



Arlington  
plaza

**18,400 SF** Sub- Anchor Box Available  
Drive Thru Pads and Shop Space For Lease

6008-6390 VAN BUREN BLVD RIVERSIDE, CA | SWC VAN BUREN BLVD & ARLINGTON AVE





**18,400 SF** SUB- ANCHOR BOX AVAILABLE



±900 sq. ft. In-line space available, and ±4,200 sq. ft. (rear space) available



**Excellent shop tenants including:** Starbucks, Verizon, Boost Mobile and Enterprise Rent-a-Car



**Drive thru pads** for ground lease or build-to-suit available



**Top Employers Nearby:** County of Riverside, University of California, Riverside, Riverside Unified School District, Kaiser Permanente, City of Riverside, Riverside Community Hospital, Fleetwood Enterprises Inc., Riverside Community College District, Riverside County Office of Education, Alvord Unified School District



**High traffic location** (±87,500 cars per day) at the signalized intersection



**Triangulated by three major freeways:** 91, 60 and 15 freeways



**Signalized corner** of Arlington Ave and Van Buren Blvd are both major exits off the 91 freeway



## 2024 DRIVE TIME DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes
Population	77,471	224,255	475,473
Average Household Income	\$82,086	\$94,323	\$106,549
Daytime Population	67,554	211,889	459,706

# RIVERSIDE, CA



The site plan illustrates a commercial development with the following buildings and details:

- BUILDING A:** 100, 1,200 SF Insurance
- BUILDING B:** boost
- BUILDING E:** 6100 Portillo's 1,200 SF; 6102 Pack-n-Ship 900 SF; 6106 Available 900 SF; 6107 Trimming 900 SF; 6108 Office 1,200 SF; 6110 Office 1,200 SF; 6112 Main 1,200 SF; 6114 Main 1,200 SF; 6116 Main 1,200 SF; 6118 Main 1,200 SF; 6122 Available 4,200 SF
- BUILDING G:** 6150 18,400 SF
- BUILDING K,L,M:** 6350 43,305 SF (CARDENAS)
- Other Buildings:** 6210 (Blue Access) Available 5,531 SF; 6230 DOLLAR ABSOLUTE STORE 19,584 SF; 6219 Sub Donut 3,100 SF; 6370 Sub Donut 1,521 SF; 6170 Ice Cream 1,591 SF; 6170-101 Domino's 1,521 SF; 6390 Baskin-Robbins 101; 6390-102 STARBUCKS 1,700; 6390-103 Candy 2,200 SF
- Proposed:** Restaurant 1,850 SF; Drive Thru 2,100 SF; Drive Thru 2,800 SF; Restaurant 2,350 SF; Retail 1,840 SF; Drive Thru 2,350 SF

The plan also shows parking lots, drive-thrus, and various retail and food service areas. A north arrow is located in the bottom right corner.

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## PROPERTY PICTURES



18,400 SF

Sub- Anchor Box Available



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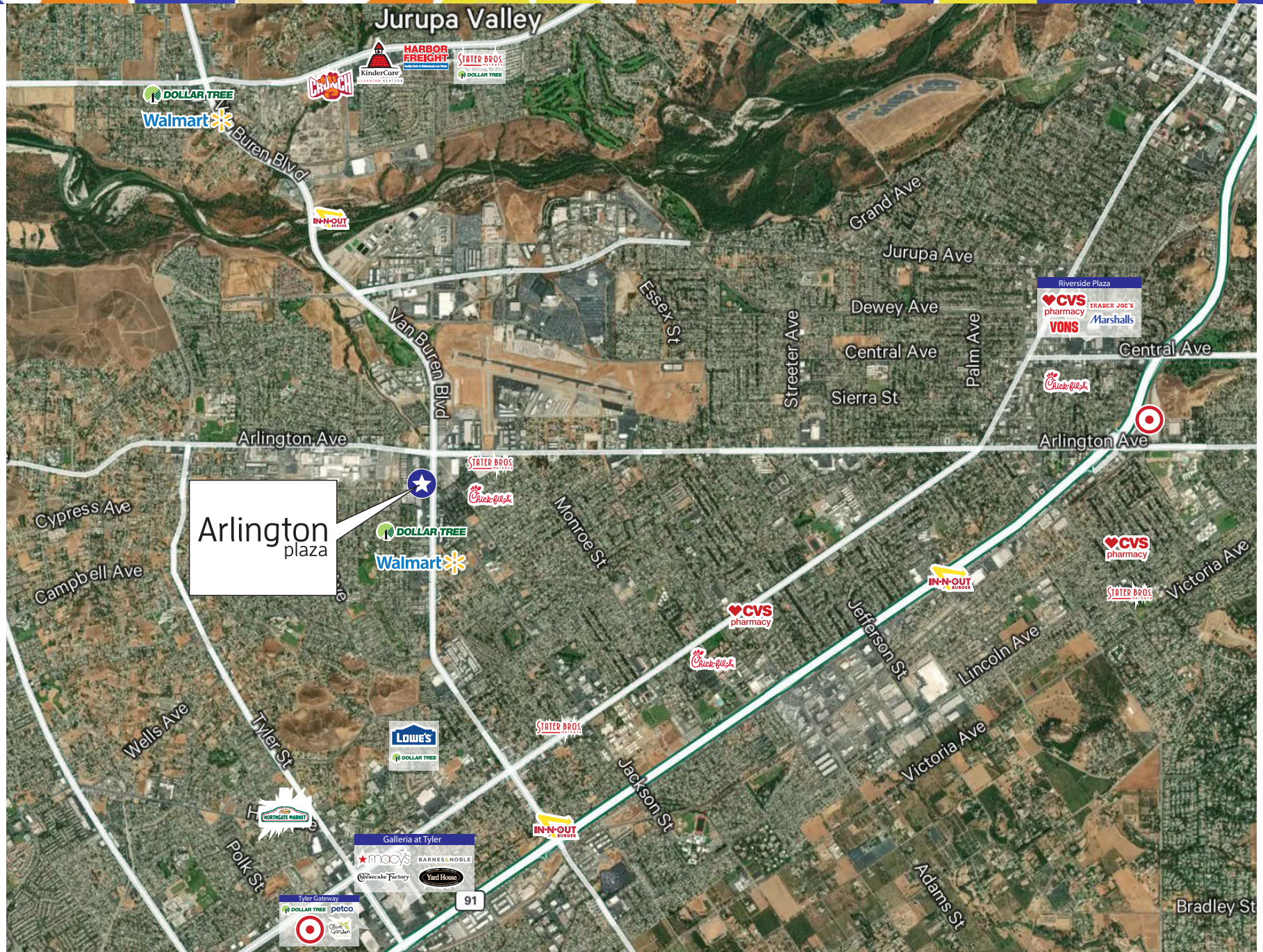




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# RIVERSIDE WEST TRADE AREA







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## Drive Thru Pads For Ground Lease or Build-To-Suit and Shop Space For Lease

**CBRE**

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