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## Site Features

- 2,250 SF Drive Thru on 23,000 Sf of land.
- Available Immediately.
- Easy Access from Arlington Ave.
- Built in 2021
- Hood, Sinks, Coolers & Freezer to remain.
- Adjacent QSR Tenants: Taco Bell, Starbucks, McDonald's, Del Taco, Popeyes.
- 6 different Schools within 1.2 miles with over 5,000 Students.
- High Traffic Arlington Ave with over 28,000 CPD.
- 388 Unit Luxury Apartments to built on old Sears site.
- Call for economic details.





For Sale or Lease

Riverside Drive Thru

5573 Arlington Ave., Riverside CA

Commercial Brokerage

[www.irishcb.com](http://www.irishcb.com)



## Map Link



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**Summary Profile**

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Irish Commercial Brokerage  
 Lat/Lon: 33.9463/-117.4245

5573 Arlington Ave Riverside, CA 92504	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	23,825	130,152	296,692
2030 Projected Population	23,648	131,617	303,222
2020 Census Population	24,162	129,577	295,271
2010 Census Population	23,157	127,614	283,210
Projected Annual Growth 2025 to 2030	-0.1%	0.2%	0.4%
Historical Annual Growth 2010 to 2025	0.2%	0.1%	0.3%
2025 Median Age	35.2	34.2	34.4
<b>Households</b>			
2025 Estimated Households	7,539	39,242	88,108
2030 Projected Households	7,644	40,580	92,114
2020 Census Households	7,679	39,090	86,975
2010 Census Households	7,255	38,198	82,457
Projected Annual Growth 2025 to 2030	0.3%	0.7%	0.9%
Historical Annual Growth 2010 to 2025	0.3%	0.2%	0.5%
<b>Race and Ethnicity</b>			
2025 Estimated White	35.3%	35.7%	34.8%
2025 Estimated Black or African American	7.0%	6.4%	6.6%
2025 Estimated Asian or Pacific Islander	5.9%	5.9%	6.8%
2025 Estimated American Indian or Native Alaskan	2.3%	2.0%	1.9%
2025 Estimated Other Races	49.4%	50.0%	49.9%
2025 Estimated Hispanic	60.5%	61.4%	61.1%
<b>Income</b>			
2025 Estimated Average Household Income	\$104,771	\$108,371	\$118,056
2025 Estimated Median Household Income	\$91,386	\$90,521	\$96,898
2025 Estimated Per Capita Income	\$33,414	\$32,930	\$35,305
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	10.5%	10.1%	10.9%
2025 Estimated Some High School (Grade Level 9 to 11)	8.9%	9.1%	9.3%
2025 Estimated High School Graduate	33.4%	33.2%	31.1%
2025 Estimated Some College	23.6%	20.8%	19.9%
2025 Estimated Associates Degree Only	5.4%	6.2%	6.7%
2025 Estimated Bachelors Degree Only	12.2%	13.5%	14.0%
2025 Estimated Graduate Degree	6.0%	7.0%	8.0%
<b>Business</b>			
2025 Estimated Total Businesses	414	4,849	10,385
2025 Estimated Total Employees	3,192	40,104	87,303
2025 Estimated Employee Population per Business	7.7	8.3	8.4
2025 Estimated Residential Population per Business	57.5	26.8	28.6

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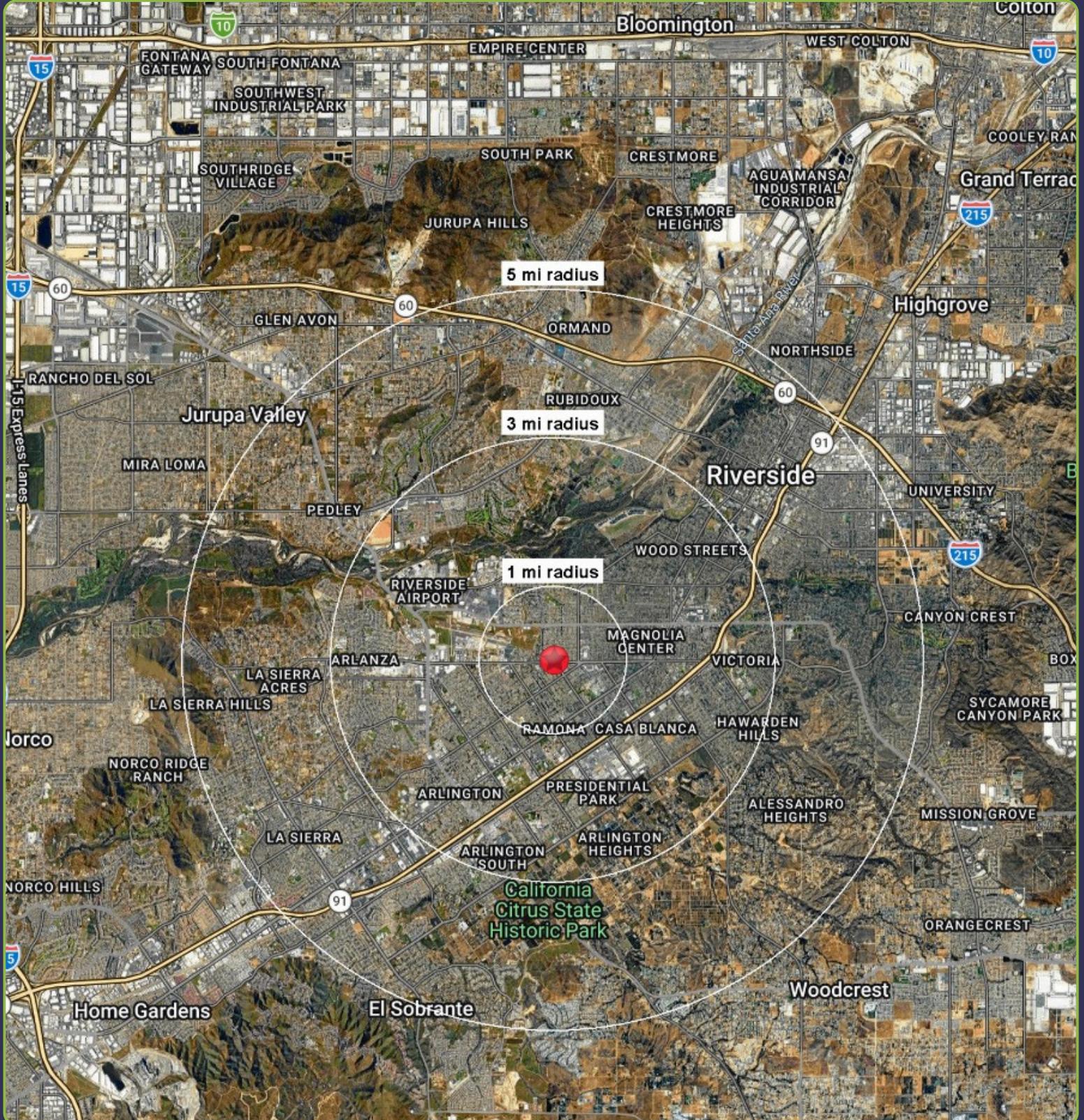
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