

STATER BROS.
markets

 **DOLLAR TREE**

18,534 SF +/- Anchor Box and Shops FOR LEASE



FIVE POINTS PLAZA

4650-4860 La Sierra Ave., Riverside, CA

CBRE

Property Highlights

Prime Retail Space Available



High-Traffic Location

Benefit from the constant flow of customers in a bustling neighborhood center.



Grocery-Anchored Advantage

The only center serving the vibrant Riverwalk development, surrounded by homes, shops, and offices.



Captive Audience

Located near La Sierra University (2,300 students), providing a built-in customer base.



Impeccable Presentation

Enjoy a beautifully landscaped and meticulously maintained environment.



Site Plan



UNIT	TENANT	SF
4650	Restaurante Salvadoreno	1,200
4652	Holy Shot Coffee	1,185
4654	AVAILABLE	915
4656	Sierra Nails	1,200
4658	Agua Water	900
4660	La Michoacana	1,200
4680	Stater Bros	30,570
4710	Dentist	4,715
4712	Dollar Tree	10,884
4716	La Sierra Pet Clinic	1,375
4720	Barber Shop	1,100
4724	Con Madre Restaurant	2,576
4740	Del Taco (Pad)	2,500

UNIT	TENANT	SF
4748	Metro by T-Mobile	834
4750	Pizza Hut	4,000
4760	Polish Up Nail Salon	2,000
4770	Mr You Chinese Express	2,450
4782	Book Off USA	7,016
4786	US Donuts	1,460
4788	Parkour	6,433
4790	AVAILABLE	18,534
4810	AVAILABLE	1,026
4812-14	Coin Less Laundry	3,300
4820	O'Reilly Auto Parts	9,750
4822	Octapharma Plasma	9,790
4860	Jack in the Box	2,561



Johnny's Burgers



Super Seafood Asian Market

HARBOR FREIGHT

Michaels



NORMS Restaurant



petco



SKY ZONE

FarmerBoys

SUBWAY

BOOT BARN



Retailers in the Area

Area Demographics



Population

40,125

5 Minutes

149,228

10 Minutes

307,928

15 Minutes

Households

11,928

5 Minutes

44,446

10 Minutes

92,760

15 Minutes

Daytime Population

33,066

5 Minutes

131,312

10 Minutes

337,951

15 Minutes

Average HH Income

\$106,718

5 Minutes

\$111,443

10 Minutes

\$114,205

15 Minutes

FIVE POINTS PLAZA



FOR MORE INFORMATION, PLEASE CONTACT:

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