OFFERING MEMORANDUM

4545-4581 MAIN STREET

RIVERSIDE, CA 92501

Marcus & Millichap

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ACTIVITY ID:

EXCLUSIVELY LISTED BY:

SEBASTIAN DIAZ
ASSOCIATE DIRECTOR INVESTMENTS
Cell 909-827-0687
Office 213-943-1839
Email Sebastian.Diaz@marcusmillichap.com
License CA 02109872

OSCAR DIAZ
DIRECTOR INVESTMENTS
Cell 213-999-2124
Office 213-943-1884
Email Oscar.Diaz@marcusmillichap.com
License CA 02022902

Marcus & Millichap

Broker of Record
TONY SOLOMON
License #: 01238010
23975 Park Sorrento, Suite 400,
Calabasas, CA 91302

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TABLE OF
CONTENTS

PROPERTY PHOTOS

01

INVESTMENT OVERVIEW

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 4545–4581 Main Street, a 14-unit multifamily investment ideally located near Downtown Riverside. Positioned just off Magnolia Avenue and 14th Street, the property sits within one of Riverside's most desirable neighborhoods, known for its historic character, cultural attractions, and consistent rental demand.

The asset spans three contiguous parcels totaling approximately ±34,412 square feet and features a unique configuration of five separate buildings. This layout provides enhanced privacy, open space, and a predominantly single-story design, creating a more residential environment compared to traditional apartment complexes. Its proximity to Riverside City College and major transportation corridors further strengthens its long-term tenant appeal.

The property offers key amenities that support stable occupancy, including 25 on-site parking spaces, an on-site laundry facility, and interior mini-split air conditioning systems. Recent capital improvements such as newer roofs and well-maintained exterior areas contribute to reduced maintenance needs and tenant retention.

Additional income potential is supported by stand-alone garages that can be leased for storage, along with two separate owner's rooms that may offer future conversion into additional garages or ADU units, subject to buyer verification. The unit mix consists of one three-bedroom, two-bath home, six two-bedroom units, six one-bedroom units, and one studio, catering to a broad tenant base including students, professionals, and families. The property is currently operating at a 6.12 percent cap rate and 11.11 GIM, providing strong in-place income with upside through gradual rent growth.

Located within a highly accessible and tenant-oriented corridor, the property is within walking distance to Riverside City College and under ten minutes from UC Riverside. Nearby amenities include major retail centers, employment hubs, and notable destinations such as the Mission Inn, The Cheech Center, Mount Rubidoux, and the California Citrus State Historic Park. With convenient access to the 91 and 215 Freeways, the property benefits from strong regional connectivity.

4545–4581 Main Street represents a rare opportunity to acquire a well-located, low-density asset with stable cash flow and long-term growth potential in one of Riverside's most supply-constrained markets.

INVESTMENTS HIGHLIGHTS

14 UNITS NEAR DOWNTOWN RIVERSIDE
Located just off Magnolia Avenue and 14th Street in a high-demand rental corridor with strong tenant appeal.

LOW-DENSITY LAYOUT ACROSS 5 BUILDINGS
Features a house, duplexes, and a 7-unit structure with predominantly single-story units, offering a more residential feel.

BALANCED AND DESIRABLE UNIT MIX
Includes (1) 3 Bed / 2 Bath, (6) 2 Bed / 1 Bath, (6) 1 Bed / 1 Bath, and (1) non-conforming studio, appealing to a wide range of tenants.

6.12% CAP RATE AND 11.11 GIM
Provides solid in-place income with the potential for future rental upside.

25 ON-SITE PARKING SPACES
Ample parking, a key amenity in this infill location.

INTERIOR COMFORT AND SYSTEM UPGRADES
Units include mini-split A/C systems, supported by on-site laundry and newer roofs for long-term operational stability.

±34,412 Sq. Ft. ACROSS 3 PARCELS
Includes detached garages for additional storage income and two owner's rooms with potential for garage or ADU conversion, subject to buyer verification.

