

**±0.22 ACRES AVAILABLE FOR  
SALE, GROUND LEASE OR BUILD TO SUIT  
SEC INTERCHANGE & PRIMER  
RIVERSIDE, CA**

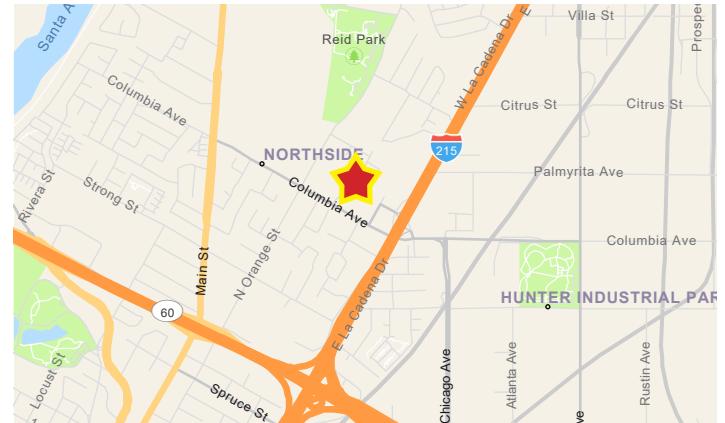
**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**HIGHLIGHTS:**

- ±0.22 Acres Available for For Sale, Ground Lease or Build to Suit
- Excellent Exposure to Interstate 215
- Excellent Access & Turning Movements
- Ideal For Retail, Restaurant & Service Commercial

**ASKING PRICE:  
\$600,000**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 Population:	10,605	92,944	217,508
Daytime Population:	10,183	51,013	90,580
Avg. Household Income:	\$81,922	\$63,136	\$77,098

Source: Regis Online

**TRAFFIC COUNTS**

**153,701 CPD**

215 Fwy

Source: Regis Online

**10,568 CPD**

Columbia Ave

**Brian Bielatowicz**  
bbielatowicz@leeteemecula.com  
D 951.445.4515  
DRE #01269887

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

**±0.22 ACRES AVAILABLE FOR  
SALE, GROUND LEASE OR BUILD TO SUIT  
SEC INTERCHANGE & PRIMER  
RIVERSIDE, CA**

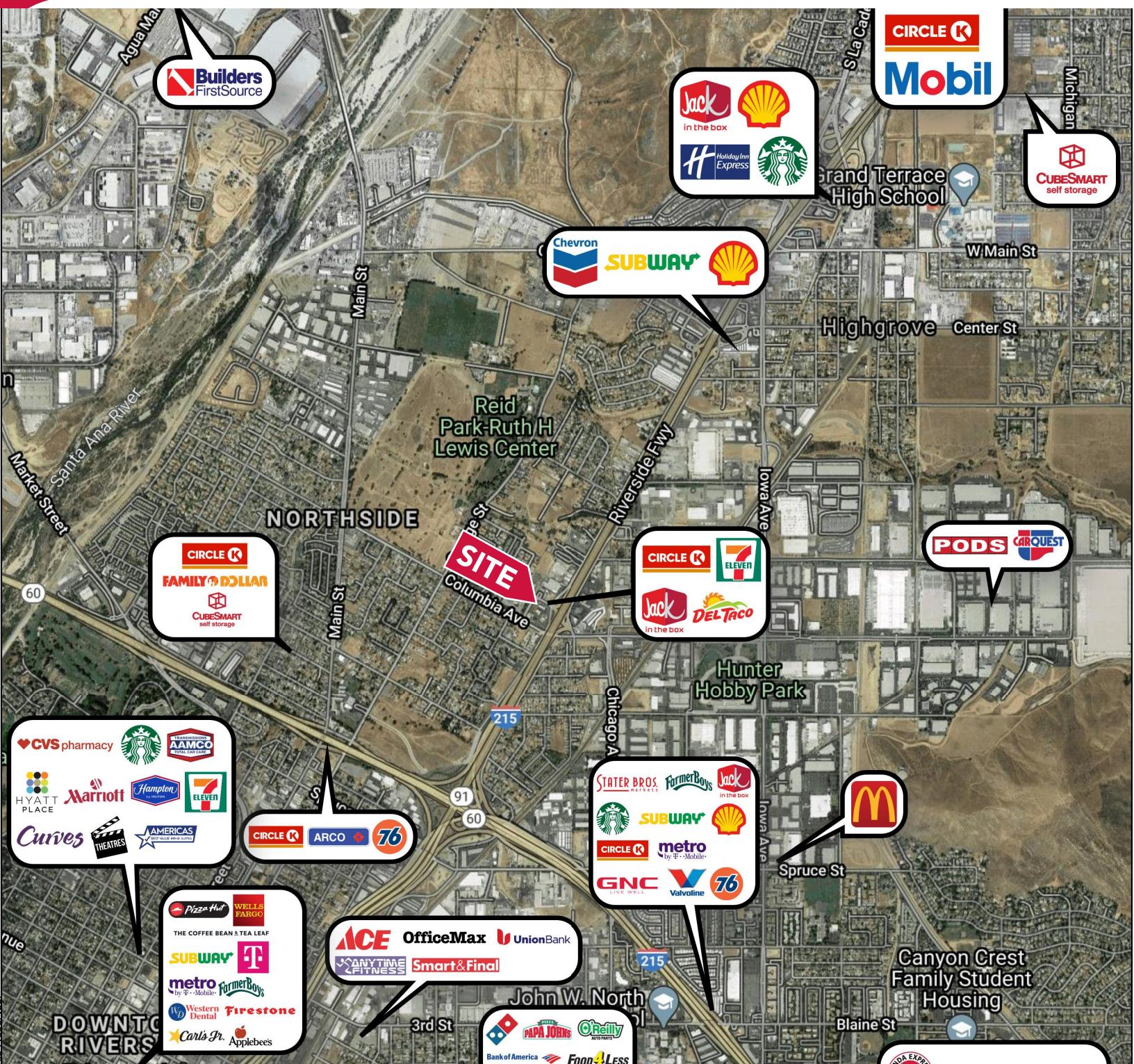
**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside, CA 92562 | Corporate ID# 01048055

