

LA SIERRA PLAZA

±4,200 SF FREESTANDING RETAIL BUILDING & ±2,000 SF SHOP SPACE FOR LEASE

3800-3870 La Sierra Ave, Riverside, CA 92505



ALBERT LOPEZ

VP, Retail Leasing & Sales

O: 909.230.4500 | C: 909.900.8922

Albert@progressiverep.com

DRE #01409003

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- Property is anchored by a high volume Cardenas Supermarket on one of the busiest intersections in Riverside.
- Located immediately across from Kaiser Permanente (4000 employees) and off the 91 FWY making this intersection of La Sierra Ave and Magnolia Ave visible to $\pm 46,110$ CPD.
- This retail hub services a high population of 156,011 within a 10 minute drive time.
- Magnolia Ave retail hub is the primary corridor that leads to Galleria at Tyler regional mall, and Downtown Riverside.
- $\pm 4,200$ SF Freestanding Retail Building and $\pm 2,000$ SF Shop Space For Lease



SITE PLAN



ADDITIONAL PHOTOS



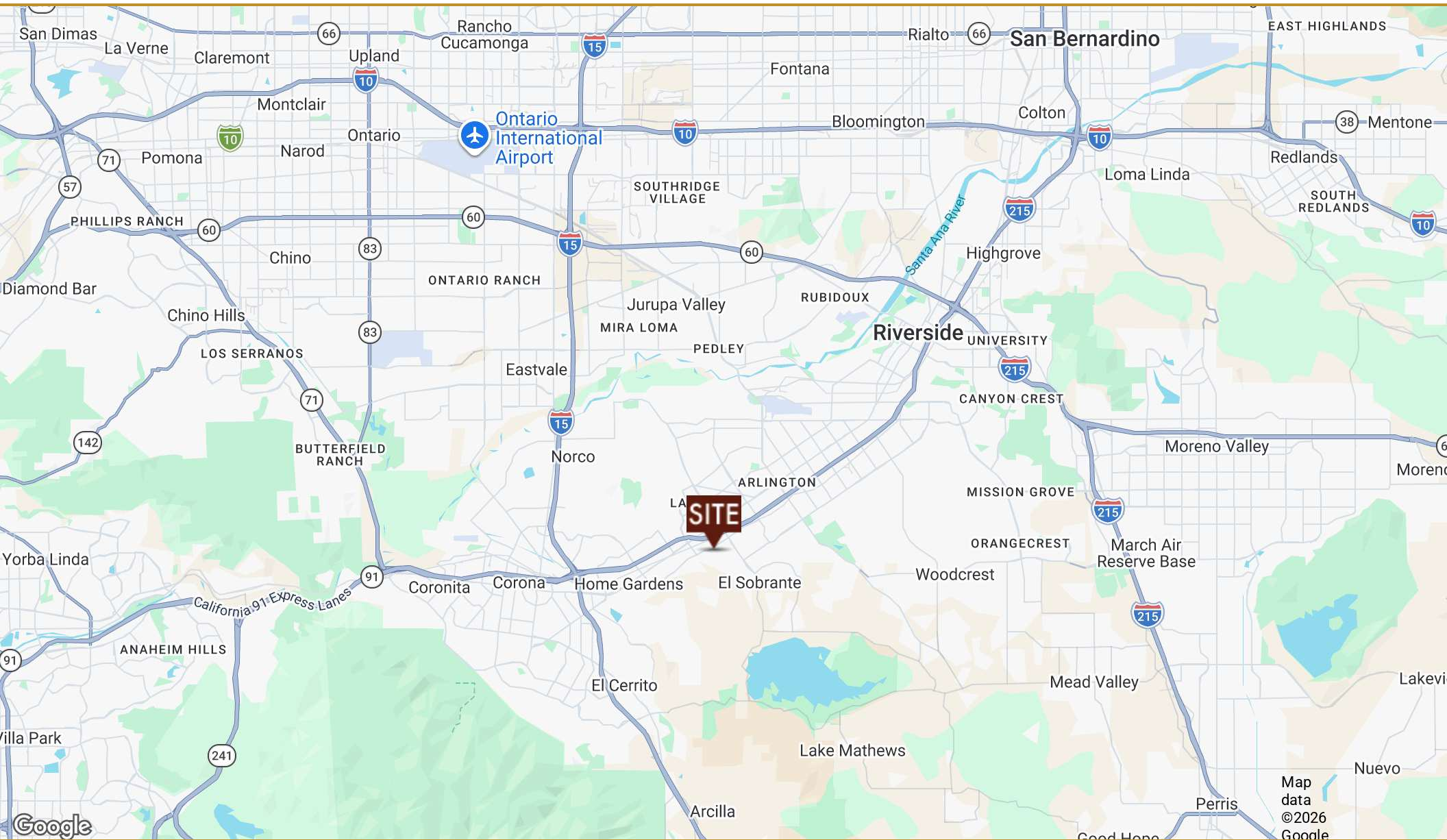
RETAILER MAP



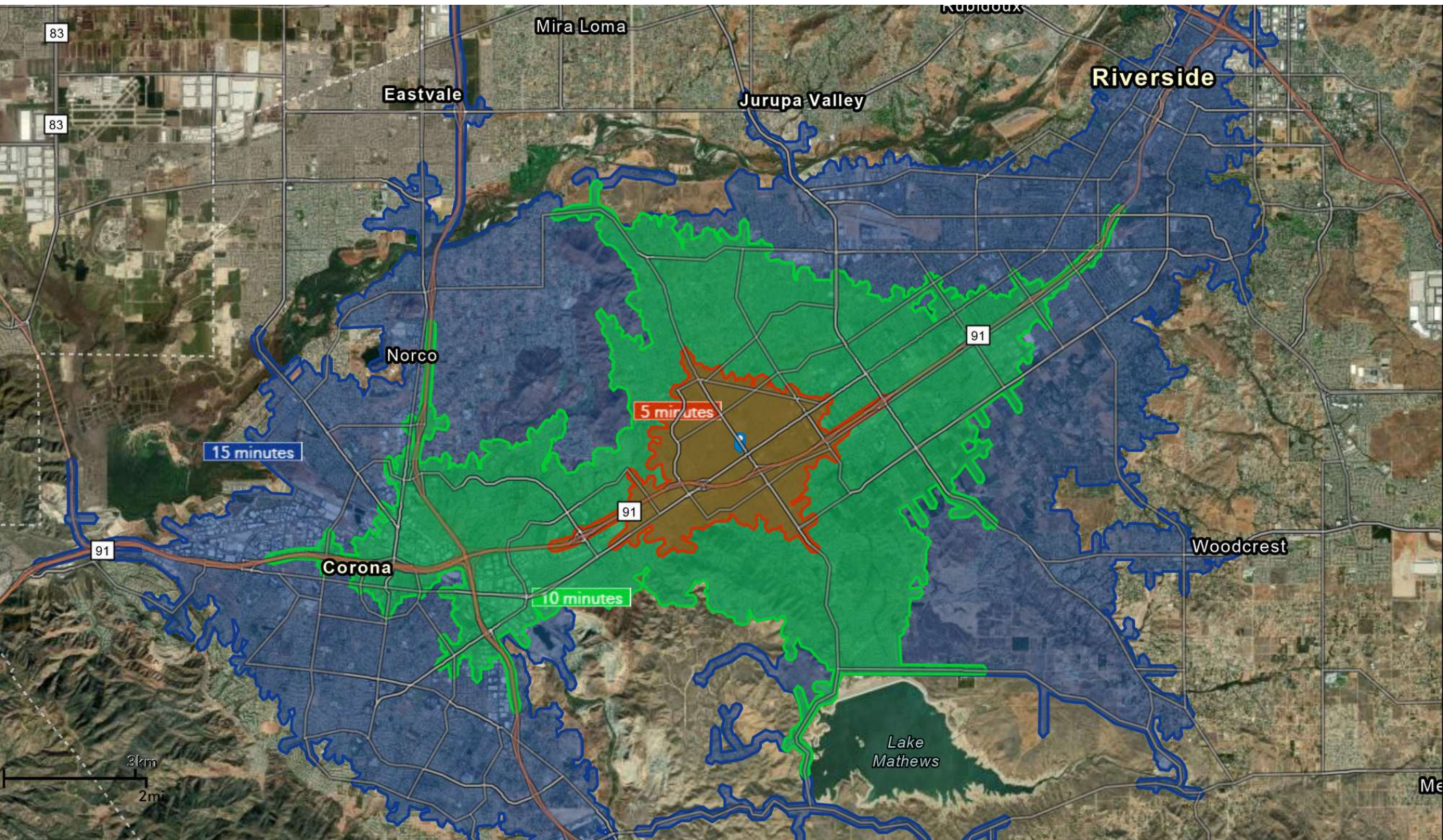
LOCATION AERIAL MAP



REGIONAL MAP



DRIVE TIME MAP



DEMOGRAPHICS

	5 min	10 min	15 min
POPULATION			
2025 Total Population	54,539	156,011	276,712
2025 Median Age	34.0	33.6	34.1
2025 Total Households	16,902	45,448	81,928
2025 Average Household Size	3.2	3.4	3.3
INCOME			
2025 Average Household Income	\$107,392	\$112,697	\$114,222
2025 Median Household Income	\$87,463	\$93,951	\$95,129
2025 Per Capita Income	\$33,410	\$32,998	\$33,962
BUSINESS SUMMARY			
2025 Total Businesses	2,542	6,131	13,028
2025 Total Employees	18,183	54,525	117,381