

FOR LEASE | PRIME RETAIL SPACE AVAILABLE

# Riverside Plaza

3639 RIVERSIDE PLAZA DR. | RIVERSIDE, CA



**NEWMARK**

**Bryan Norcott**  
*Executive Managing Director*  
t 213-298-3595  
bryan.norcott@nmrk.com  
CA RE Lic. #01200077

**Bill Bauman**  
*Vice Chairman*  
t 213-298-3593  
bill.bauman@nmrk.com  
CA RE Lic. #00969493





## Property Features

- Riverside Plaza is the premier Regional Shopping Center in Riverside County with approximately 475,000 square feet of “best in class” anchor, shop, and restaurant tenants.
- The project is located in the heart of an extremely high quality trade area with high barriers to entry for future competition.
- Four colleges with a combined enrollment of 50,000 students in close proximity.
- Regional access provided by the Riverside 91 freeway via Central Avenue on/off ramps.
- Excellent ingress and egress from Central Avenue and Riverside Avenue.

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## Demographics

### Estimated Population

1 mile	16,503
3 miles	123,667
5 miles	281,738

### Daytime Population

1 mile	11,458
3 miles	55,000
5 miles	110,708

### Average HH Income

1 mile	\$76,832
3 miles	\$81,576
5 miles	\$81,846

### Traffic Count

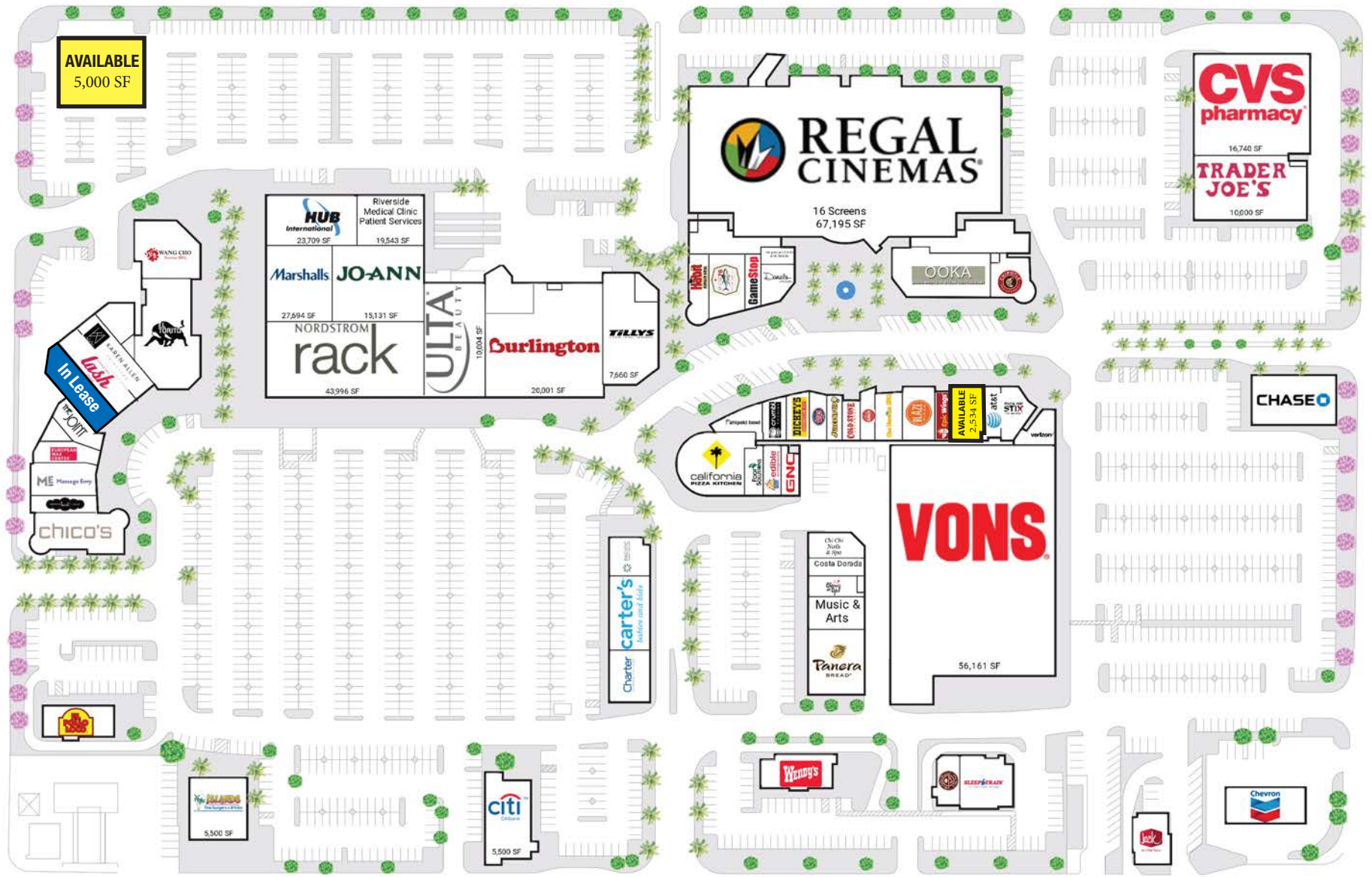
Central Ave.	± 50,369 CPD
Magnolia Ave.	± 24,044 CPD
Merril Ave.	± 13,990 CPD

