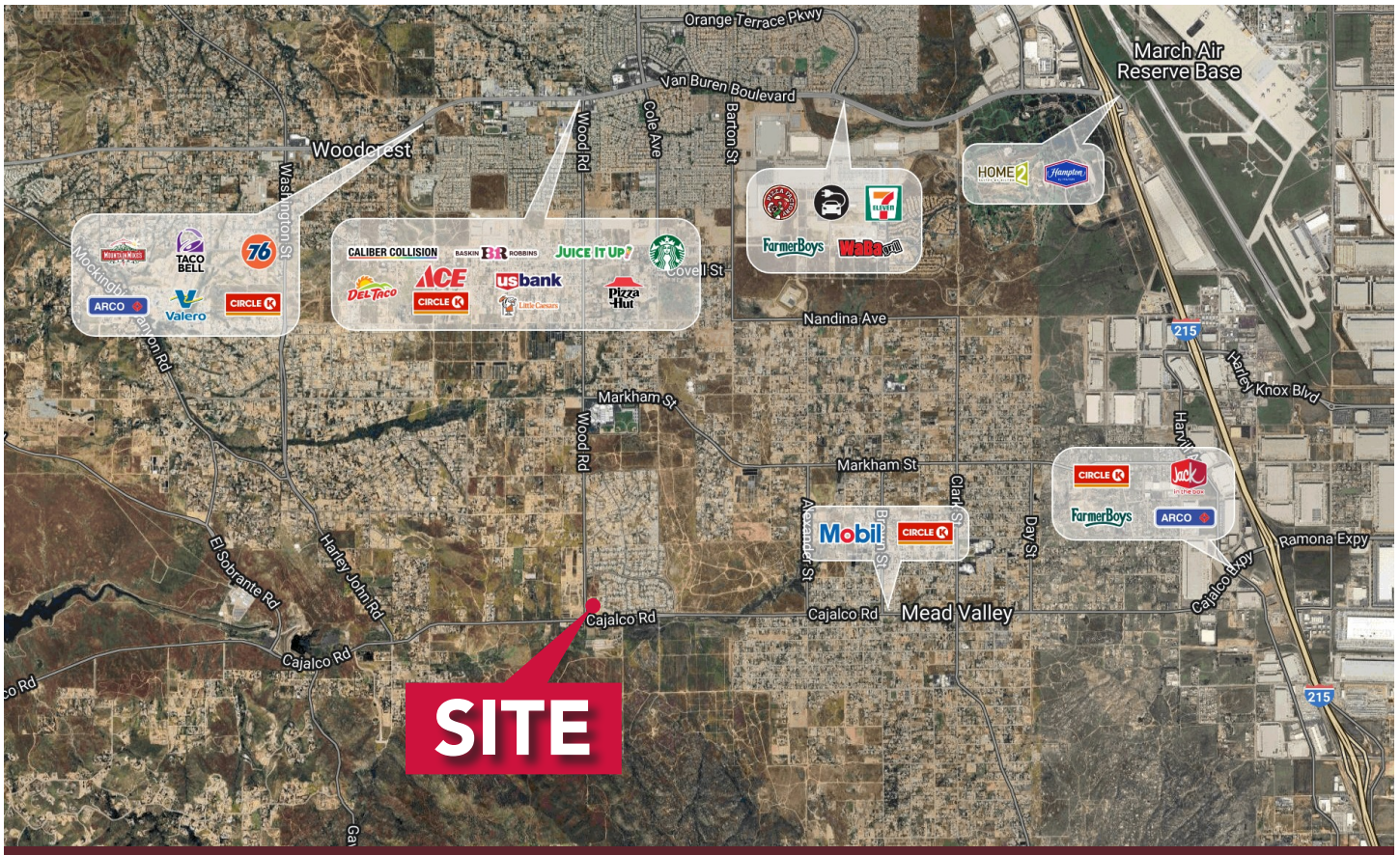




# CAJALCO SQUARE

NEC Cajalco Road & Wood Road, Riverside, CA



## HIGHLIGHTS:

- **Join:**    
**UNDER CONSTRUCTION!**
- Anchor, Fast Food and Retail Pads Available For Ground Lease or Build to Suit
- Ideal for Fast Food and Many Other Retail Uses
- Up and Coming Riverside Expansion in Underserved Trade Area
- Less Than a Mile From Citrus Hill High School which has Over 1,720 Students on Campus
- 4,058 Units of New Homes in Various Stages of Development in the Trade Area

DEMOGRAPHICS	2 MILES	3 MILES	5 MILES
Population:	9,322	24,613	65,775
Daytime Population:	3,815	10,057	32,130
Avg. Household Income:	\$107,254	\$130,016	\$157,053

