

TYLER CENTER

SHOP

EXPLORE

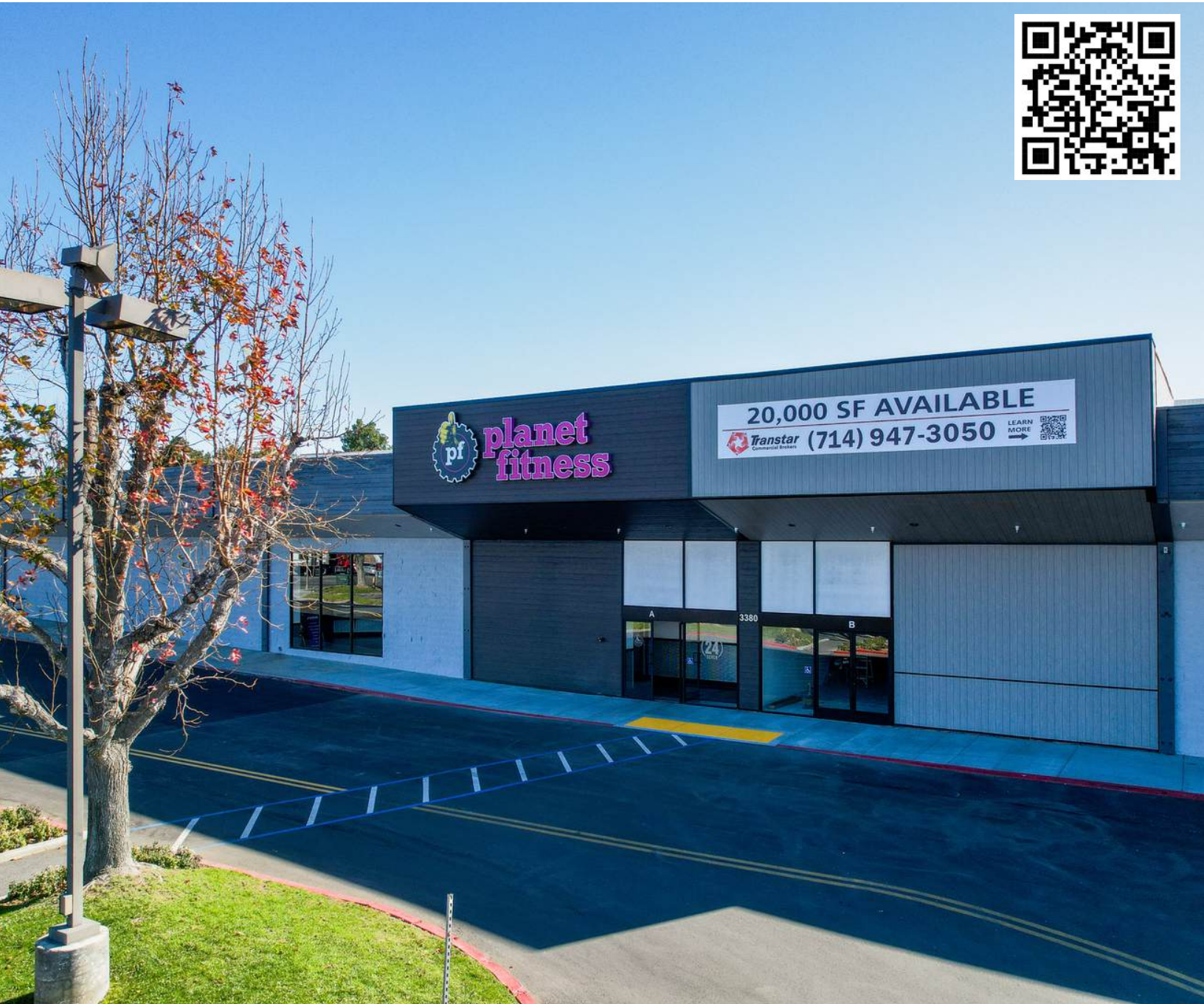
21,243 SF Available

Rental Rate: \$15.60 / sf / year
NNN Estimates: \$4.31 / sf / year

•91 Freeway Visibility

•Pylon Opportunity

•Class A Tenant Base



Transtar
Commercial Brokers

3380 Tyler St
Riverside, CA 92503

Allan Orue
(714) 947 - 3050
Aorue@transtar.com

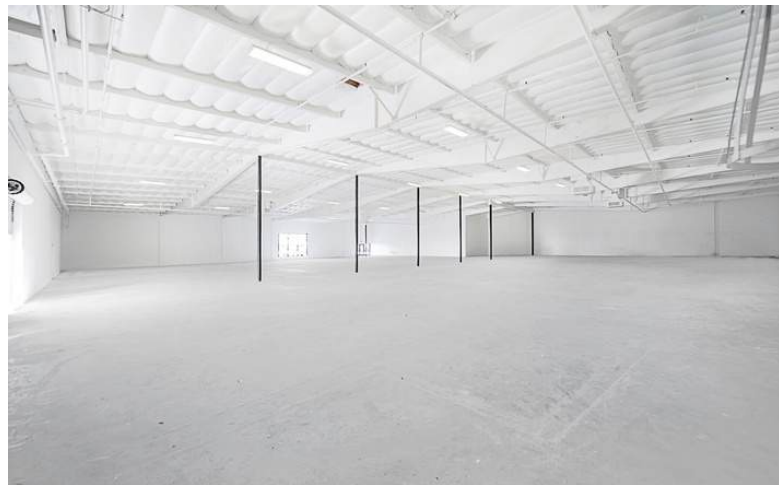
DRE #01888412

CENTER HIGHLIGHTS & TENANT BASE



Center Highlights

- 91 Freeway Visibility (215,000 ADT)
- Signage Opportunity
- Class A Tenant Base
- Renovated Parking lot, facade, and more
- Along route to Tyler Mall
- Immediately off Tyler St. Exit
- Signalized Intersection w/ dedicated turn lane
- Approx 280 Parking Spaces at the Center



