



FOR LEASE

± 3,662 SF Improved Restaurant Opportunity in Downtown Riverside

3750 MAIN STREET, SUITE 103, RIVERSIDE, CA 92501

IMPROVED RESTAURANT
AVAILABLE

APPROX. 32,500 CPD

GROUND LEVEL RETAIL

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MAIN STREET

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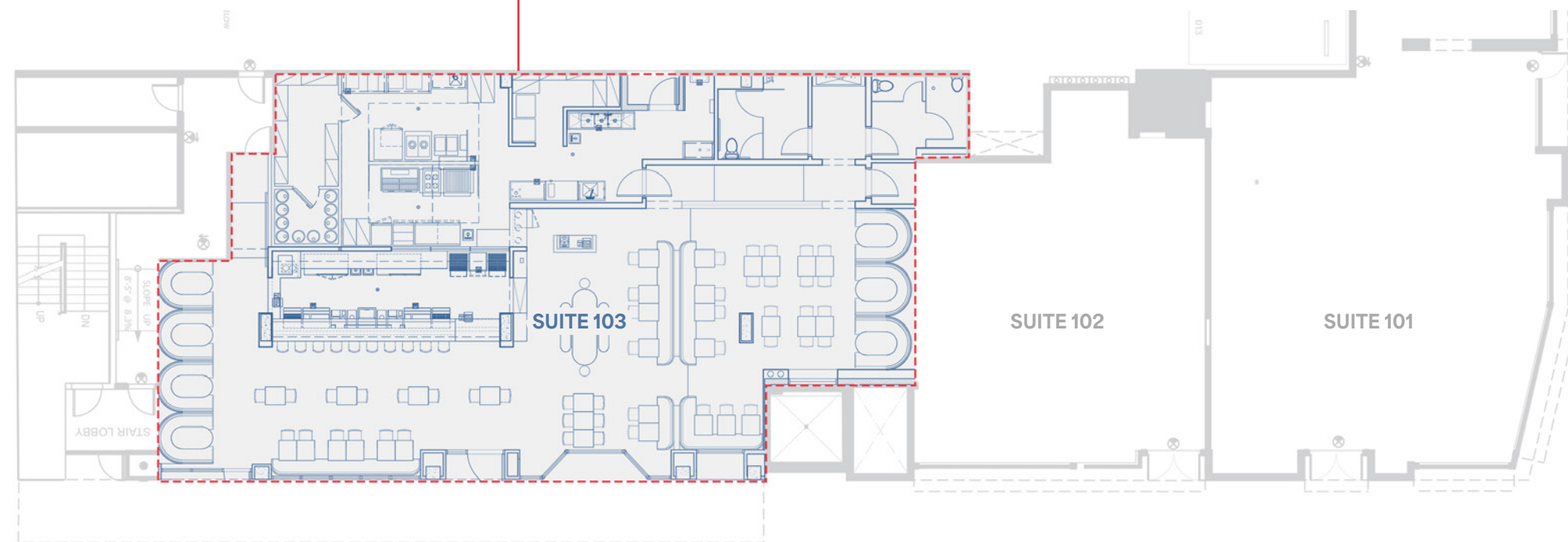
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Downtown Riverside offers a rare combination of historic character, institutional anchors, and consistent event-driven traffic. Surrounded by government offices, higher education, hospitality, and entertainment venues, the area benefits from steady consumer demand throughout the week. Positioned at the center of the region's civic and cultural activity, it remains one of the Inland Empire's most established retail and mixed-use destinations.

AN EXCELLENT OPPORTUNITY FOR TENANTS SEEKING A WELL-LOCATED DOWNTOWN RIVERSIDE PRESENCE WITH STRONG STREET EXPOSURE AND BUILT-IN MIXED-USE SYNERGY

- Positioned within Imperial Hardware Lofts, the improved restaurant sits in one of Downtown Riverside's most vibrant and walkable settings. With built-in residential density above (89 units) and a steady flow of pedestrians from nearby theaters, galleries, and event venues, the location benefits from constant day-to-night activity just steps from the Fox Performing Arts Center and Riverside Art Museum – placing it squarely in the center of the city's dining and entertainment district.
- Nearby Main Street Promenade, City Hall, courthouse district, Mission Inn, and surrounding restaurant and retail corridor

SUBJECT: ±3,662 SF IMPROVED RESTAURANT



DEMOGRAPHICS

*Source: Esri

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|---------------|----------------|----------------|
| 2025 Population | 16,501 | 114,380 | 246,327 |
| 2030 Population | 16,897 | 117,938 | 253,247 |
| Median Age | 34.8 | 32.0 | 33.9 |
| Average Family Size | 3.47 | 3.52 | 3.58 |
| Total Daytime Population | 48,854 | 157,412 | 268,840 |
| Workers | 39,848 | 93,670 | 134,767 |
| Residents | 9,006 | 63,742 | 134,073 |

