

# Retail Pad Opportunity Available for Lease



**COMING SOON**



**SEC VAN BUREN BLVD & WASHINGTON ST, RIVERSIDE, CA**



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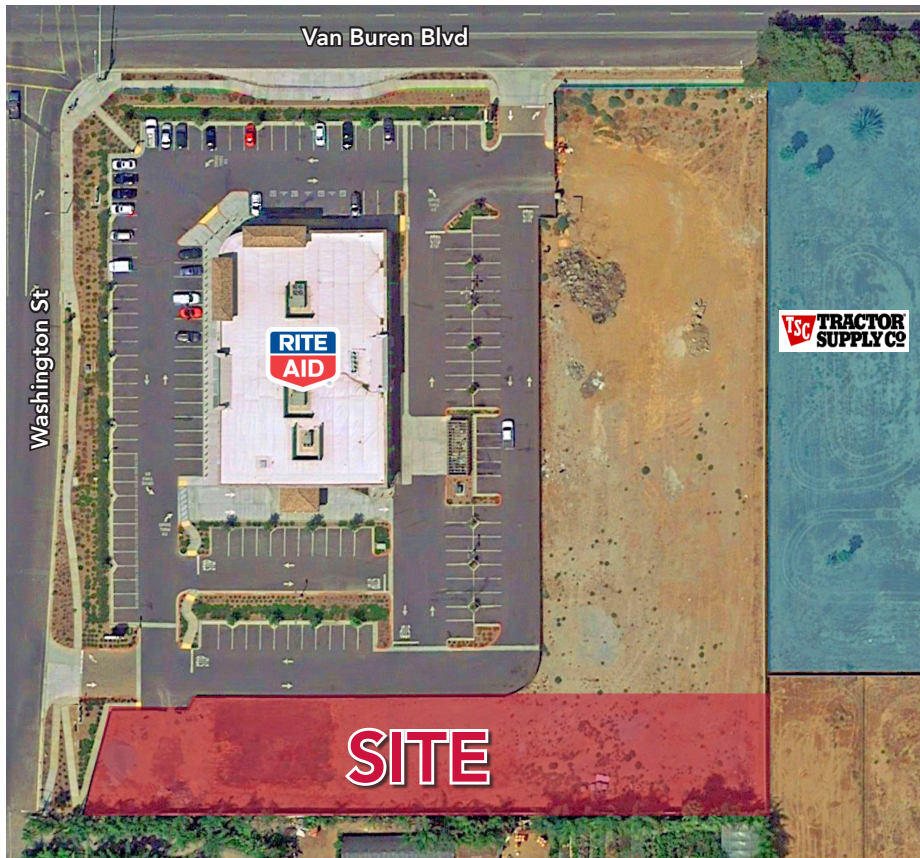
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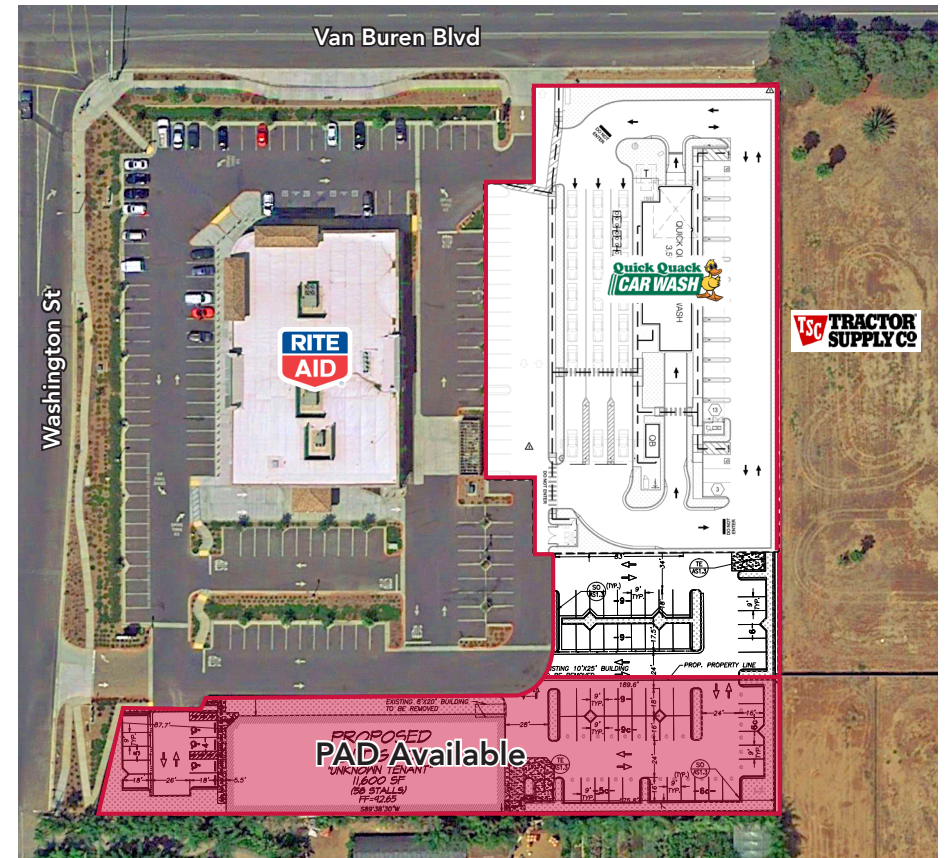




## PROPOSED DEVELOPMENT AREA



## SAMPLE SITE PLAN



### PROPERTY FEATURES

- Retail Pad Available for Ground Lease Or Build to Suit
- Average Annual Household Income in Excess of \$150,000
- Ideal for Daily Needs and Drive Thru Users
- Located off of Van Buren Blvd, A Major Throughfare in the City of Riverside with over 47,000 Cars Per Day

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**3 MILE PROPERTY DEMOGRAPHICS**

- 

ESTIMATED POPULATION  
**39,404**
- 

AVERAGE HOUSEHOLD INCOME  
**\$171,840**
- 

DAYTIME POPULATION  
**28,533**
- 

TRAFFIC COUNTS ON  
VAN BUREN BLVD & WASHINGTON ST  
**47,000 CPD**

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