

**67,104 SF OF RETAIL SPACE AVAILABLE
in Riverside, CA 92503**



FOR LEASE

3870 Tyler St, Riverside, CA 92503

Located in the main corridor in Riverside City

KENNY YOO

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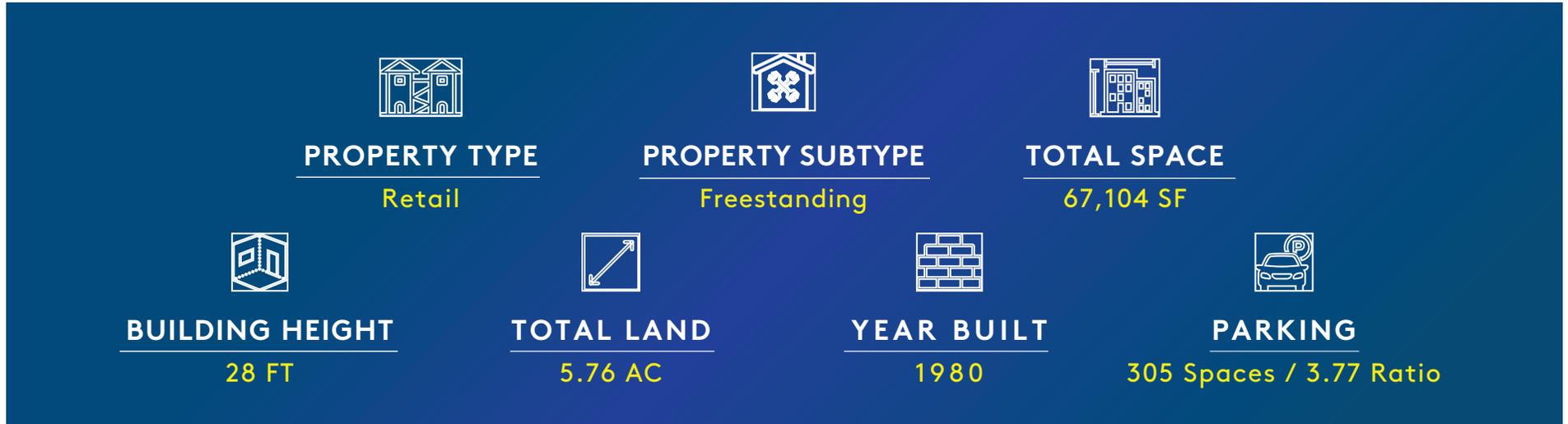
Kenny.yoo2013@gmail.com

DRE# 01844509

THE TYLER STREET PLAZA

3870 TYLER ST, RIVERSIDE, CA 92503

PROPERTY FACTS



PROPERTY DESCRIPTION

- The Tyler Street Plaza is located in the main commercial corridor in the Riverside City, Inland Empire.
- There are enough parking spaces of 305 spaces.
- The anchor tenant is Wendy's
- Big Retail Tenants of Nordstrom, Macy's, Cheesecake Factory, Target, Best Buy, etc. are located nearby.
- Previous Tenant was Burlington Coat Factory, used all spaces of 1st Floor 33,812 SF and 2nd Floor of 33,292 SF.

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PROPERTY HIGHLIGHTS

- Located in the main corridor in Riverside City
- Plenty of parking spaces; 305 spaces
- 1st Floor 33,812 SF and 2nd Floor of 33,292 SF

AVAILABLE SPACES

FLOOR & SUITE	AREA AVAIL	TERM	RENTAL RATE	RENTAL TYPE	STATUS
1st Floor	33,812 SF	Negotiable	\$12.00/SF/YR	Triple Net (NNN) \$4.80/SF/YR	Active
2st Floor	33,292 SF	Negotiable	\$6.00/SF/YR	Triple Net (NNN) \$4.80/SF/YR	Active