PRIME LOCATION WITH STRONG CONNECTIVITY
Close to the Mission Inn, Cheech Marin Center, and major freeway access via the 91 and 215.

**Property consists of 13 legal units and 1 non-conforming unit, totaling 14 units.*

PROPERTY PHOTOS

02

PROPERTY DESCRIPTION

PROPERTY DETAILS

THE OFFERING			
Property Address:	4545-4581 Main Street Riverside, CA 92501		
Asking Price	$3,595,000		
$/SF	$390.76		
CAP Rate	6.12%	**Pro Forma CAP**	6.87%
GRM	11.11	**Pro Forma GRM**	10.19
Assessor's Parcel Number	219-031-004 219-031-005 219-031-006		
Zoning	R-3		

SITE DESCRIPTION	
Number of Units	14
Number of Buildings	5
Number of Stories	2
Year Built	1950/1957
Rentable Square Feet	9,200 SF
Lot Size	0.79 AC
Type of Ownership	Fee Simple

**Property consists of 13 legal units and 1 non-conforming unit, totaling 14 units.*

03

FINANCIAL OVERVIEW

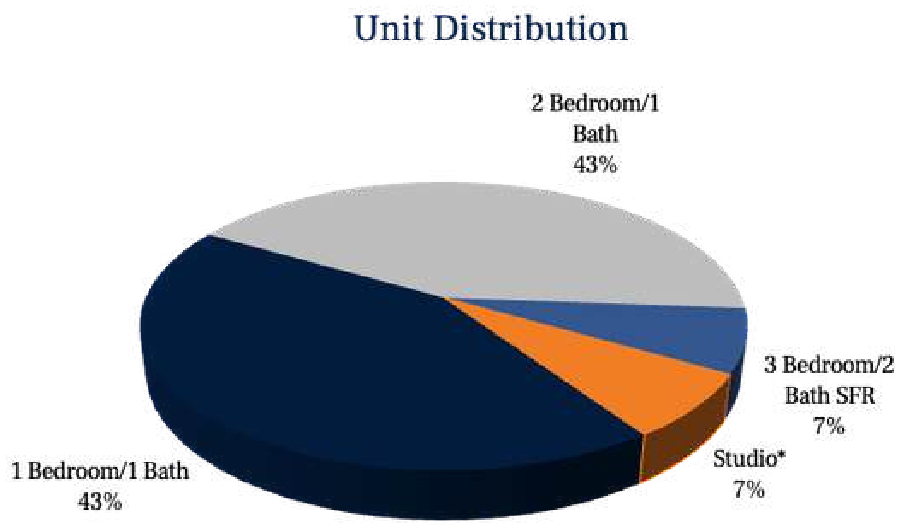
RENT ROLL

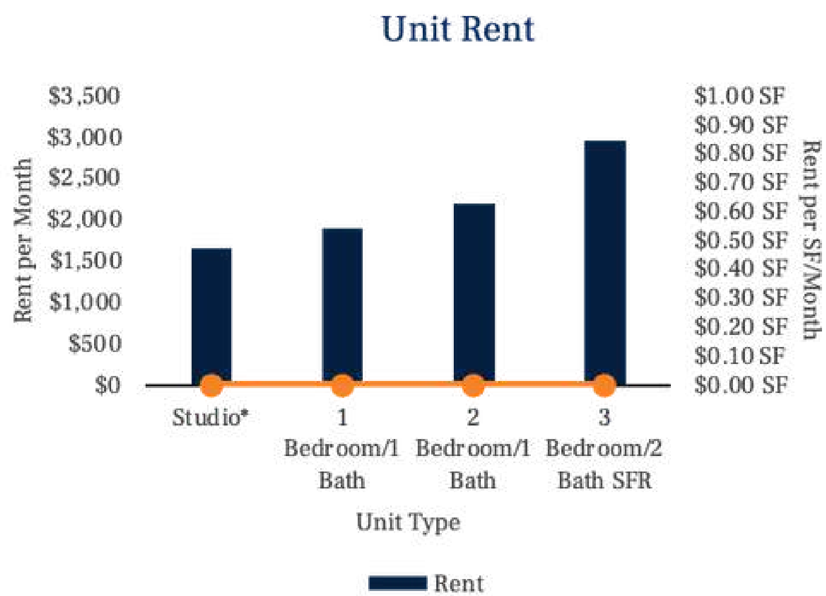
UNIT	UNIT TYPE		SCHEDULED Rent / Month	POTENTIAL Rent / Month
4543-A	Studio*		$1,495	$1,650
45453-B	1 Bedroom/1 Bath		$1,495	$1,895
4545	2 Bedroom/1 Bath		$2,015	$2,195
4547	2 Bedroom/1 Bath		$2,195	$2,195
4561	2 Bedroom/1 Bath		$2,195	$2,195
4563	2 Bedroom/1 Bath		$2,095	$2,195
4567	1 Bedroom/1 Bath		$1,895	$1,895
4569	1 Bedroom/1 Bath		$1,795	$1,895
4571	1 Bedroom/1 Bath		$1,645	$1,895
4573	1 Bedroom/1 Bath		$1,695	$1,895
4575	1 Bedroom/1 Bath		$1,795	$1,895
4577	2 Bedroom/1 Bath		$1,750	$2,195
4579	2 Bedroom/1 Bath		$1,995	$2,195
4581	3 Bedroom/2 Bath SFR		$2,895	$2,950
Total		**Square Feet: 9,200**	**$26,955**	**$29,140**

RENT SUMMARY

			SCHEDULED		POTENTIAL	