Tenant Base



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Renovation Highlights



Renovation Highlights

- Roof: New 60mil TPO (20-year warranty) with R-30 insulation.
- Interior: Firred, insulated, drywall (level 3 finish), primed.
- HVAC: (4) New 10-ton Trane Roof Top Heat Pumps with drop diffusers.
- Electrical: 1000 Amp service (480/277v, 3-phase), independent metered, (2) 225amp house panels.
- Utilities: Riverside Public Utility for water and sewer, sub-metered; SoCalGas expansion-ready.
- Internet: AT&T Fiber ready with street conduit in place.
- Exterior Signage: 30 sq. ft. approved Pylon panel; façade access with electrical.
- Adding parking spaces to the west side of the space.



AERIAL VIEW & AVERAGE DAILY TRAFFIC



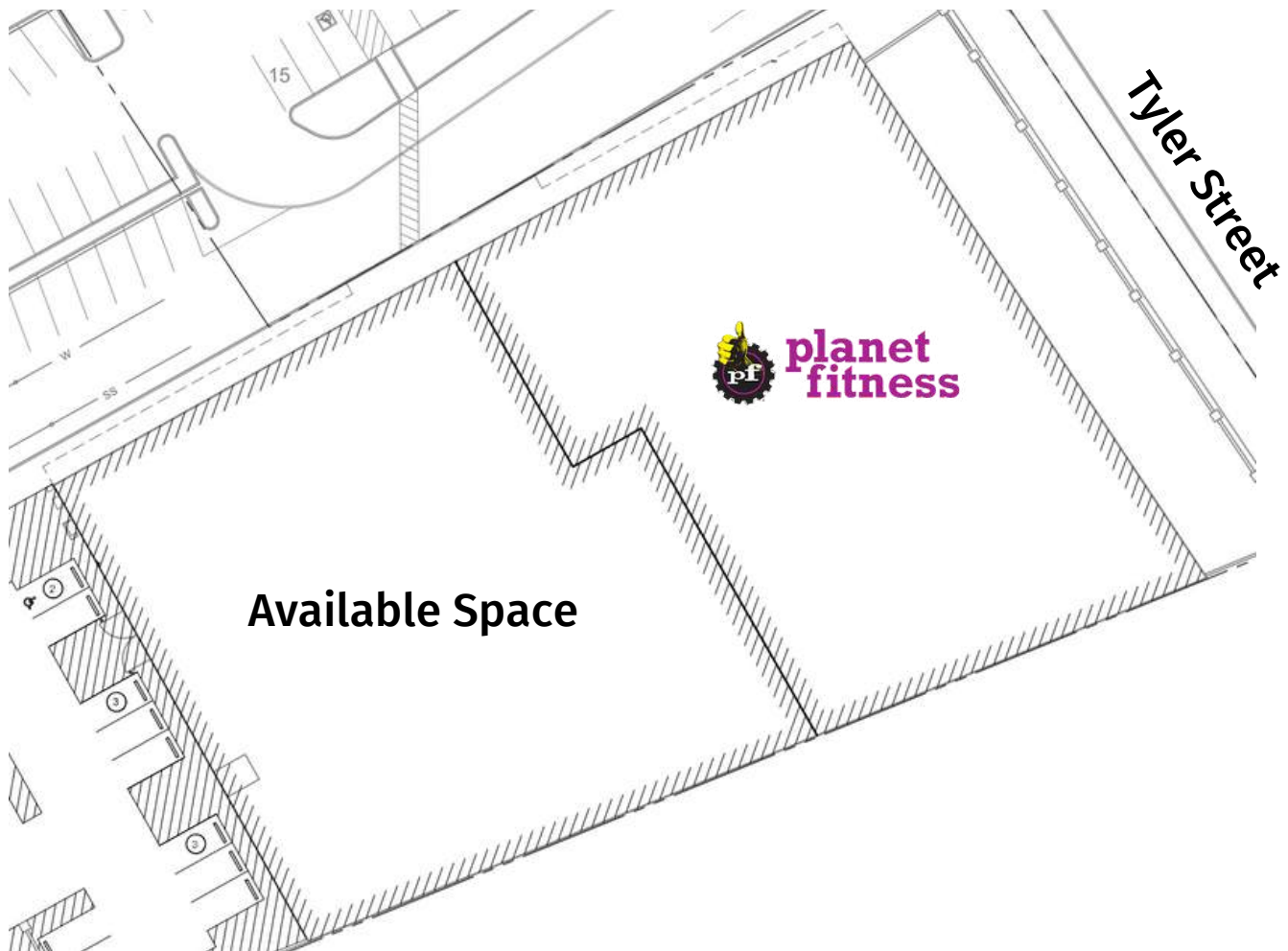
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STREET VIEW & LINE OUT DRAWING



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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