MAJOR TENANTS

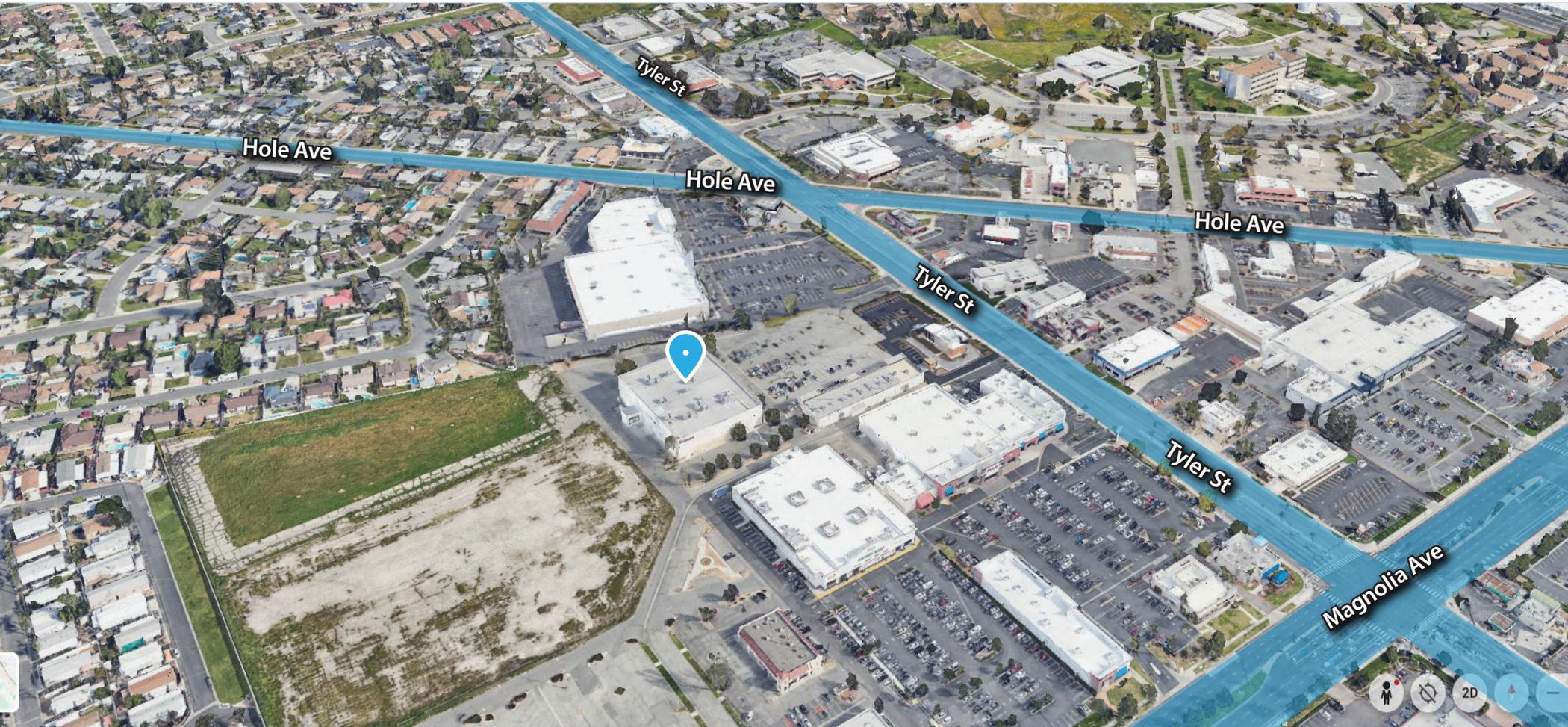


TENANT	INDUSTRY
Wendy's	Restaurant

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AERIAL MAP



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TRAFFIC

La Sierra, Riverside, 92503

-Commute to **Downtown Home Gardens**



12min



20min



27min



60+min

WALK SCORE Very Walkable (80)