UNIT TYPE	# OF UNITS	RENTAL RANGE	AVERAGE RENT	MONTHLY INCOME	AVERAGE RENT	MONTHLY INCOME
Studio*	1	$1,495 - $1,495	$1,495	$1,495	$1,650	$1,650
1 Bedroom/1 Bath	6	$1,495 - $1,895	$1,720	$10,320	$1,895	$11,370
2 Bedroom/1 Bath	6	$1,750 - $2,195	$2,041	$12,245	$2,195	$13,170
3 Bedroom/2 Bath SFR	1	$2,895 - $2,895	$2,895	$2,895	$2,950	$2,950
TOTALS/WEIGHTED AVERAGES	14		$1,925	$26,955	$2,081	$29,140

GROSS ANNUALIZED RENTS	$323,460	$349,680





OPERATING STATEMENT

INCOME	Current		Pro Forma		PER UNIT	PER SF
Rental Income						
Gross Potential Rent	349,680		349,680		24,977	38.01
Loss / Gain to Lease	(26,220)	7.50%				
Gross Scheduled Rent	323,460		349,680		24,977	38.01
Physical Vacancy	(9,704)	3.00%	(10,490)	3.00%	(749)	(1.14)
TOTAL VACANCY	($9,704)	3.00%	($10,490)	3.00%	($749)	($1)
Effective Rental Income	313,756		339,190		24,228	36.87
Other Income			**3,000**			
All Other Income			3,000		214	0.33
TOTAL OTHER INCOME			$3,000		$214	$0.33
EFFECTIVE GROSS INCOME	$313,756		$342,190		$24,442	$37.19

EXPENSES	Current	Pro Forma	PER UNIT	PER SF
Real Estate Taxes	39,951	39,951	2,854	4.34
Insurance	14,000	14,000	1,000	1.52
Utilities - Water & Electric	7,170	7,170	512	0.78
Utilities - Gas	307	307	22	0.03
Utilities - Trash	2,534	2,534	181	0.28
Repairs & Maintenance	7,000	7,000	500	0.76
Landscaping	1,200	1,200	86	0.13
General & Administrative	1,750	1,750	125	0.19
Misc. Expenses	3,142	3,421	244	0.37
Operating Reserves	4,200	4,200	300	0.46
Management Fee	12,569	13,684	977	1.49
TOTAL EXPENSES	$93,823	$95,217	$6,801	$10.35
EXPENSES AS % OF EGI	29.90%	27.80%		
NET OPERATING INCOME	$219,933	$246,973	$17,641	$26.84

