

21800 VAN BUREN, BUILDING 4, RIVERSIDE CA 92518



FOR LEASE



PROPERTY SUMMARY

**21800 VAN BUREN, BUILDING 4,
RIVERSIDE, CA 92518**

Property Type: Industrial

Year Built: 2020

Parcel Number: 294-701-005

Available for Lease: 8,980 SF

Zoning: MU





MARCH AIR FORCE
RESERVE BASE



SUBJECT
PROPERTY

Economic Dr

Van Buren Blvd



PROPERTY HIGHLIGHTS

- ✔ Freestanding building inside an industrial complex
- ✔ Close proximity to 215, 91 & 60 Freeway
- ✔ Spacious Layout with 18' High Ceilings
- ✔ Ample on Site Parking
- ✔ Industrial Use Zoning



PROPERTY PHOTOS

21800 VAN BUREN, BUILDING 4, RIVERSIDE CA 92518



DEMOGRAPHICS

21800 VAN BUREN, BUILDING 4, RIVERSIDE CA 92518

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	2,575	64,170	222,106
2023 Estimate	2,468	61,272	211,446
2010 Census	2,592	62,975	213,829
Growth 2023 - 2028	4.34%	4.73%	5.04%
Growth 2010 - 2023	-4.78%	-2.70%	-1.11%

2023 POPULATION

	1 Mile	3 Mile	5 Mile
White	1,129 45.75%	15,941 26.02%	47,025 22.24%
Black	218 8.83% 17	5,974 9.75%	25,751 12.18%
Am. Indian & Alaskan	0.69% 271	896 1.46%	3,335 1.58%
Asian	10.98% 12	4,817 7.86%	13,932 6.59%
Hawaiian & Pacific Island	0.49% 821	306 0.50%	1,074 0.51%
Other	33.27%	33,338 54.41%	120,330 56.91%
U.S. Armed Forces	0	71	269

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2028 Projection	719	17,157	59,737
2023 Estimate	692	16,440	57,067
2010 Census	747	17,218	58,802
Growth 2023 - 2028	3.90%	4.36%	4.68%
Growth 2010 - 2023	-7.36%	-4.52%	-2.95%
Owner Occupied	611 88.29%	9,961 60.59%	34,340 60.17%
Renter Occupied	81 11.71%	6,479 39.41%	22,727 39.83%