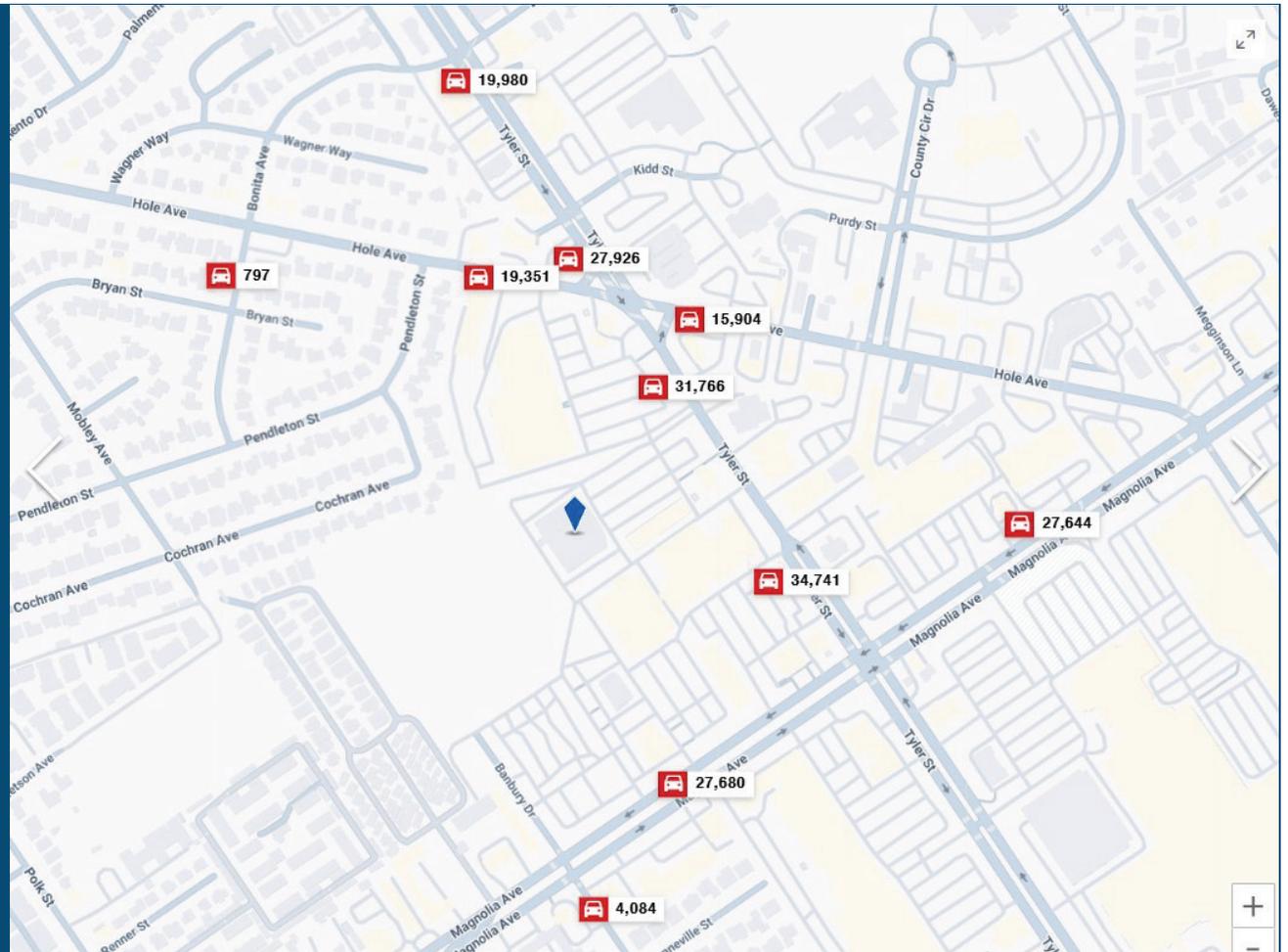
Most errands can be accomplished on foot.

TRANSIT SCORE Some Transit (43)

A few nearby public transportation options.

BIKE SCORE Bikeable (57)

Some bike infrastructure.



