



1575 UNIVERSITY AVE, RIVERSIDE, CA 92507

JOE STANCE, CCIM

CELL: 909.772.1212

Joe@StanceRealEstate.com

DRE:# 01788741

HEIDI STANCE, Ed.D.

CELL: 951.966.7712

Heidi@StanceRealEstate.com

DRE:# 02131357

NICK CHORIEGO, ASSOCIATE

CELL: 951.892.8180

Nick@StanceRealEstate.com

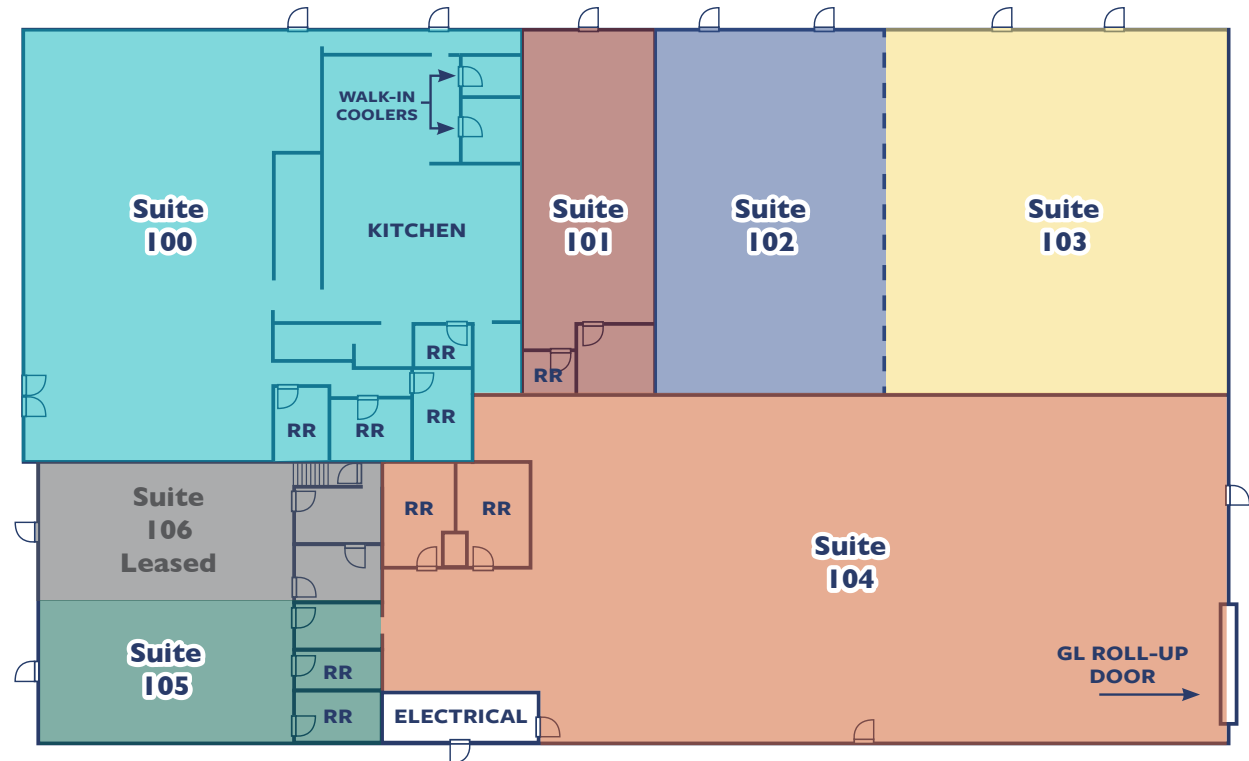
DRE:# 02215276

 **StanceRealEstate.com**

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.
DRE #01788741

Property Highlights

- 174' of University Ave frontage
- Walking distance to UC Riverside
- Easy access to 60, 91, & 215 freeways
- Ideal for quick-serve, brewery, or dine-in restaurant
- Huge 32' vaulted ceiling
- 17' Max clear height
- Fire sprinkler ready
- ±103 Dedicated parking spaces
- Potential ±2.33 acre parking lot opportunity



AVAILABILITY		
SUITE	SIZE	FEATURES
100	±5,765 SF	Fully built-out restaurant
101	±1,190 SF	Partially built-out kitchen, (1) Restroom
102	±1,098 SF - ±2,196 SF	Large open area
103	±3,660 SF	Large open area
104	±2,796 SF - ±7,668 SF	Open area, (2) Restrooms, GL Roll-up door
105	±1,166 SF	Open area, (2) Restrooms, Storage closet
106	±1,166 SF	Leased

JOE STANCE, CCIM

CELL: 909.772.1212

Joe@StanceRealEstate.com

DRE:# 01788741

HEIDI STANCE, Ed.D.

