

3711

STANCE
COMMERCIAL REAL ESTATE

ICONIC RIVERSIDE RESTAURANT LOCATION

±1,750 SF BUILDING FOR LEASE



4125 SUNNYSIDE DR, RIVERSIDE, CA 92506

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ICONIC RIVERSIDE RESTAURANT LOCATION

±1,750 SF BUILDING FOR LEASE

Property Highlights

- ±1,750 SF Freestanding Building
- Highly Recognized Riverside Staple
- 2nd Generation Restaurant
- Dedicated Parking
- Excellent Access to Central Ave and the 91 Freeway
- Located Within Riverside's Midtown/Magnolia Circle
- Strong Surrounding Residential Demographics



AMPLE PARKING LOT



TWO DINING AREAS



TWO PREP KITCHENS



RIVERSIDE PLAZA

VONS rack TRADER JOE'S REGAL
chico's Marshalls. ULTA
FOREVER 21CHASE usbank EL TORITO
Starbucks Habit Jamba STIX
The Coffee Bean & Tea Leaf BLAZE PIZZA Wendy's
California PIZZA KITCHEN AT&T citibank
ISLANDS JUICE IT UP! One Hawaiian BBQ

POLY HIGHSCHOOL

TARGET PLAZA

Target ARlington YUM&YUM
Starbucks LAW OFFICE AQUARIUM
Pizza Hut CVS

MAGNOLIA TOWN CENTER

Ralphs Carls Jr. Auto Zone
FedEx UPS WELLS FARGO Shell
SALLY BEAUTY Cosmo Prof CHOZE FITNESS

citron
APARTMENT HOMES

MAGNOLIA AVE 18,625 CPD

CENTRAL AVE 18,464 CPD

BROCKTON AVE

BROCKTON Arcade

| SITE |

3 MILE RADIUS DEMOGRAPHICS

117,003
ESTIMATED POPULATION

79,462
ADJUSTED DAYTIME DEMOGRAPHICS

\$115,604
ESTIMATED AVERAGE HOUSEHOLD INCOME

45,146
EMPLOYEES

LUXURY APARTMENTS

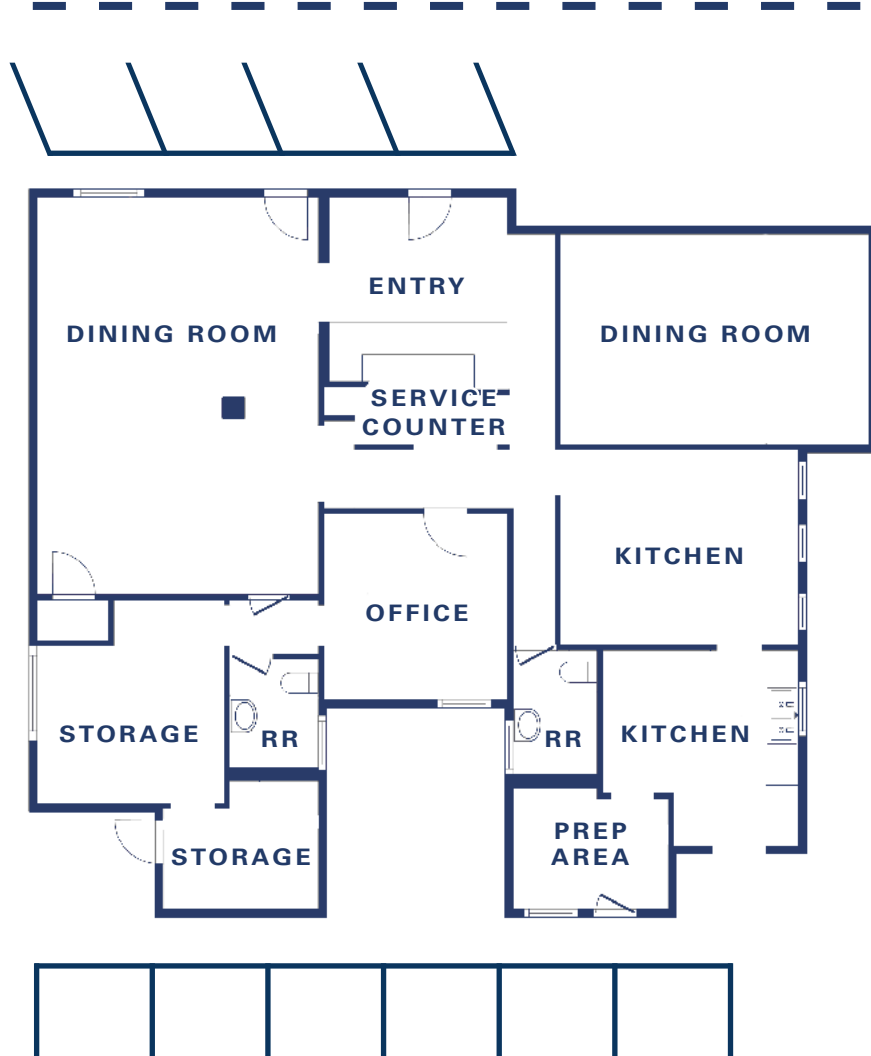
TRAFFIC COUNTS

CENTRAL AVE • 18,341 CPD
MAGNOLIA AVE • 18,625 CPD
91 FWY • 167,263 CPD

Source: Regonline.com | Date: 2025

FLOORPLAN

BROCKTON AVE



SUNNYSIDE DR

*NOT TO SCALE

STANCE

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“We have faith that serving others the way we want to be served will bring success, and it has proven to be true.”

- Stance Commercial Real Estate



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