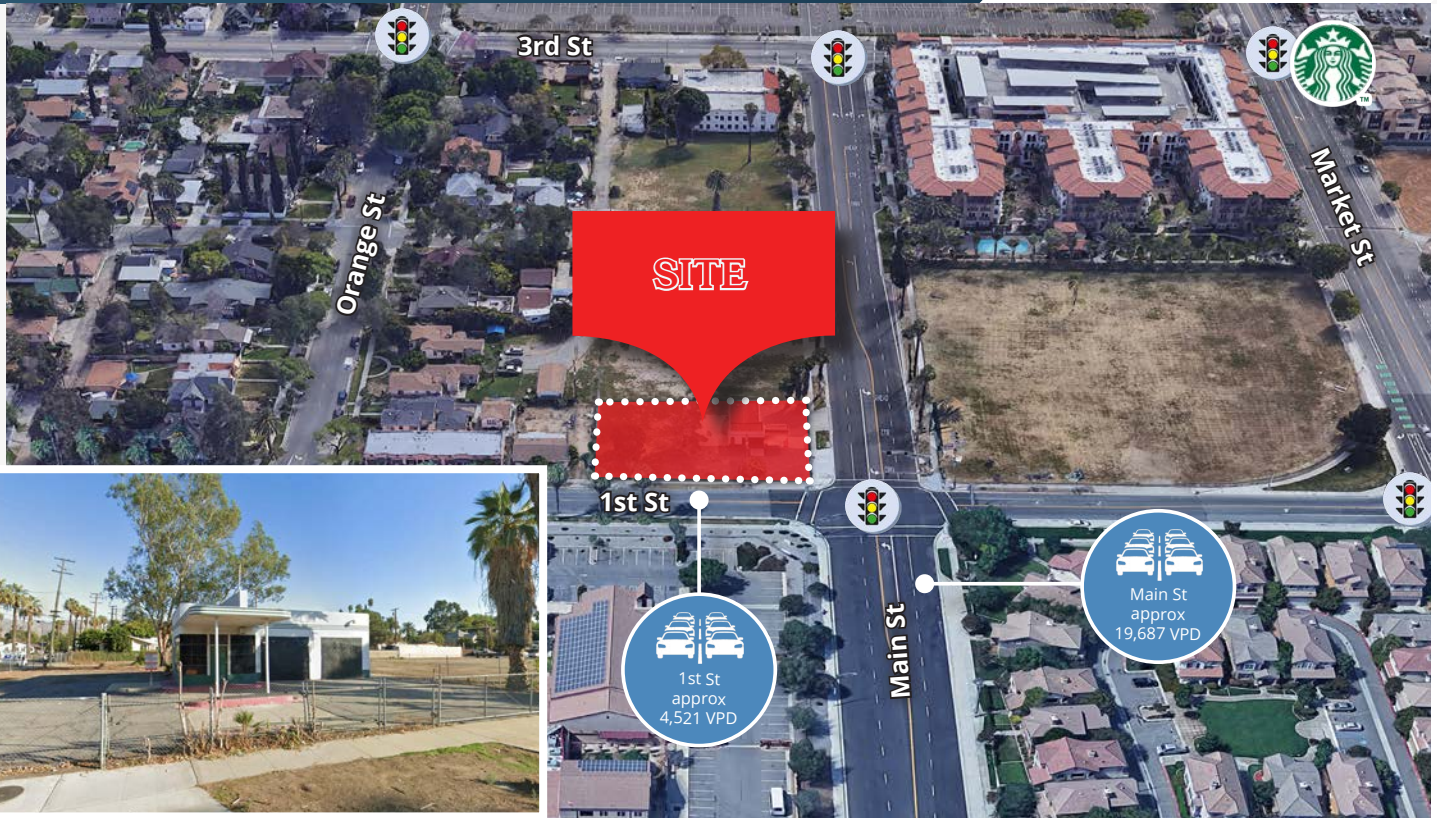


For Sale

3102 Main St | Riverside, CA 92501



Fully Entitled Restaurant Development

Rare Opportunity to take ownership of a unique and historic property in Riverside

±0.37 Acres
APN: 213-031-002

CONTACT

Chris Kehl

949.610.4672 | chris.kehl@srsre.com

CA License No. 01880427

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610 Newport Center Drive, Suite 1500

Newport Beach, CA 92660

DESCRIPTION

Within walking distance of:

- Riverside Convention Center (Over 170K Visitors a year).
- Mission Inn/ Festival of Lights (Over 750K Vistors a year).
- Downtown Riverside's Civic Center and Entertainment district.
- 1 mile from Riverside City College and Riverside Community Hospital.