PRICING DETAIL

SUMMARY		
Price	$3,595,000	
Down Payment	$3,595,000	100%
Number of Units	14	
Price Per Unit	$256,786	
Price Per SqFt	$390.76	
Gross SqFt	9,200	
Lot Size	0.79 Acres	
Approx. Year Built	1950/1957	

RETURNS	Current	Pro Forma
CAP Rate	6.12%	6.87%
GIM	11.11	10.19
Cash-on-Cash	6.12%	6.87%

# OF UNITS	UNIT TYPE	SCHEDULED RENTS	MARKET RENTS
1	Studio*	$1,495	$1,650
6	1 Bedroom/1 Bath	$1,720	$1,895
6	2 Bedroom/1 Bath	$2,041	$2,195
1	3 Bedroom/2 Bath SFR	$2,895	$2,950

INCOME		Current		Pro Forma
Gross Scheduled Rent		$323,460		$349,680
Less: Vacancy/Deductions	3.00%	$9,704	3.00%	$10,490
Total Effective Rental Income		$313,756		$339,190
Other Income				$3,000
Effective Gross Income		$313,756		$342,190
Less: Expenses	29.90%	$93,823	27.80%	$95,217
Net Operating Income		$219,933		$246,973
Cash Flow		$219,933		$246,973
TOTAL RETURN	6.12%	$219,933	6.87%	$246,973

EXPENSES	Current	Pro Forma
Real Estate Taxes	$39,951	$39,951
Insurance	$14,000	$14,000
Utilities - Water & Electric	$7,170	$7,170
Utilities - Gas	$307	$307
Utilities - Trash	$2,534	$2,534
Repairs & Maintenance	$7,000	$7,000
Landscaping	$1,200	$1,200
General & Administrative	$1,750	$1,750
Misc. Expenses	$3,142	$3,421
Operating Reserves	$4,200	$4,200
Management Fee	$12,569	$13,684
TOTAL EXPENSES	$93,823	$95,217
Expenses/Unit	$6,702	$6,801
Expenses/SF	$10.20	$10.35

PROPERTY PHOTOS

10-YEAR CASH FLOW

Current - 2030					
INCOME	**2026**	**2027**	**2028**	**2029**	**2030**
Rental Income					
Gross Potential Rent	349,680	367,164	385,522	404,798	425,038
Loss / Gain to Lease	(26,220)	(27,531)	(28,908)	(30,353)	(31,871)
Gross Scheduled Rent	323,460	339,633	356,615	374,445	393,168
Physical Vacancy	(9,704)	(10,189)	(10,698)	(11,233)	(11,795)
TOTAL VACANCY	(9,704)	(10,189)	(10,698)	(11,233)	(11,795)
Effective Rental Income	313,756	329,444	345,916	363,212	381,373
EFFECTIVE GROSS INCOME	**313,756**	**329,444**	**345,916**	**363,212**	**381,373**
EXPENSES					
Operating Expenses	(13,088)	(13,415)	(13,751)	(14,094)	(14,447)
Real Estate Taxes	(39,951)	(40,750)	(41,565)	(42,396)	(43,244)
Insurance	(14,000)	(14,700)	(15,435)	(16,207)	(17,017)
Utilities	(10,011)	(10,311)	(10,621)	(10,939)	(11,267)
Management Fee	(12,550)	(13,052)	(13,574)	(14,117)	(14,682)
Total Expenses	(89,600)	(92,229)	(94,945)	(97,754)	(100,657)
Operating Reserves	(4,200)	(4,305)	(4,413)	(4,523)	(4,636)
NET OPERATING INCOME	**219,956**	**232,910**	**246,558**	**260,935**	**276,079**