Source: Resis Online



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### Faez Kanji

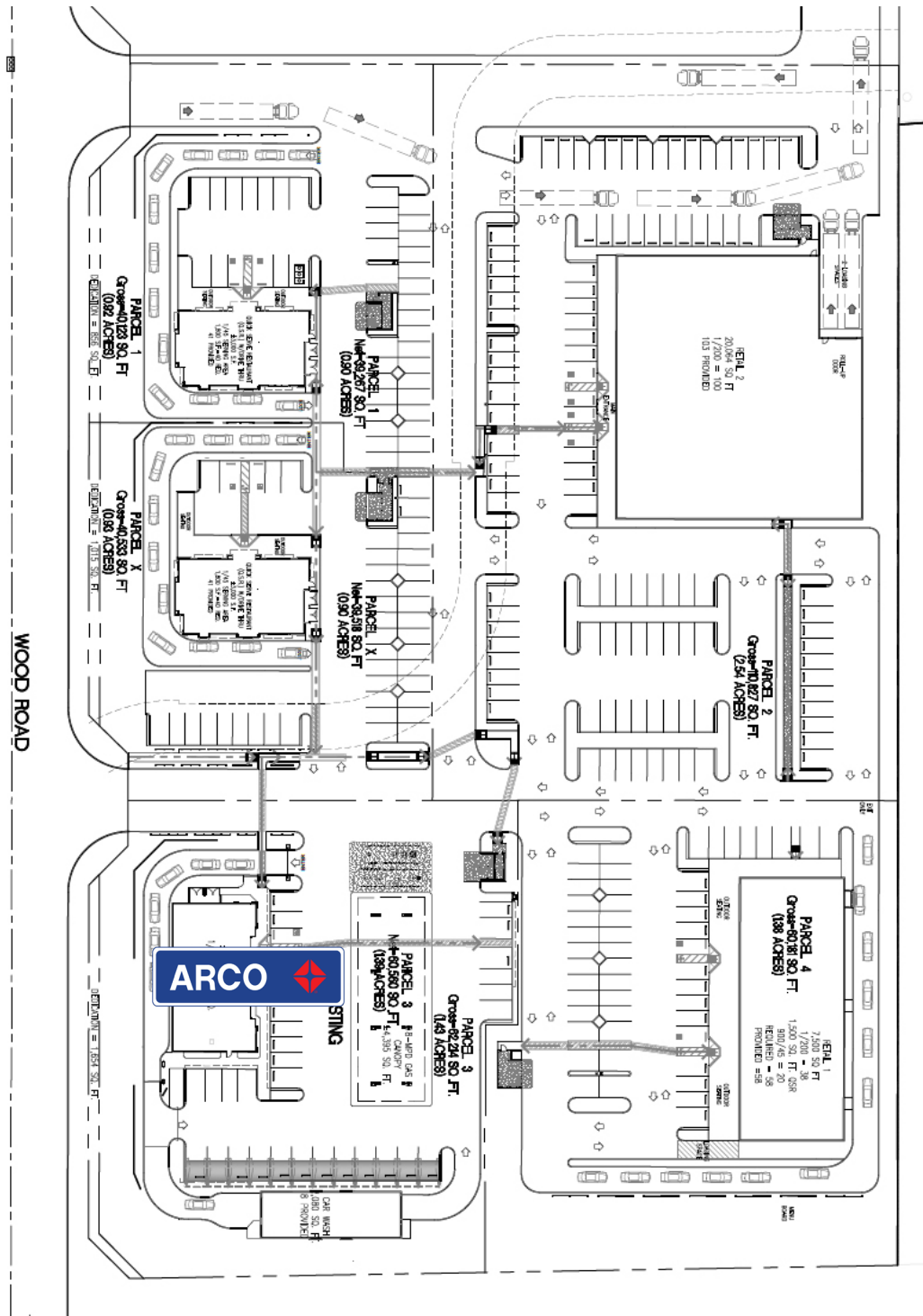
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## CONCEPTUAL SITE PLAN



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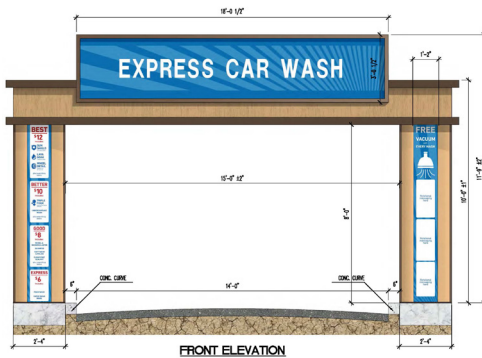
# CAJALCO SQUARE