DEMOGRAPHICS DETAILED REPORT

21800 VAN BUREN, BUILDING 4, RIVERSIDE CA 92518

2023 POPULATION BY OCCUPATION

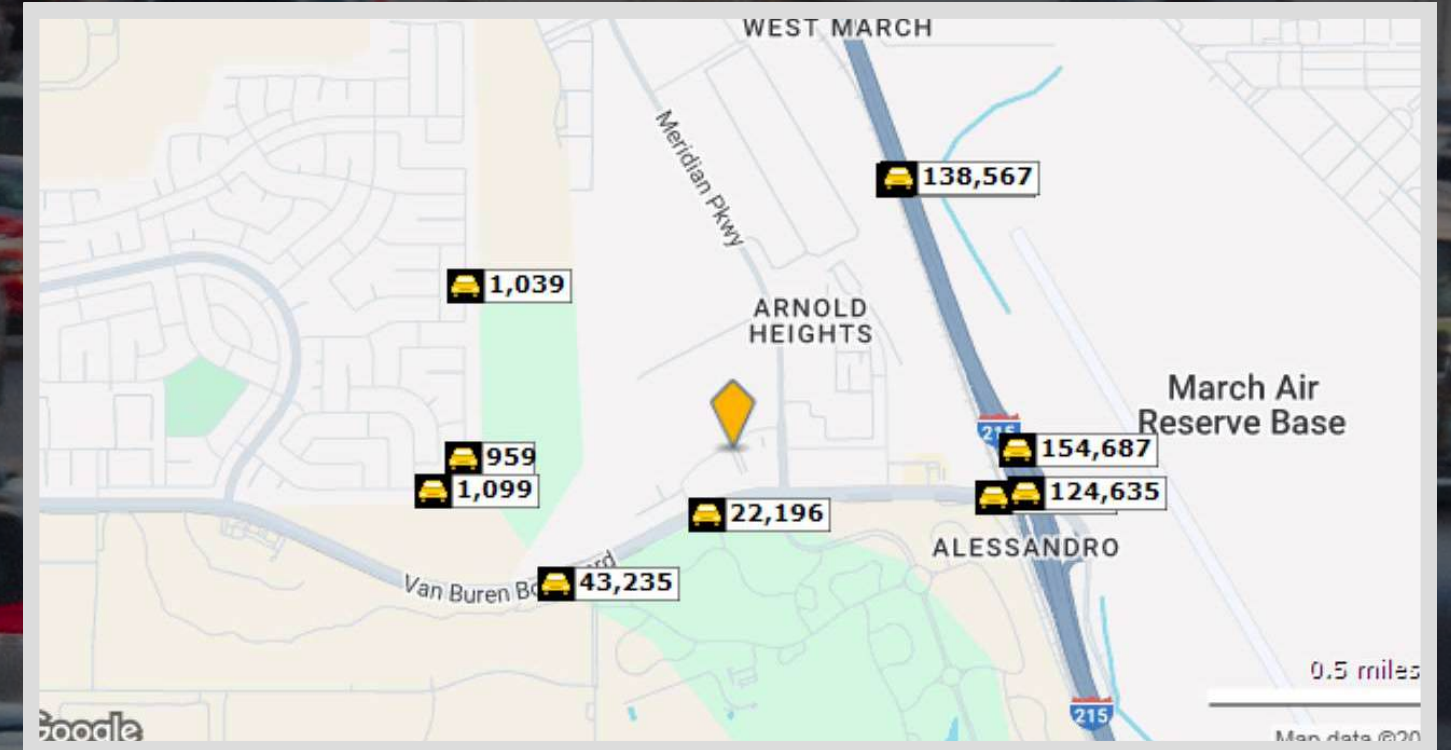
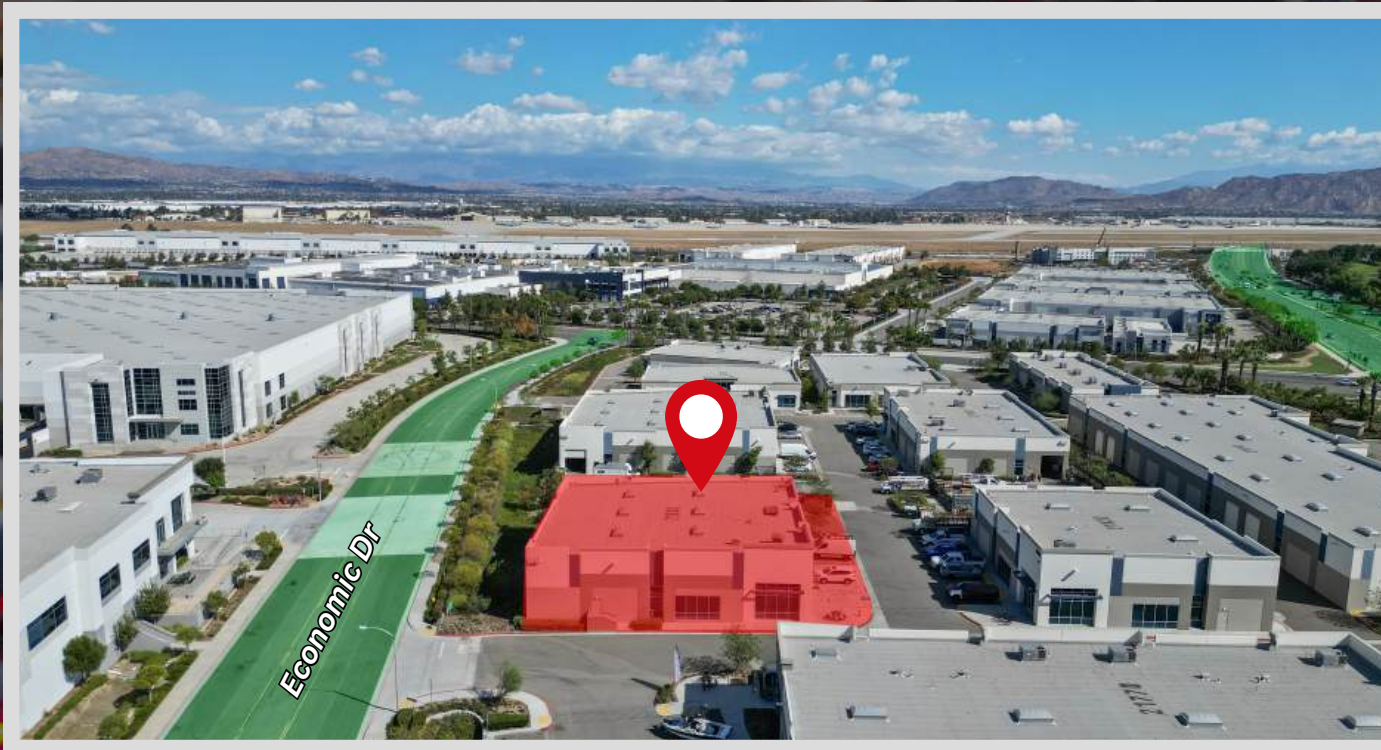
	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	70	2.83%	1,061	2.01%	3,671	2.03%
Professional & Management	821	33.17%	10,866	20.56%	36,705	20.29%
Public Administration	192	7.76%	1,811	3.43%	5,363	2.96%
Education & Health	445	17.98%	6,704	12.69%	21,653	11.97%
Services	167	6.75%	5,071	9.60%	18,435	10.19%
Information	11	0.44%	277	0.52%	1,253	0.69%
Sales	274	11.07%	5,552	10.51%	20,271	11.21%
Transportation	4	0.16%	306	0.58%	1,227	0.68%
Retail	222	8.97%	3,391	6.42%	12,455	6.89%
Wholesale	47	1.90%	857	1.62%	2,980	1.65%
Manufacturing	29	1.17%	2,768	5.24%	7,672	4.24%
Production	62	2.51%	6,086	11.52%	19,963	11.04%
Construction	46	1.86%	3,342	6.32%	11,476	6.34%
Utilities	57	2.30%	3,254	6.16%	12,378	6.84%
Agriculture & Mining	0	0.00%	155	0.29%	675	0.37%
Farming, Fishing, Forestry	0	0.00%	109	0.21%	487	0.27%
Other Services	28	1.13%	1,237	2.34%	4,218	2.33%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	54	7.23%	2,037	11.83%	7,689	13.08%
