

# Rodeo RIVER STREET



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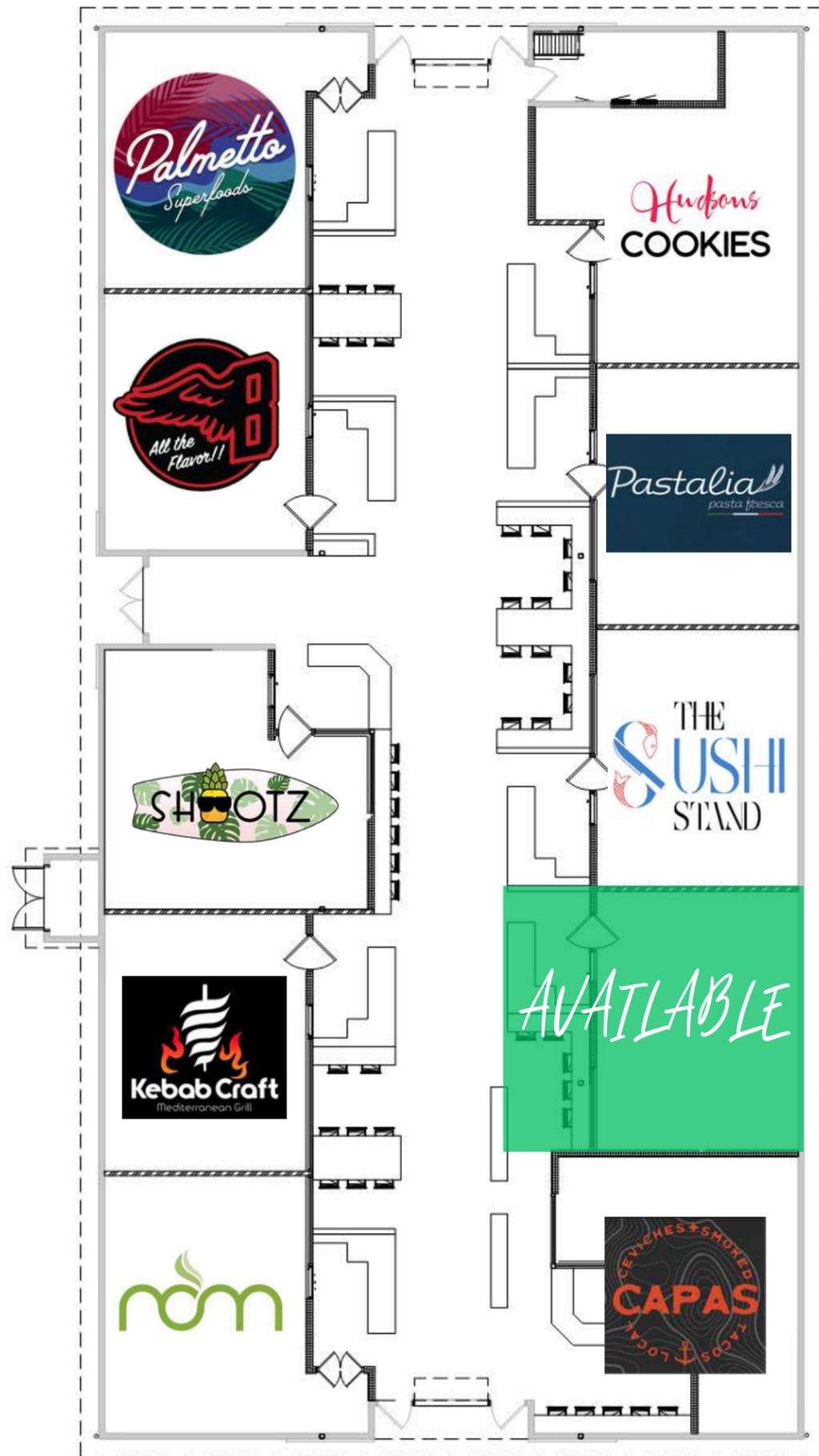
- **Prime location** inside the curated Rodeo River Street Public Market – a high-traffic destination with a strong community following.
- **Built-in foot traffic** from neighboring food, beverage, and retail tenants, plus daily visitors to River Street Marketplace.
- **Turnkey opportunity** for Suite 108 (former Parana Empanadas space) with existing infrastructure in place.
- **Shared indoor + outdoor seating** areas maintained by ownership.
- **High-quality common areas** including restrooms, cleaning, and daily maintenance.
- **Robust on-site programming** driving consistent visitation – events, live music, seasonal pop-ups, and community activities.
- **Brand visibility** through on-site signage opportunities and inclusion in property marketing.
- **Dedicated marketing support** through River Street Marketplace’s social media, events calendar, and promotion channels.
- **Ample on-site parking** for customers.
- **Flexible lease terms** tailored for local, regional, and emerging culinary concepts.
- **Operational synergy** with an exciting mix of F&B concepts, supporting cross-traffic and extended dwell time.