2022 DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population	12,249	29,165	55,171
Average Household Income	\$124,114	\$123,411	112988
Daytime Population	7,997	18,861	40,361

Source: Esri

TRAFFIC COUNTS

Main St	19,687 VPD
E Rader Avenue	4,521 VPD

Source: Placer.AI

For Sale

3102 Main St, Riverside, CA



Fully Entitled Restaurant Development

1,500 SF of Building
Restaurant Space

Centerpointe
Luxury Apartments
125 Units
Completed 2021

SITE
The Commons
85 Multi-Family Units



Main St
approx
4,521 VPD



1st St
approx
19,687 VPD



Market St

Main St

Orange St

Lemon St

1st St

3rd St

2nd St



For Sale

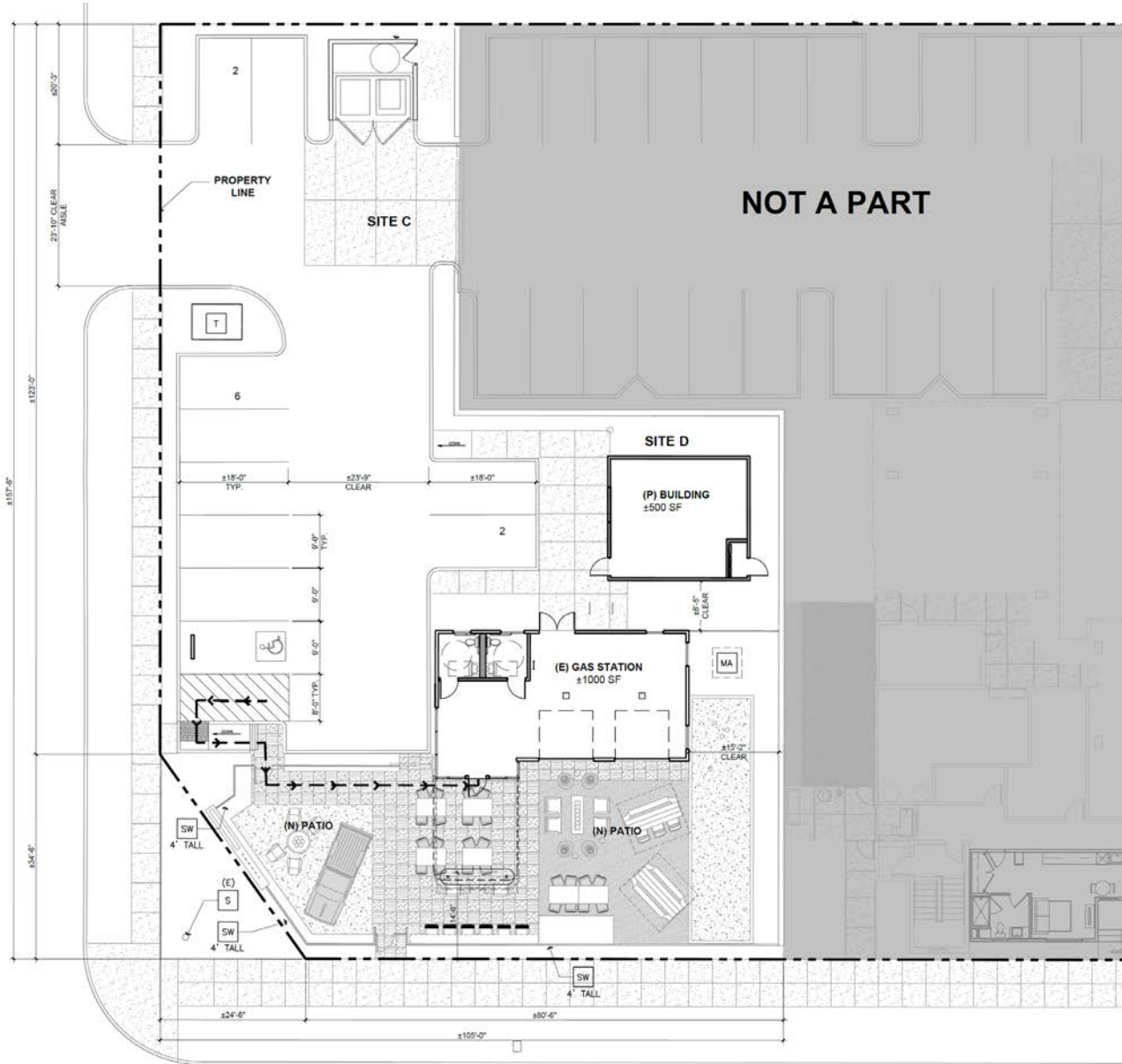
3102 Main St, Riverside, CA



Fully Entitled Restaurant Development

Existing Building ±1,000 SF
New Building ±500 SF

1ST STREET



MAIN STREET

For Sale

3102 Main St, Riverside, CA



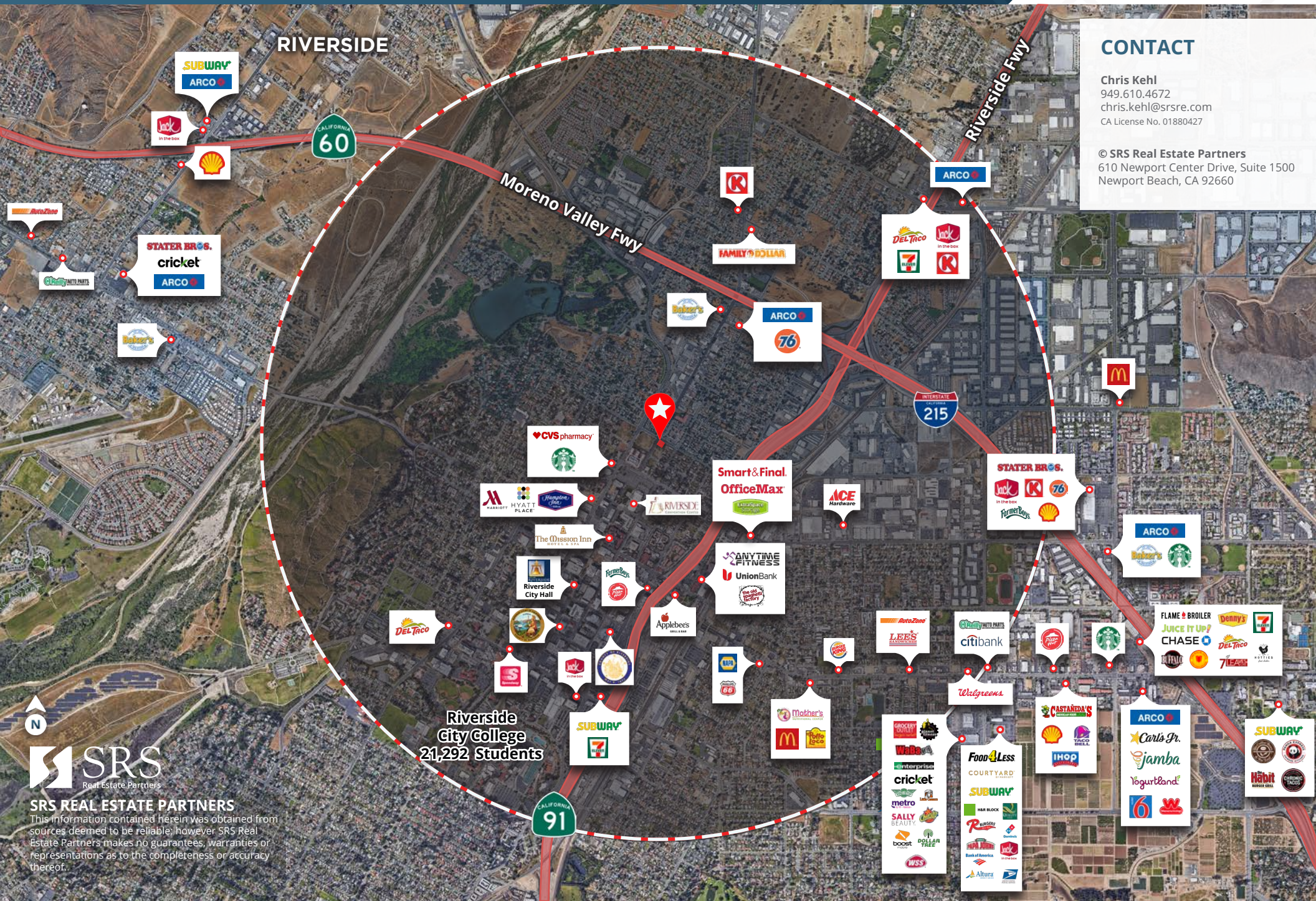
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For Sale

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Riverside City College
21,292 Students