NEC Cajalco Road & Wood Road, Riverside, CA

## APPROVED ELEVATIONS

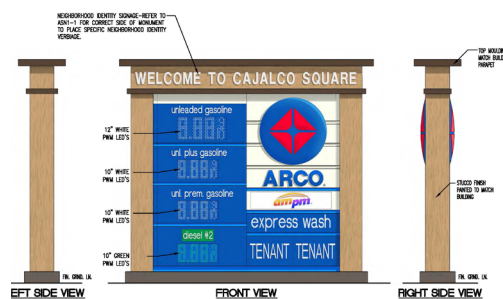


## EAST ELEVATION



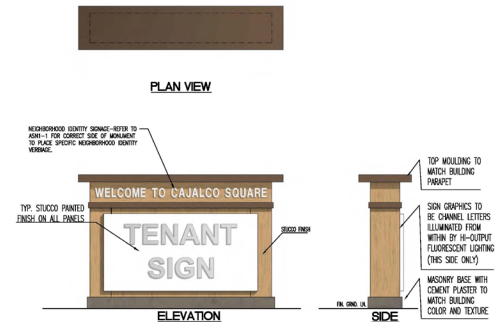
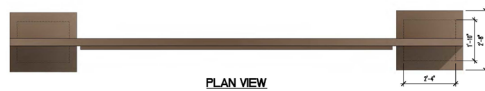
NOTES:  
1. SIGNS TO BE ILLUMINATED FROM WITHIN BY HIGH OUTPUT FLUORESCENT LIGHTING.  
2. SIGNAGE SQUARE FOOTAGE: 74 SQ. FT.

**(G) SIGN-G: CAR WASH ENTRANCE SIGN**



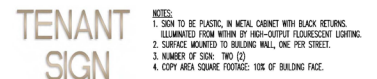
NOTES:  
1. SIGN TO BE ILLUMINATED FROM WITHIN WITH HIGH OUTPUT FLUORESCENT LIGHTING.  
2. SURFACE MOUNTED TO BASE.  
3. NUMBER OF SIGN FACES: 2  
4. NUMBER OF MOUNTANT SIGNS: 2  
5. NET SIGNAGE SQUARE FOOTAGE: 217.25 S.F.  
6. SIGNAGE SQUARE FOOTAGE: 50.21 S.F.

**(F) SIGN-F: MONUMENT PRICE GAS STATION SIGN**  
1/2" x 1'-0"



NOTES:  
1. ALL SIGN GRAPHICS TO BE ROUTED PUSH-THRU CHANNEL LETTERS.  
2. TO BE ILLUMINATED FROM WITHIN BY HIGH-OUTPUT FLUORESCENT LIGHTING.  
3. GRAPHICS AT FRONT ONLY.  
4. SIGNAGE COPY AREA: 45 S.F.