### CONTACT

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RIVERSIDE PLAZA | SITE PLAN











**CHIPOTLE**  
MEXICAN GRILL  
**OOKA**

**Ono Hawaiian BBQ**  
**california PIZZA**  
**BLAZE PIZZA**

**TRADER JOE'S**  
CVS pharmacy

**REGAL ENTERTAINMENT GROUP**

**CHASE**

**VONS**

**Burlington**

**ULTA**

**MERRILL AVE.**

**RIVERSIDE AVE.**

**NORDSTROM**  
**rack**  
**JO-ANN**  
fabric and craft stores  
**Marshalls**

**Wendy's**  
HAMBURGERS  
**THE COFFEE BEAN & TEA LEAF**

**the Habit**  
BURGER GRILL  
**PIZZA HUT**

**Panera BREAD**

**citibank**

**chico's**

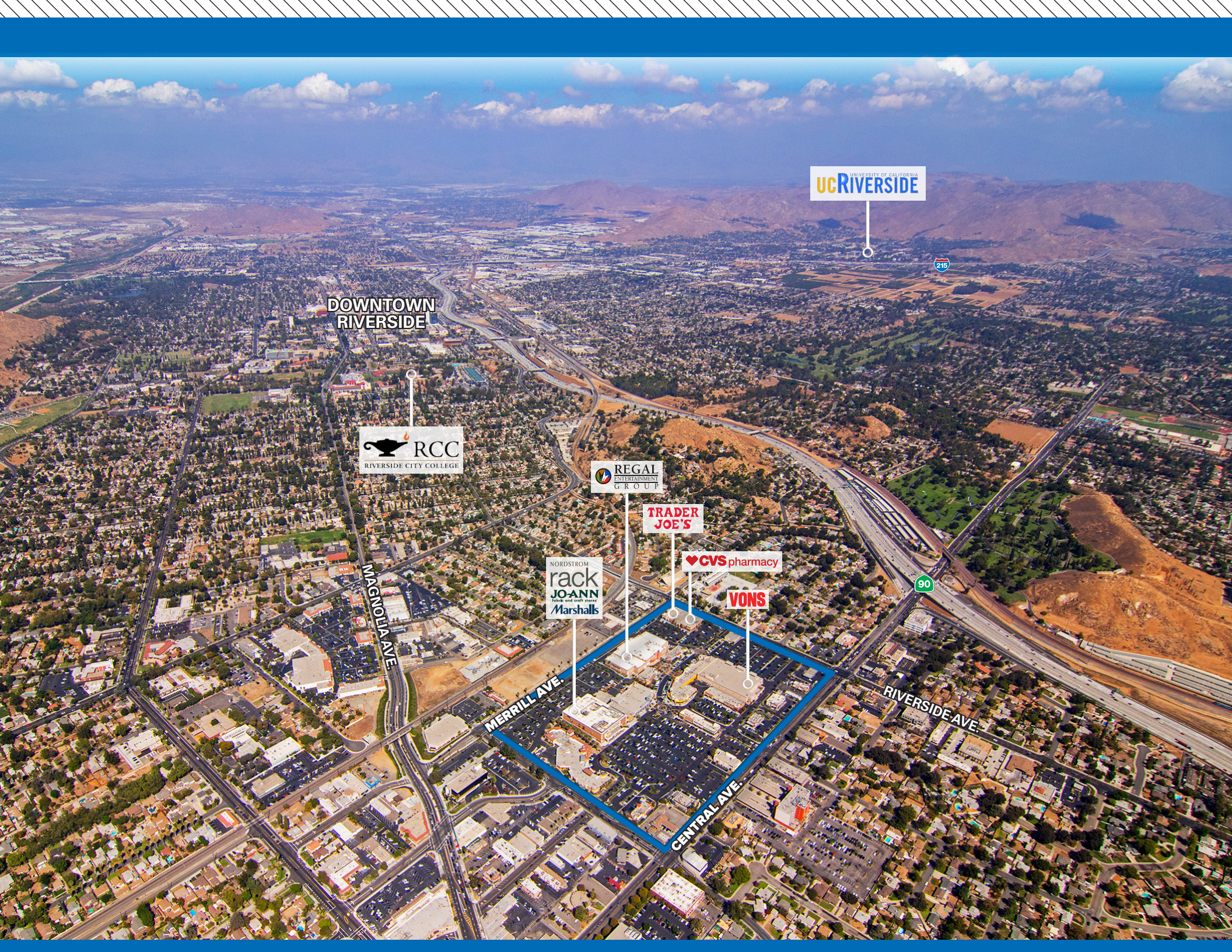
**CENTRAL AVE.**

**DE ANZA AVE.**

**ISLANDS**  
fine burgers & drinks

**El Pollo Loco**





UC RIVERSIDE  
UNIVERSITY OF CALIFORNIA

DOWNTOWN  
RIVERSIDE

RCC  
RIVERSIDE CITY COLLEGE

REGAL  
ENTERTAINMENT  
GROUP

TRADER  
JOE'S

CVS pharmacy

VONS

NORDSTROM  
rack  
JO-ANN  
fabric and craft stores  
Marshalls

MAGNOLIA AVE

MERRILL AVE

CENTRAL AVE

RIVERSIDE AVE

90

215





*For More Information Contact:*

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**DTLA Office**

515 S Flower Suite 3510  
Los Angeles, CA 90071  
Corporate License #01355491

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