

NEXUS TOWN CENTER

3400 – 3490 La Sierra Ave, Riverside CA 92503



PROPERTY HIGHLIGHTS

- Dominant grocery and drug center anchored by Stater Bros and CVS Pharmacy. Other tenants include Jack in the Box, Auto Zone, Fresenius Medical Clinic, SoCal Emergency Medicine, Postal Annex, Cosmoprof, La Sierra Vet & More
- Located on the going home side of Hwy-91 La Sierra exit on the corner of La Sierra Ave. and Indiana Ave. one of the busiest intersections in Riverside
- Across the street from La Sierra Metrolink Station
- Great access and visibility to Hwy 91/Riverside Freeway

AVAILABILITY

- 3,171 sq. ft. coming available on hard corner pad. Currently built out as modern real estate office

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	21,804	123,723	233,513
POP GROWTH (2023-2028)	3%	4%	3%
TOTAL HOUSEHOLDS	6,179	34,463	64,731
AVG HOUSEHOLD INCOME	\$102,994	\$107,742	\$105,687

LEASING CONTACT

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INTERSTATE 91 ± 221,082 VPD

**La Sierra Ave
± 30,828 VPD**

**La Sierra
Metrolink Station**

Indiana Ave ±19,463 VPD