10-YEAR CASH FLOW

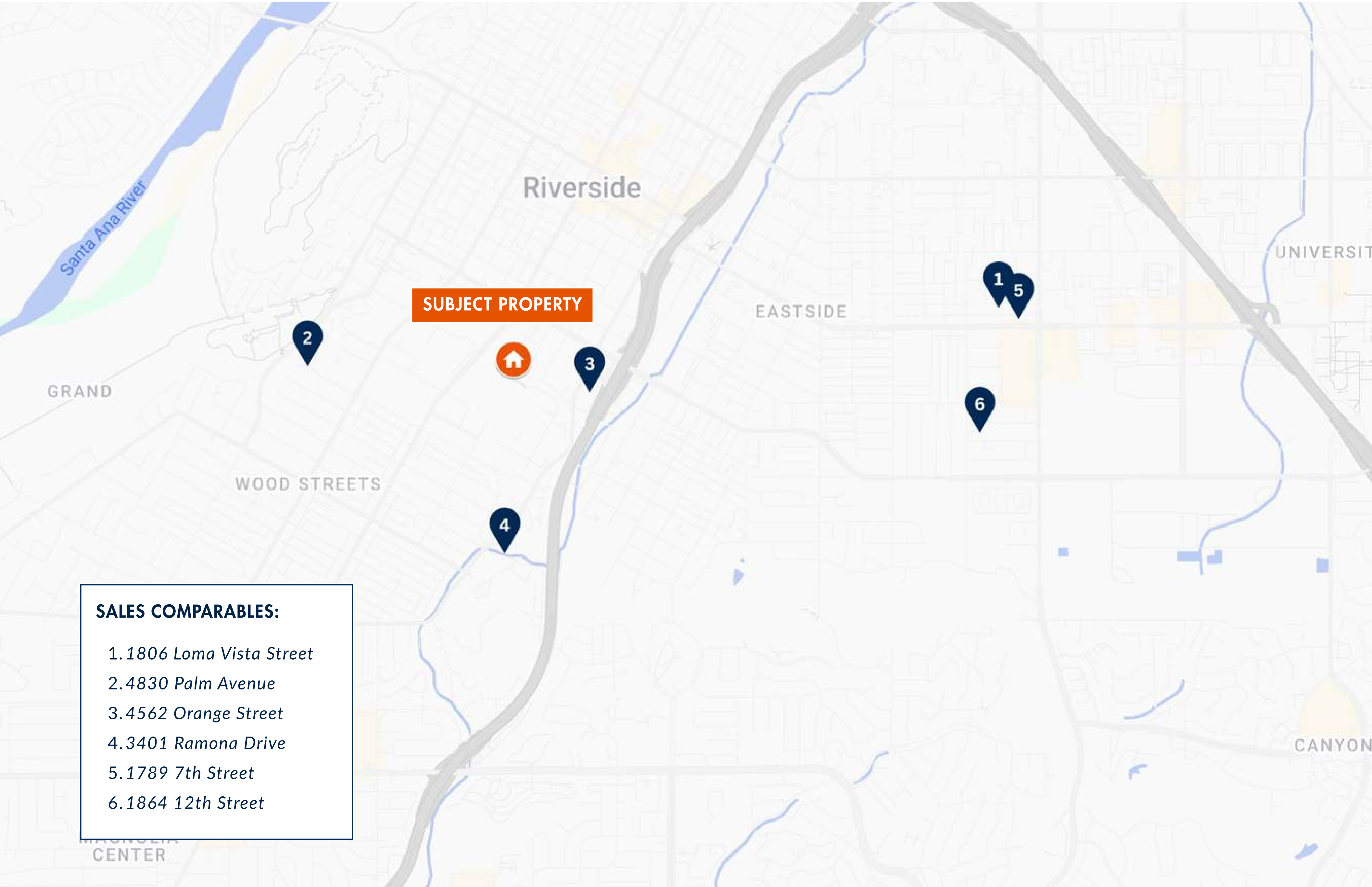
2031 - 2036						
INCOME	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**
Rental Income						
Gross Potential Rent	446,290	468,605	492,035	516,637	542,468	569,592
Loss / Gain to Lease	(33,464)	(35,137)	(36,894)	(38,739)	(40,676)	(42,710)
Gross Scheduled Rent	412,826	433,467	455,141	477,898	501,793	526,882
Physical Vacancy	(12,385)	(13,004)	(13,654)	(14,337)	(15,054)	(15,806)
TOTAL VACANCY	(12,385)	(13,004)	(13,654)	(14,337)	(15,054)	(15,806)
Effective Rental Income	400,441	420,463	441,486	463,561	486,739	511,076
EFFECTIVE GROSS INCOME	**400,441**	**420,463**	**441,486**	**463,561**	**486,739**	**511,076**
EXPENSES						
Operating Expenses	(14,808)	(15,178)	(15,558)	(15,946)	(16,345)	(16,754)
Real Estate Taxes	(44,109)	(44,991)	(45,891)	(46,809)	(47,745)	(48,700)
Insurance	(17,868)	(18,761)	(19,699)	(20,684)	(21,719)	(22,805)
Utilities	(11,605)	(11,954)	(12,312)	(12,682)	(13,062)	(13,454)
Management Fee	(15,269)	(15,880)	(16,515)	(17,176)	(17,863)	(18,577)
Total Expenses	(103,659)	(106,764)	(109,975)	(113,297)	(116,734)	(120,289)
Operating Reserves	(4,752)	(4,871)	(4,992)	(5,117)	(5,245)	(5,376)
NET OPERATING INCOME	**292,030**	**308,828**	**326,519**	**345,147**	**364,760**	**385,410**