**±0.22 ACRES AVAILABLE FOR  
SALE, GROUND LEASE OR BUILD TO SUIT  
SEC INTERCHANGE & PRIMER  
RIVERSIDE, CA**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**Brian Bielatowicz**

bbielatowicz@leetemecula.com

D 951.445.4515

DRE #01269887

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

**±0.22 ACRES AVAILABLE FOR  
SALE, GROUND LEASE OR BUILD TO SUIT  
SEC INTERCHANGE & PRIMER  
RIVERSIDE, CA**



**3190 Interchange St**

**Riverside, CA 92501**

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	10,605	92,944	217,508
	2025 Projected Population	11,265	98,296	229,322
	2010 Census Population	9,523	83,282	198,808
	2000 Census Population	7,869	72,432	175,685
	Projected Annual Growth 2020 to 2025	1.2%	1.2%	1.1%
	Historical Annual Growth 2000 to 2020	1.7%	1.4%	1.2%
	2020 Median Age	30.7	29.8	32.6
<b>HOUSEHOLDS</b>	2020 Estimated Households	2,930	27,172	67,956
	2025 Projected Households	3,012	28,141	70,050
	2010 Census Households	2,657	23,925	61,262
	2000 Census Households	2,281	22,933	57,584
	Projected Annual Growth 2020 to 2025	0.6%	0.7%	0.6%
	Historical Annual Growth 2000 to 2020	1.4%	0.9%	0.9%
<b>RACE AND ETHNICITY</b>	2020 Estimated White	45.2%	44.6%	50.3%
	2020 Estimated Black or African American	9.1%	10.3%	8.9%
	2020 Estimated Asian or Pacific Islander	7.1%	10.8%	8.2%
	2020 Estimated American Indian or Native Alaskan	1.1%	1.2%	1.1%
	2020 Estimated Other Races	37.4%	33.2%	31.5%
	2020 Estimated Hispanic	65.5%	56.4%	55.1%
<b>INCOME</b>	2020 Estimated Average Household Income	\$81,922	\$63,136	\$77,098
	2020 Estimated Median Household Income	\$63,452	\$54,600	\$65,907
	2020 Estimated Per Capita Income	\$22,679	\$19,142	\$24,430
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	11.7%	12.0%	9.9%
	2020 Estimated Some High School (Grade Level 9 to 11)	10.0%	10.5%	9.9%
	2020 Estimated High School Graduate	30.2%	27.7%	27.4%
	2020 Estimated Some College	22.8%	21.8%	21.6%
	2020 Estimated Associates Degree Only	9.9%	7.2%	7.8%
	2020 Estimated Bachelors Degree Only	10.8%	12.4%	13.4%
	2020 Estimated Graduate Degree	4.6%	8.5%	10.0%
<b>BUSINESS</b>	2020 Estimated Total Businesses	962	5,346	10,443
	2020 Estimated Total Employees	10,183	51,013	90,580
	2020 Estimated Employee Population per Business	10.6	9.5	8.7
	2020 Estimated Residential Population per Business	11.0	17.4	20.8

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055