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■ PROPERTY PHOTOS

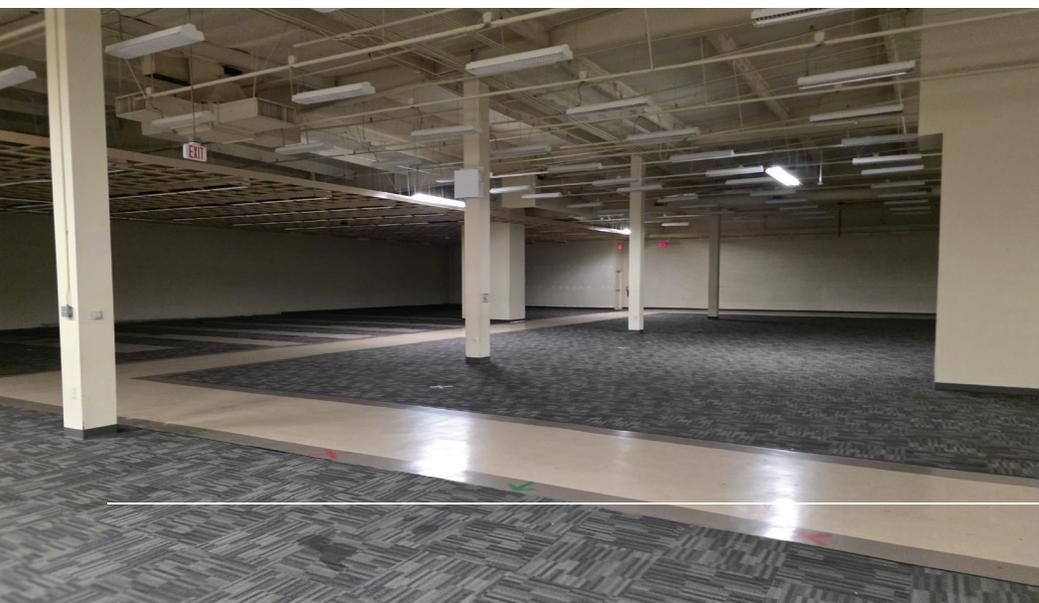
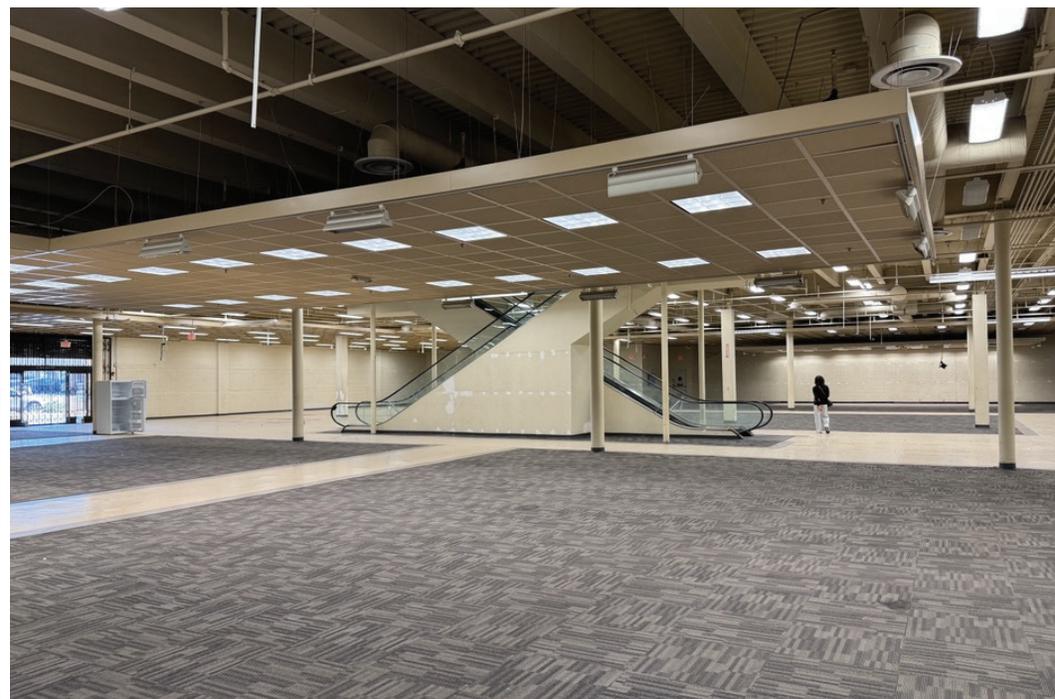


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PROPERTY PHOTOS



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