*Available*  
600 SQ FT

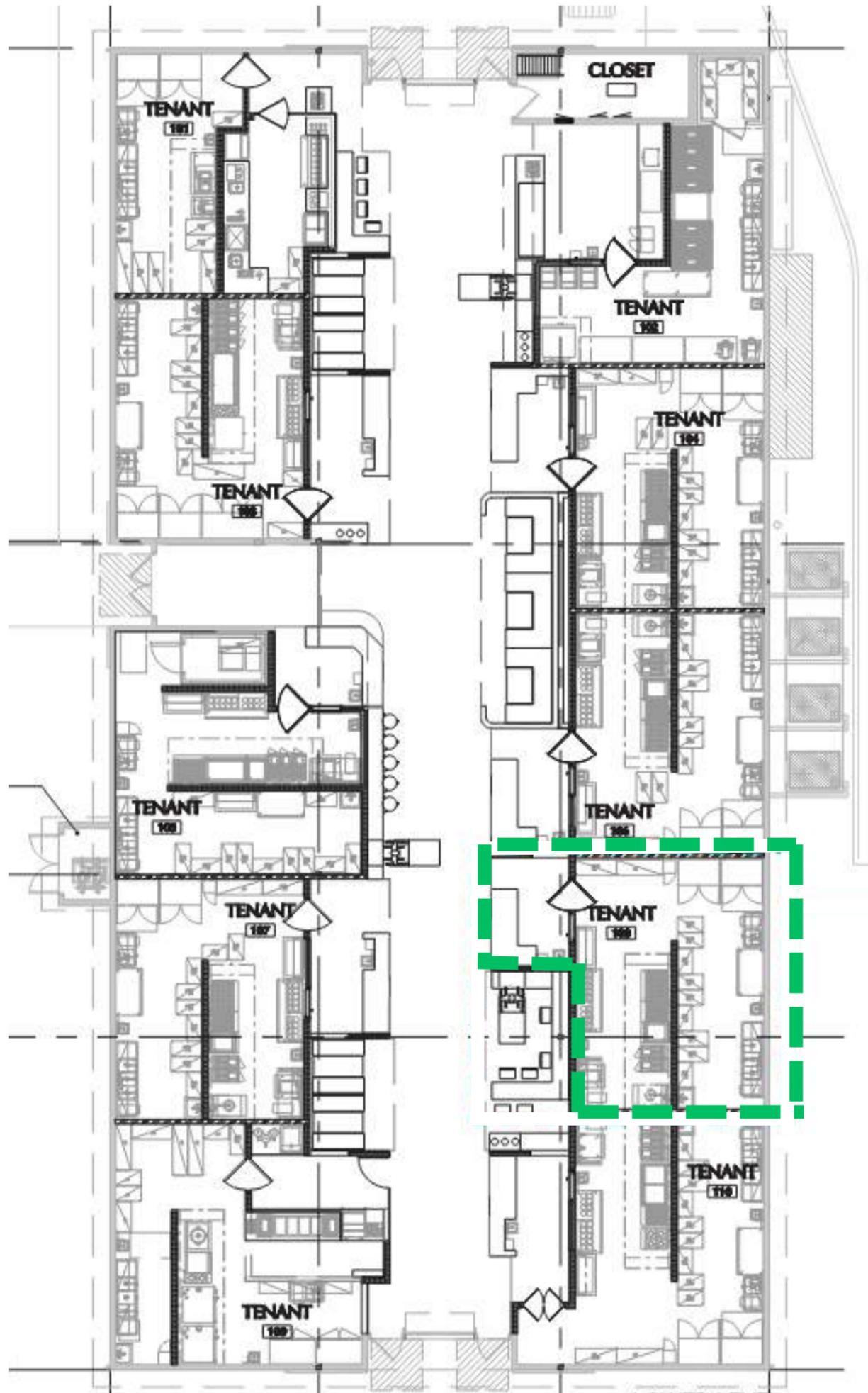












**Close Proximity to the Downtown & Train Station**





# Demographics + Foot Traffic Highlights

## • Strong Local Demographics

- High-income, family-oriented community
- Educated households with strong disposable income
- Growing daytime population from schools, offices, and nearby businesses
- Located minutes off the 5 Freeway with easy access from all South County Cities

## • High Daily Foot Traffic

- Constant visitation from the food hall, restaurants, and retail
- River Street Ranch draws families year-round
- Tourists visiting Los Rios Street, the Mission, and Historic Downtown
- Ample on-site parking, including the new parking structure

## • Event-Driven Visitation

- Weekly and seasonal events, live music, and community programming
- Makers markets, kids activities, and holiday activations boost traffic

## • All-Day Customer Flow

- Mornings: parents, fitness users, tourists
- Afternoons: shoppers, lunch crowds, school pickups
- Evenings: dinner guests and event attendees

## • Proven Destination

- A vibrant, high-traffic gathering place with strong cross-shopping and repeat visitation.

## Proven Retail Success

River Street Marketplace has firmly positioned itself as one of Orange County's strongest retail destinations, with multiple tenants achieving record-breaking performance across their entire portfolios.

### High Sales Across the Tenant Mix

The retailers at River Street Marketplace report well-above-average sales, supported by:

- A highly engaged local audience
- Consistent daily and weekend visitation
- Significant tourism traffic to Historic Downtown and Los Rios Street
- Cross-shopping generated by restaurants, the food hall, and River Street Ranch

### A Destination Built for Tenant Success

With its curated mix of retail, dining, entertainment, and community programming, River Street Marketplace continues to deliver exceptional results.









# Join the River Street Family

odeo RIVER STREET

## Leasing Inquires



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**ALMQUIST**

DEVELOPMENT + INVESTMENT