

ICONIC DOWNTOWN RIVERSIDE BUILDING AVAILABLE

MISSION



GALLERIA



3700 MAIN STREET, RIVERSIDE, CA 92501

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## At the Heart of Downtown Riverside

Originally built in June 1937, the building has been a landmark of Downtown Riverside for nearly a century. With its rich architectural character and adaptive use over the decades, it continues to serve as a cornerstone of the city's commercial and cultural life. Located directly across from the historic Mission Inn Hotel, the property sits at the center of Riverside's Main Street pedestrian promenade, surrounded by restaurants, shops, civic institutions, and luxury residential communities. This unique setting offers tenants unmatched visibility, walk-ability, and access to the area's thriving business and cultural scene.

## Building Highlights

- ±50,000 SF Building: Basement, Ground Floor, Mezzanine, Second Floor, & Penthouse
- Prominent ±150 FT of Main Street frontage & ±98 FT along Mission Inn Ave.
- Prime opportunity allowing for multiple uses
- Historic architecture & façade
- Rooftop penthouse potential
- Dramatic storefront windows
- Tall ceilings up to 20 FT
- Walking distance to City Hall, County offices & Courthouse
- Surrounded by new and existing luxury apartments
- Easy access to 60, 91, & 215 freeway interchange

## Join these Neighboring Tenants



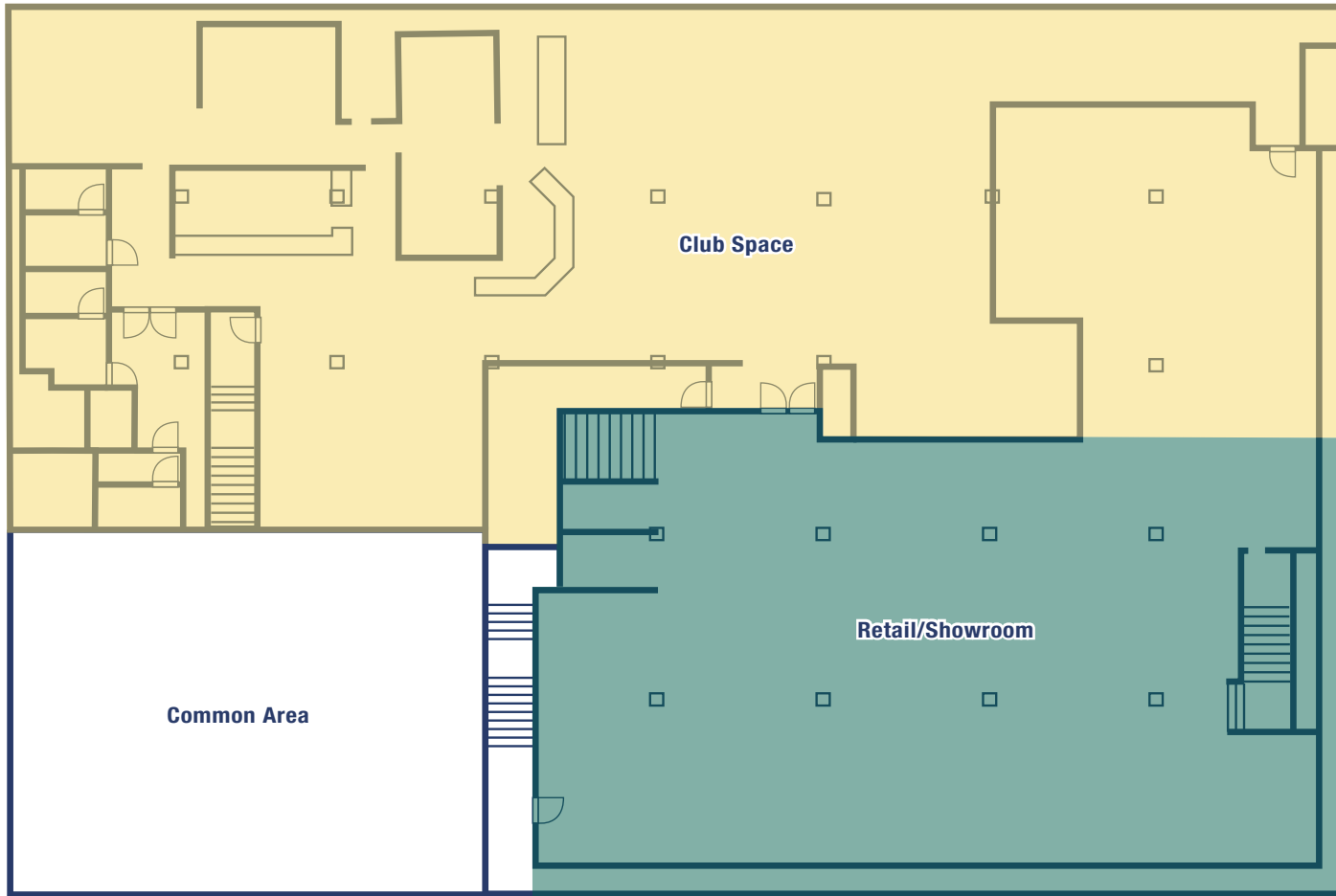
## Downtown Riverside Attractions



# B

## BASEMENT FLOOR PLAN: ±14,500 SF

The basement is a hidden gem, hosting one of Downtown Riverside’s only subterranean clubs. The Retail portion features an open floor plan which lends itself to one or multiple retailers.



### FLOOR PLAN DESCRIPTIONS

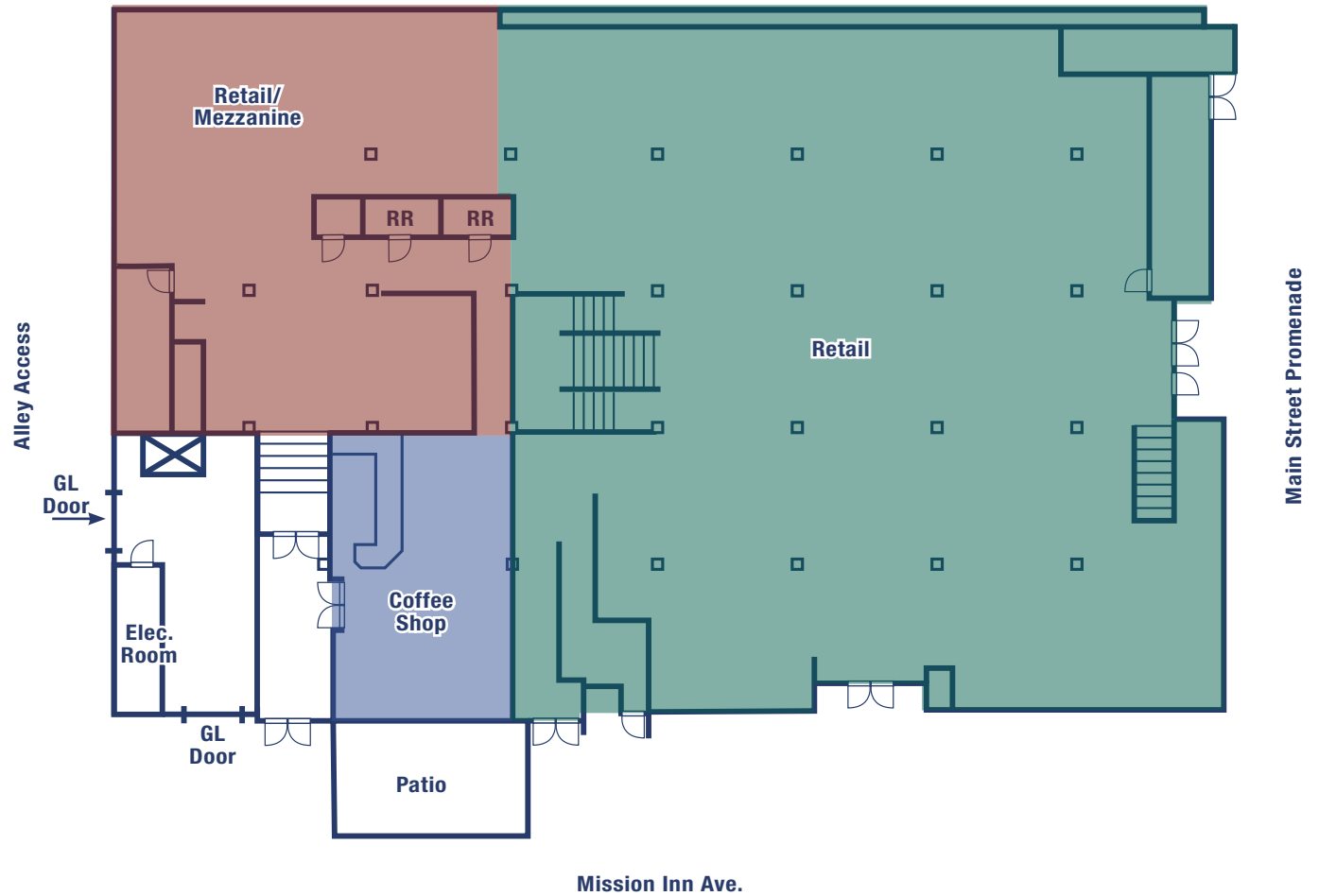
	SIZE	FEATURES
Club Space	±7,000 SF	Fully built-out venue, Kitchen, Well equipped bar, Walk-in refrigerators, Stage, Green room, Sound booth, & Restrooms
Retail/Showroom	±4,000 SF	High ceilings, & Open space
Common Area	±3,500 SF	Storage & Mechanical





