

Heritage Plaza For Lease

5130-5290 Arlington Avenue
Riverside, CA 92504

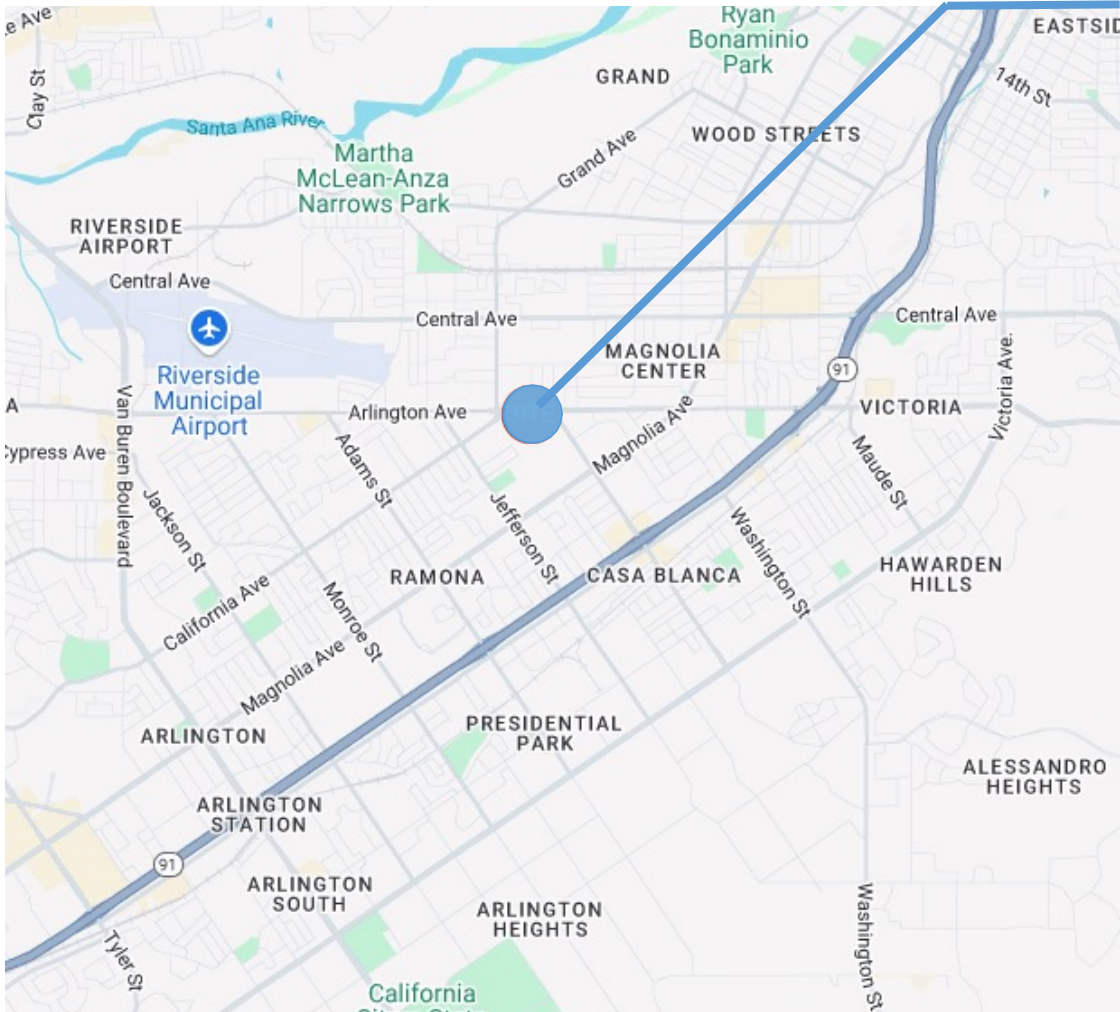


ARLINGTON AVENUE



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Property Highlights:

- High profile grocery anchored center in densely populated central Riverside
- Strategic location along Arlington Ave between Madison St. and California Ave.
- Well known anchors and supporting tenants including Smart & Final, Biolife, the US Post Office, Starbucks, Wingstop, Waba Grill, Rent-A-Center, Honey Baked Ham, and many more!
- Shops spaces for lease, ideal for restaurants, retail, medical, services, and educational uses
- Great access and parking

Demographics:

2024 Estimates	1 MILE	3 MILE	5 MILE
Population	24,676	119,327	291,453
AHH Income	\$86,841	\$89,691	\$93,694



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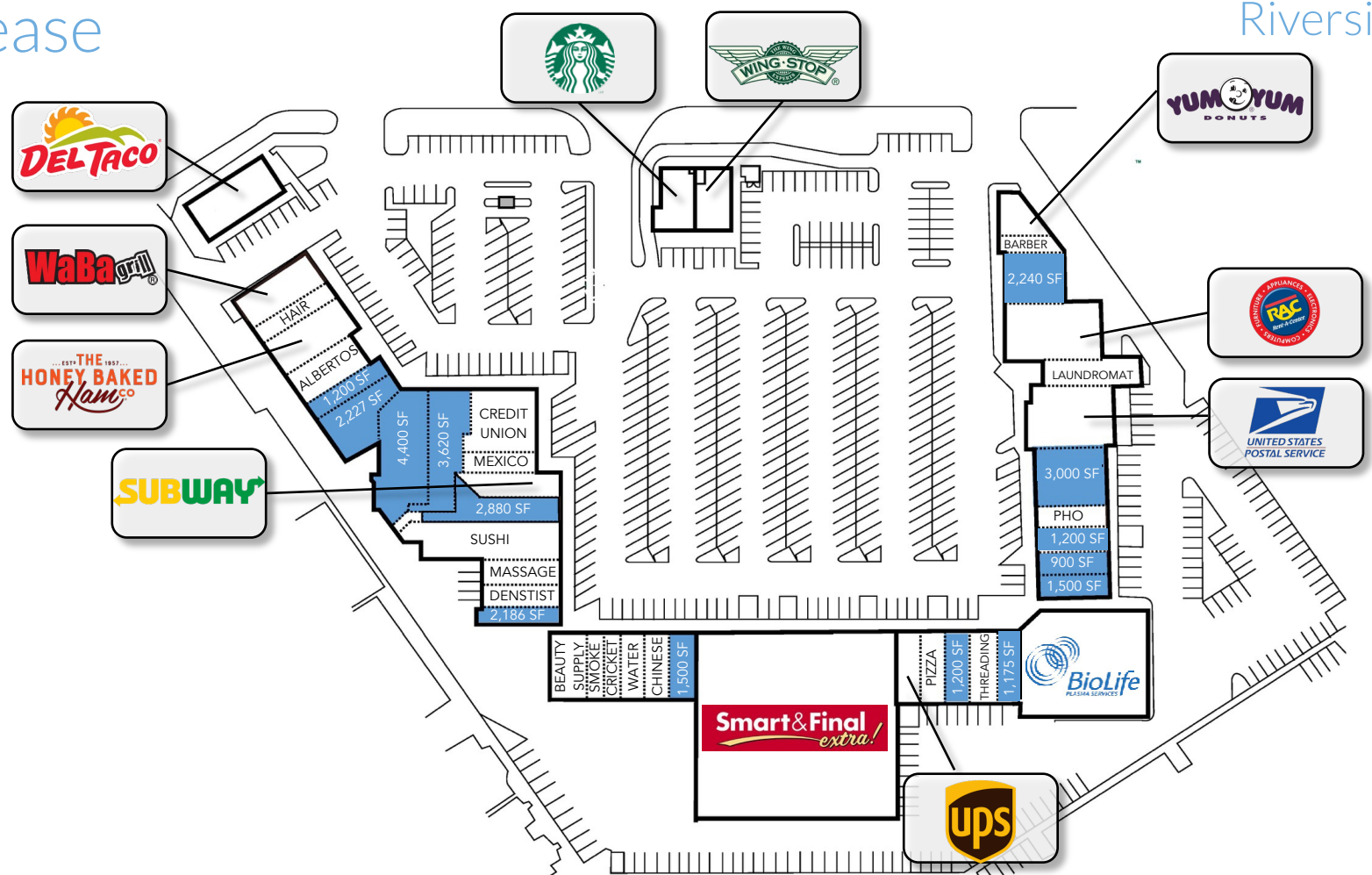
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5130	YumYum Donut	1,311	5188	BioLife	10,250	5216	TheWater Source	1,184	5242	Guaranty Federal	2,500
5132	Properchop Barbershop	656	5190	Available	1,175	5218	Cricket Wireless	840	5250	Available (Restaurant)	3,620
5140	Available	2,240	5192	Threading & Waxing	1,200	5220	Smoke Shop	840	5254	Tobacco Kiosk	300
5160	Rent-A-Center	4,000	5194	Available	1,200	5222A	Maly's Beauty Supply	2,311	5258	Available	4,400
5168	Laundroma	1,865	5196	Bella's Pizza	1,200	5222B-E	Available	2,186	5262	Available	2,227
5172	US Post Office	3,757	5198	UPS Store	1,500	5224	Jos. DDS	1,680	5266	Available	1,200
5174-76	Available	3,000	5200	Starbucks	1,747	5226	Massage Therapy	1,470	5274	Alberto's	2,400
5180	Pho Vinam	1,500	5200B	Wing Stop	1,737	5228	Restaurant	4,026	5276	HoneyBaked	2,626
5182	Available	1,200	5202	Smart & Final Extra	28,202	5232	Available	2,880	5282	Susie's Hair Salon	820
5184	Available	900	5210	Available	1,500	5236	Subway	1,320	5286	Waba Grill	2,521
5186	Available	1,500	5214	Peking Express	1,235	5240	Mi Soloma Express	750	5290	Del Taco	1,856



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