**(H) SIGN-H: TENANT MONUMENT SIGN**  
1/2" x 1'-0"



**(J) SIGN-J: TENANT WALL SIGN**  
3/8" x 1'-0"

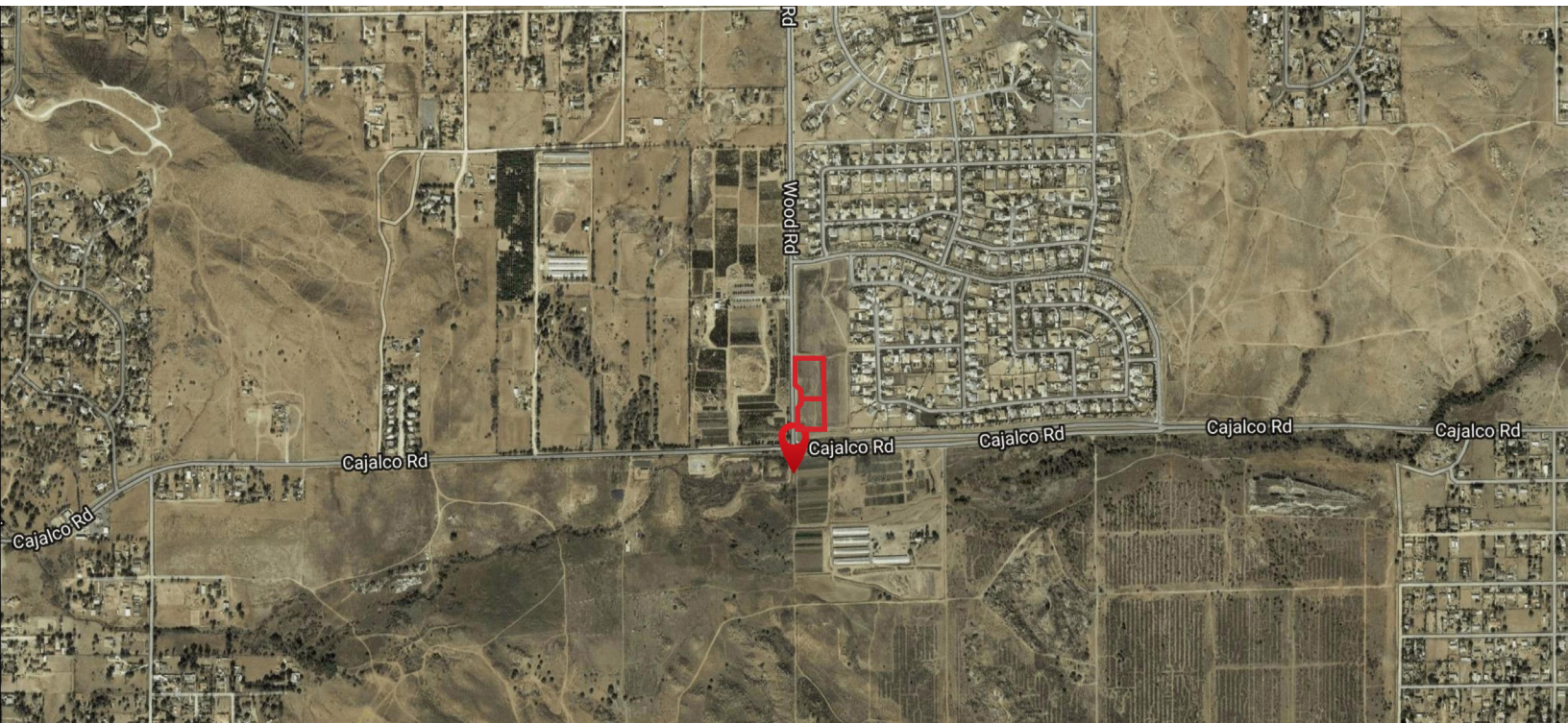
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# CAJALCO SQUARE

NEC Cajalco Road & Wood Road, Riverside, CA

Cajalco Road & Wood Road Riverside	2 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	9,322	24,613	65,775
2029 Projected Population	9,831	25,871	68,039
2020 Census Population	9,257	24,559	66,461
2010 Census Population	8,985	22,861	63,319
Projected Annual Growth 2024 to 2029	1.1%	1.0%	0.7%
Historical Annual Growth 2010 to 2024	0.3%	0.5%	0.3%
2024 Median Age	34.6	35.2	36.1
<b>Households</b>			
2024 Estimated Households	2,401	6,308	18,211
2029 Projected Households	2,563	6,732	19,097
2020 Census Households	2,381	6,278	18,258
2010 Census Households	2,278	5,773	17,185
Projected Annual Growth 2024 to 2029	1.3%	1.3%	1.0%
Historical Annual Growth 2010 to 2024	0.4%	0.7%	0.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	38.2%	40.0%	42.9%
2024 Estimated Black or African American	7.3%	7.3%	6.7%
2024 Estimated Asian or Pacific Islander	9.5%	8.7%	7.5%
2024 Estimated American Indian or Native Alaskan	1.9%	1.8%	1.6%
2024 Estimated Other Races	43.2%	42.2%	41.2%
2024 Estimated Hispanic	54.8%	54.0%	53.9%
<b>Income</b>			
2024 Estimated Average Household Income	\$107,254	\$130,016	\$157,053
2024 Estimated Median Household Income	\$97,312	\$112,767	\$126,462
2024 Estimated Per Capita Income	\$27,668	\$33,383	\$43,545
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	18.2%	18.2%	11.8%
2024 Estimated Some High School (Grade Level 9 to 11)	11.5%	9.0%	6.5%
2024 Estimated High School Graduate	27.4%	25.4%	23.0%
2024 Estimated Some College	17.0%	20.6%	22.6%
2024 Estimated Associates Degree Only	7.8%	7.7%	9.8%
2024 Estimated Bachelors Degree Only	12.5%	12.3%	14.8%
2024 Estimated Graduate Degree	5.7%	6.9%	11.5%
<b>Business</b>			
2024 Estimated Total Businesses	120	364	1,735
2024 Estimated Total Employees	570	1,992	11,729
2024 Estimated Employee Population per Business	4.8	5.5	6.8
2024 Estimated Residential Population per Business	77.9	67.7	37.9

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