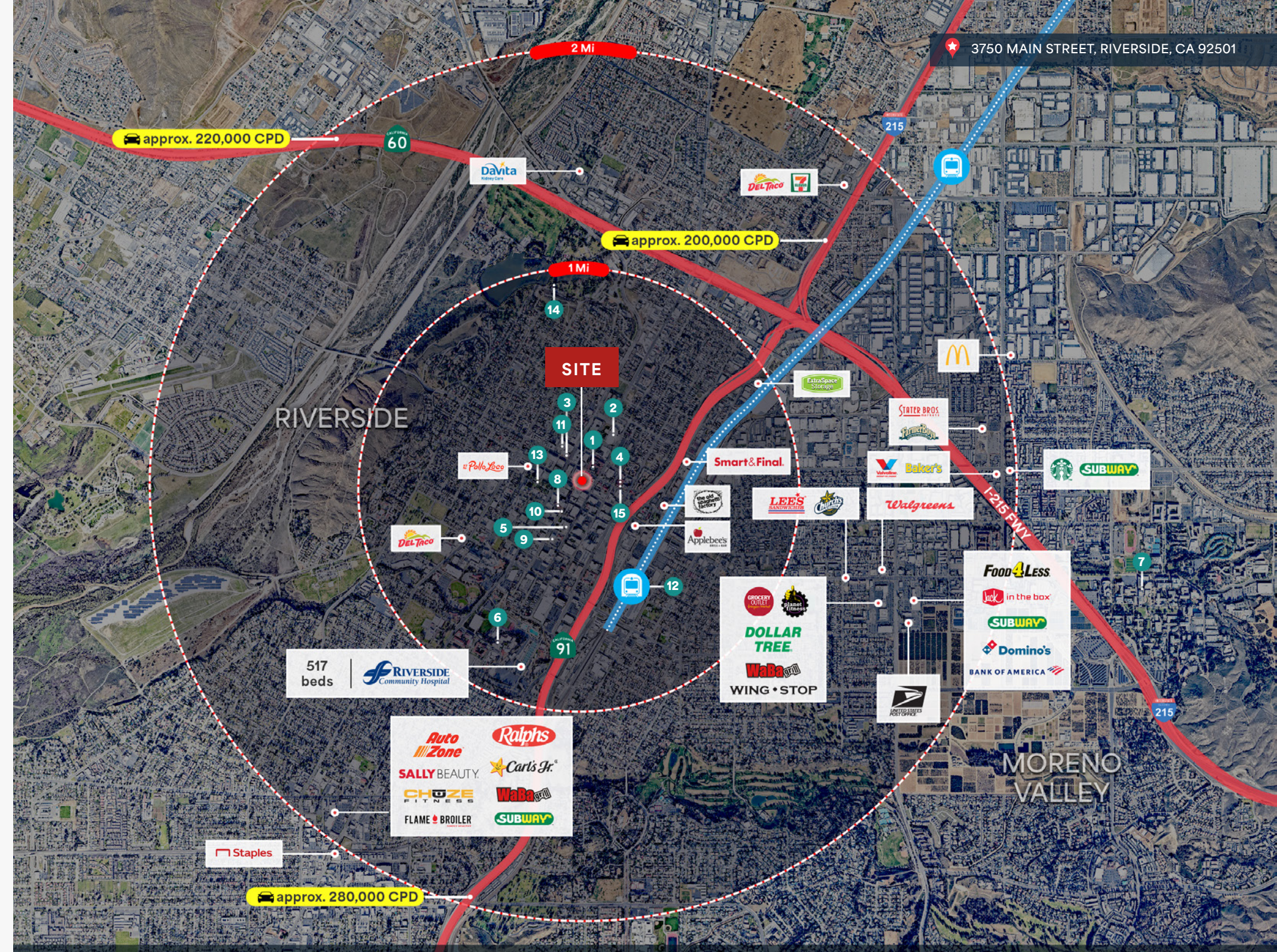
| 2025 INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------------|------------------|------------------|
| Median Household Income | \$77,183 | \$80,833 | \$90,075 |
| Average Household Income | \$96,380 | \$103,430 | \$113,914 |

| RACE & ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------------|--------------|--------------|--------------|
| White Alone | 33.1% | 32.4% | 33.6% |
| Black Alone | 6.8% | 7.0% | 6.2% |
| American Indian/Alaska Native Alone | 2.4% | 2.3% | 2.1% |
| Asian Alone | 2.7% | 6.3% | 6.6% |
| Pacific Islander Alone | 0.3% | 0.3% | 0.3% |
| Other Race | 38.6% | 35.2% | 34.0% |
| Two or More Races | 16.2% | 16.4% | 17.1% |
| Hispanic Origin (Any Race) | 63.1% | 59.9% | 59.8% |

DOWNTOWN RIVERSIDE AREA HIGHLIGHTS

- 1 Mission Inn Hotel & Spa 238 rooms
- 2 Riverside Convention Center
- 3 Fox Performing Arts Center
- 4 Riverside Municipal Auditorium
- 5 Riverside County Historic Courthouse
- 6 Riverside City College ≈21,730 total students (Fall 2024-25)
- 7 UC Riverside ≈26,384 total students (Fall 2024-25)
- 8 Riverside City Hall
- 9 County & Federal Courthouses
- 10 Main Street Pedestrian Mall
- 11 Food Lab Riverside 14+ artisan eateries and beverage
- 12 Riverside-Downtown Metro-link Station 21,000 riders per weekday in early 2025
- 13 White Park
- 14 Fairmount Park
- 15 Riverside Art Museum

JOIN FULLERTON'S ESTABLISHED DINING CORRIDOR





Retail at the Heart of Downtown Riverside

FOR MORE INFORMATION CONTACT

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