# GROUND FLOOR PLAN: ±14,500 SF PLUS ±3,500 SF MEZZANINE

Rare street frontage with a dramatic window-lined façade, the ground floor delivers visibility in the core of Downtown Riverside. The layout is ideal for a single or multiple businesses looking for a prime location.

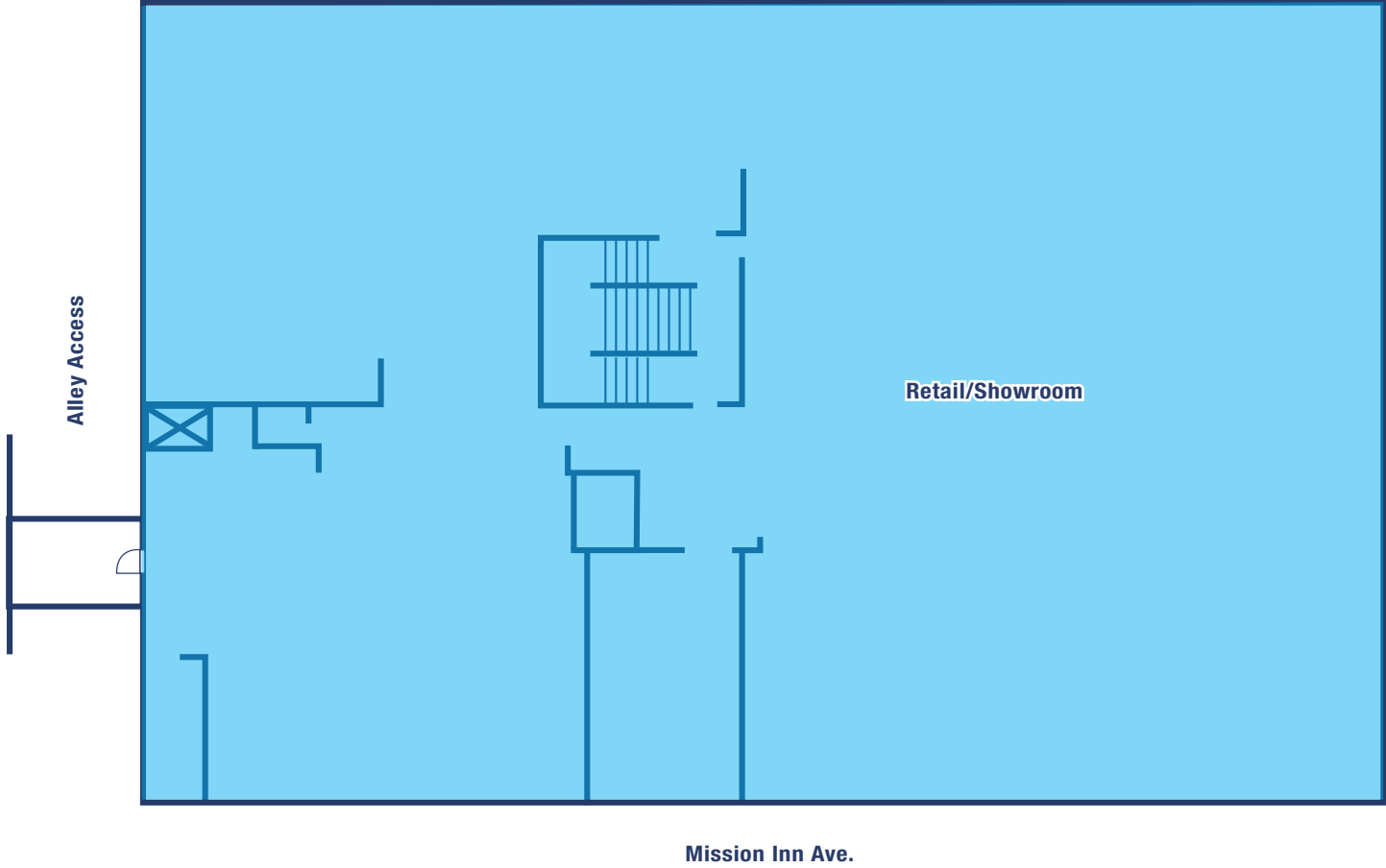


FLOOR PLAN DESCRIPTIONS		
	SIZE	FEATURES
Retail	±13,300 SF	Open area, Restrooms, Street frontage on Mission Inn Ave. & Main St., & Large window lined walls
Mezzanine	±3,500 SF	Elevator served, & Open area
Coffee Shop	±1,200 SF	Fully built out bar, Open seating, Mission Inn Ave. Street frontage, & Patio

# 2

## SECOND FLOOR PLAN: ±14,500 SF

The Second floor is elevator-served overlooking the Main Street Promenade and Mission Inn Avenue. Tall ceilings and oversized windows fill the space with natural light.



FLOOR PLAN DESCRIPTIONS		
	SIZE	FEATURES
Retail/Showroom	±14,500 SF	Open area, Over-sized windows, & Elevator



**MISSION GALLERIA**

**P - PARKING STRUCTURES**

### 3 MILE RADIUS DEMOGRAPHICS

<b>113,901</b> ESTIMATED POPULATION	<b>92,322</b> ADJUSTED DAYTIME DEMOGRAPHICS	<b>\$103,834t</b> ESTIMATED AVERAGE HOUSEHOLD INCOME	<b>57,685</b> EMPLOYEES

### LUXURY APARTMENTS

### TRAFFIC COUNTS

MISSION INN AVE • 12,341 CPD
UNIVERSITY AVE • 16,237 CPD
MARKET ST • 19,918 CPD
91 FWY • 158,992 CPD

Source: Regiononline.com | Date: 2025

# MISSION



# GALLERIA



## A Cornerstone with Legacy

Built in 1937 the building has long been a cornerstone of downtown Riverside. For decades, it was home to Sears, Roebuck & Co., and currently known as the Mission Galleria which houses multiple antique retailers.

The building's historic façade reflects an era when craftsmanship and permanence defined commercial design. Its presence along Main Street has witnessed Riverside's transformation from a regional trade hub to a modern city center.

This rare opportunity offers a chance to re-imagine a piece of Riverside's history. Few buildings combine this level of historic significance, location, and development flexibility.

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