2-Person Households	186	24.90%	3,571	20.74%	12,949	22.02%
3-Person Households	156	20.88%	3,083	17.90%	10,383	17.66%
4-Person Households	184	24.63%	3,626	21.06%	11,049	18.79%
5-Person Households	98	13.12%	2,413	14.01%	7,952	13.52%
6-Person Households	33	4.42%	1,275	7.40%	4,465	7.59%
7-or more Person Households	36	4.82%	1,214	7.05%	4,314	7.34%

TRAFFIC COUNT

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TRAFFIC COUNT

Street		Traffic Volume	Distance from Subject	
Van Buren Blvd	Harmon St	0.17 E	22,196	MPSI .15
Van Buren Blvd	Plummer Rd	0.08 W	43,235	MPSI .50
Van Buren Blvd	29th St	0.02 W	32,634	MPSI .61
Greenlawn St	Golden Rain Rd	0.06 S	959	MPSI .61
215		0.00	154,687	MPSI .65
Escondido Freeway	Van Buren Blvd	0.01 SE	124,635	MPSI .68
Golden Rain Rd	Stonybrook Cir	0.04 W	1,099	MPSI .69
Orchard Park Dr	Hillsdale Rd	0.08 S	1,039	MPSI .72
215	Van Buren Blvd	0.78 S	154,000	AADT .73
I- 215	Van Buren Blvd	0.78 S	138,567	MPSI .74

EXCLUSIVELY REPRESENTED BY



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