CELL: 951.966.7712

Heidi@StanceRealEstate.com

DRE:# 02131357

NICK CHORIEGO, ASSOCIATE

CELL: 951.892.8180

Nick@StanceRealEstate.com

DRE:# 02215276

 **StanceRealEstate.com**

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. DRE #01788741



JOE STANCE, CCIM

CELL: 909.772.1212

Joe@StanceRealEstate.com

DRE:# 01788741

HEIDI STANCE, Ed.D.

CELL: 951.966.7712

Heidi@StanceRealEstate.com

DRE:# 02131357

NICK CHORIEGO, ASSOCIATE

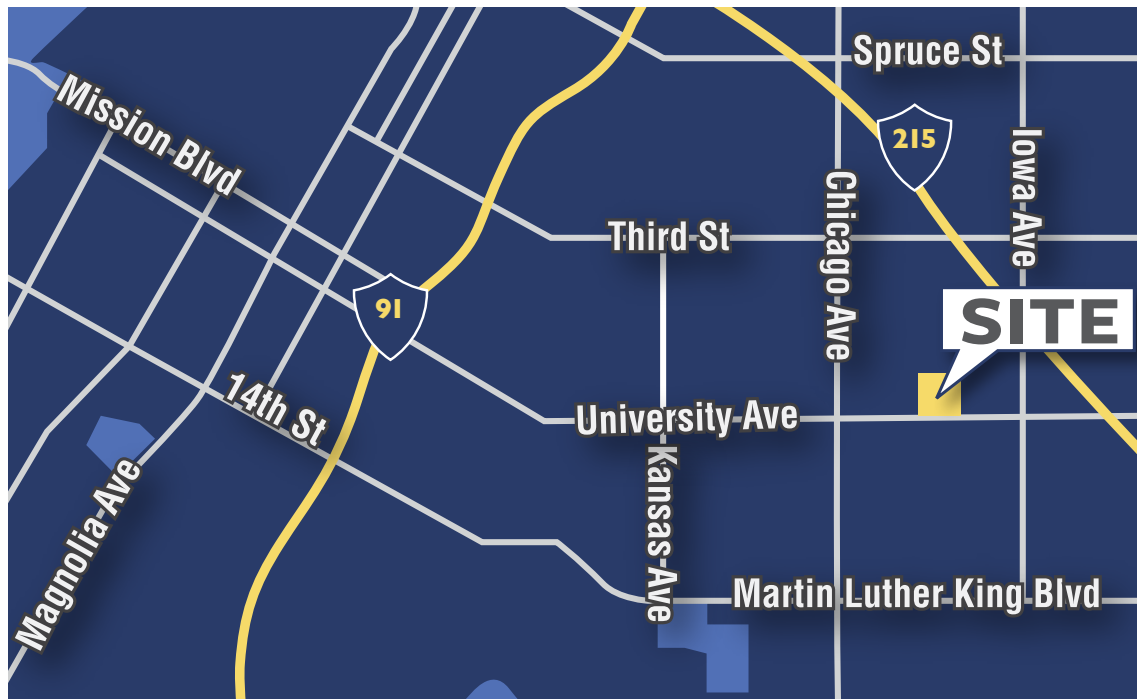
CELL: 951.892.8180

Nick@StanceRealEstate.com

DRE:# 02215276

 **StanceRealEstate.com**

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. DRE #01788741



STANCE

COMMERCIAL REAL ESTATE



PROUDLY SERVING RIVERSIDE • CA

JOE STANCE, CCIM

CELL: 909.772.1212

Joe@StanceRealEstate.com

DRE:# 01788741

HEIDI STANCE, Ed.D.

CELL: 951.966.7712

Heidi@StanceRealEstate.com

DRE:# 02131357

NICK CHORIEGO

CELL: 951.892.8180

Nick@StanceRealEstate.com

DRE:# 02215276

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.
DRE #01788741



JOE
STANCE

HEIDI
STANCE

NICK
CHORIEGO