

GROUND LEASE, BUILD-TO-SUIT OR MULTI-TENANT

SWC VAN BUREN BLVD. AND DAUCHY AVE., RIVERSIDE CA 92508

+/- 9,920 SF - RETAIL, OFFICE, MEDICAL OR RESTAURANT



SITE

VAN BUREN BLVD

DAUCHY AVE

**Woodcrest
Christian**

Join Denny's!

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BRE #00977248

ADVISORS REAL ESTATE ASSET SERVICES LLC | www.AREASLLC.com

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. AREAS, LLC. 20

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PROPERTY FEATURES

- Established and growing trade area
- High traffic count and daytime population
- Ground lease or retail space up to 9,920 Square Feet.
- Retail, office or restaurant uses

DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

POPULATION

Population 2019	8,114	55,611	121,538
Population 2024	8,498	57,526	126,538
Daytime Employee Population	2,651	10,666	46,935

INCOME

2019 Average HHI	\$148,588	\$140,858	\$119,472
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TRAFFIC COUNTS

Van Buren Blvd & Dauchy Ave	50,902 VPD
Interstate 215	124,000 VPD



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