Playita Mexican Market	6,200	
<b>PARKING RATIO: 3.94: 1,000 SF   TOTAL SF: ±35,660</b>			



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## 2024 ESTIMATED POPULATION



<b>19,395</b>	<b>95,031</b>	<b>209,478</b>
1 mile	3 miles	5 miles

## DAYTIME EMPLOYEE POPULATION



<b>10,692</b>	<b>65,083</b>	<b>109,545</b>
1 mile	3 miles	5 miles

## 2029 PROJECTED POPULATION



<b>20,227</b>	<b>99,943</b>	<b>219,919</b>
1 mile	3 miles	5 miles

## AVERAGE HOUSEHOLD INCOME



<b>\$56,542</b>	<b>\$92,469</b>	<b>\$99,829</b>
1 mile	3 miles	5 miles

Source: CoStar 2024



## TRAFFIC COUNTS (ADT)

<b>Iowa Avenue at Blaine Street</b>	<b>22,340</b>
<b>I-15 at Blaine Street</b>	<b>243,211</b>
<b>I-15 at Linden Street</b>	<b>161,583</b>

Source: CoStar 2022



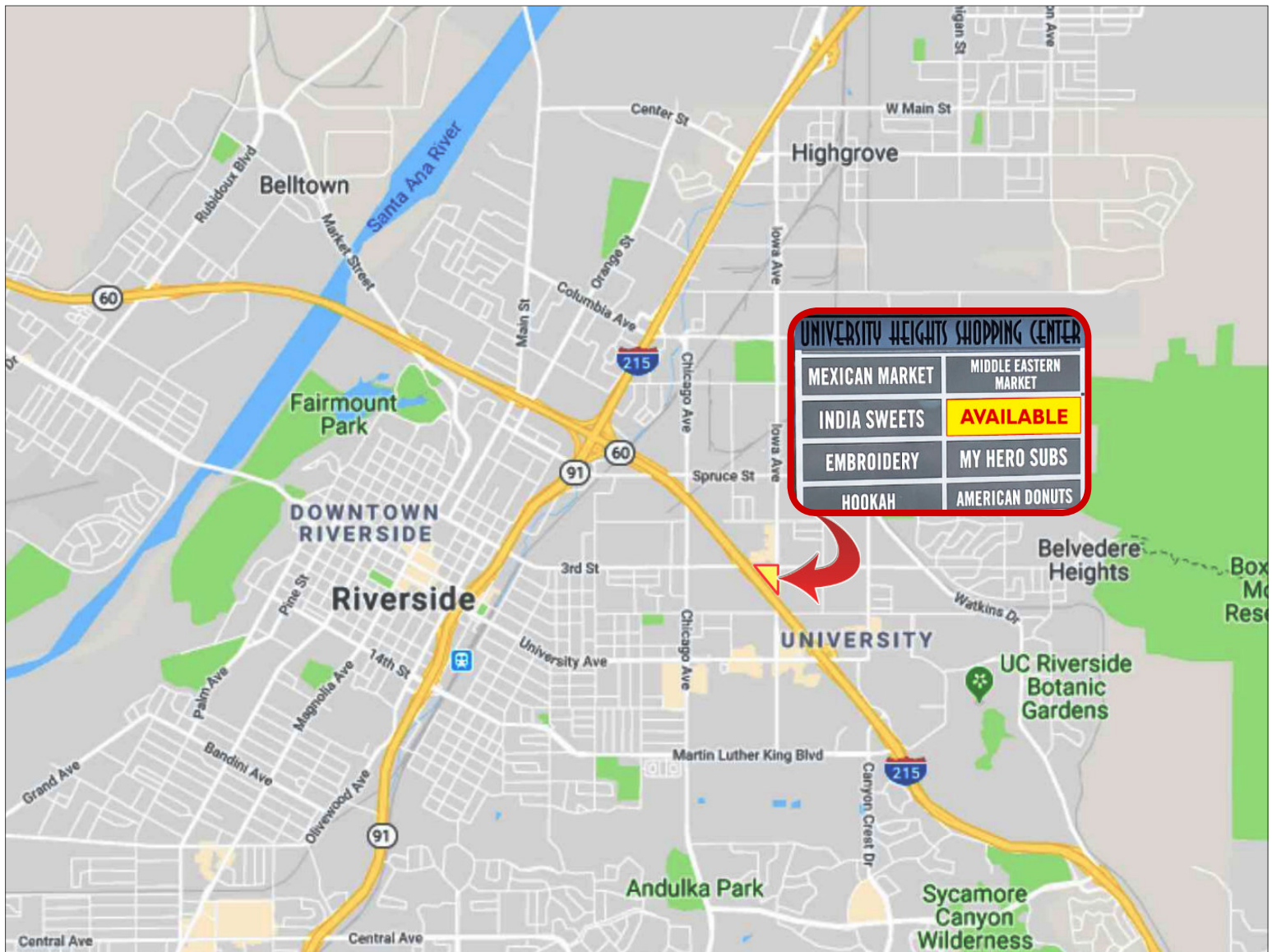
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FOURTH LARGEST COUNTY BY POPULATION AND THE #1 POPULOUS CITY IN THE I.E.



300,000± PEOPLE LIVE IN THE CITY OF RIVERSIDE WITH 44,000± STUDENTS MATRICULATING



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