Marcus & Millichap

04

MARKET COMPARABLES

SALES COMPARABLES



SALES COMPARABLES:

1. 1806 Loma Vista Street
2. 4830 Palm Avenue
3. 4562 Orange Street
4. 3401 Ramona Drive
5. 1789 7th Street
6. 1864 12th Street

SALES COMPARABLES

	Address	Sales Date	# of Units	Year Built	Sales Price	$/Unit	$/SF	CAP	GRM	Unit Mix
1	1806 Loma Vista Street, Riverside, CA 92507	4/10/26	16	1959	$3,175,000	$198,438	$266.92	4.06%	14.14	(16) 1 Bedroom/1 Bath
2	4830 Palm Avenue, Riverside, CA 92501	2/13/2026	24	1969	$5,645,000	$235,208	$258.35	5.72%	10.91	(1) Studio, (5) 1 Bedroom/1 Bath, (14) 2 Bedroom/2 Bath, (4) 3 Bedroom/2 Bath
3	4562 Orange Street, Riverside, CA 92501	10/29/2025	8	1926	$1,760,000	$220,000	$446.25	6.20%	11.29	(4) Studio, (4) 1 Bedroom/1 Bath
4	3401 Ramona Drive, Riverside, CA 92506	9/13/2024	44	1972	$10,150,000	$230,682	$446.43	4.26%	13.57	(20) 1 Bedroom/1 Bath, (24) 2 Bedroom/1 Bath
5	1789 7th Street, Riverside, CA 92507	5/16/2024	27	1964	$6,150,000	$227,778	$288.14	4.32%	14.56	(2) Studio, (8) 1 Bedroom/2 Bath, (17) 2 Bedroom/2 Bath
6	1864 12th Street, Riverside, CA 92507	4/24/2024	20	1990	$4,838,000	$241,900	$298.64			(8) 1 Bedroom/1 Bath, (6) 2 Bedroom/1 Bath, (6) 2 Bedroom/2 Bath
	Averages		**23**	**1963**	**$5,286,333**	**$225,668**	**$334.12**	**4.91%**	**12.89**	
★	4545-4581 Main Street, Riverside, CA 92501		14	1950/1957	$3,595,000	$256,786	$390.76	6.12%	11.11	(1) Studio*, (6) 1 Bedroom/1 Bath, (6) 2 Bedroom/1 Bath, (1) 3 Bedroom/2 Bath SFR

SUBJECT PROPERTY
RIVERSIDE

1806 LOMA VISTA STREET
RIVERSIDE

4830 PALM AVENUE
RIVERSIDE

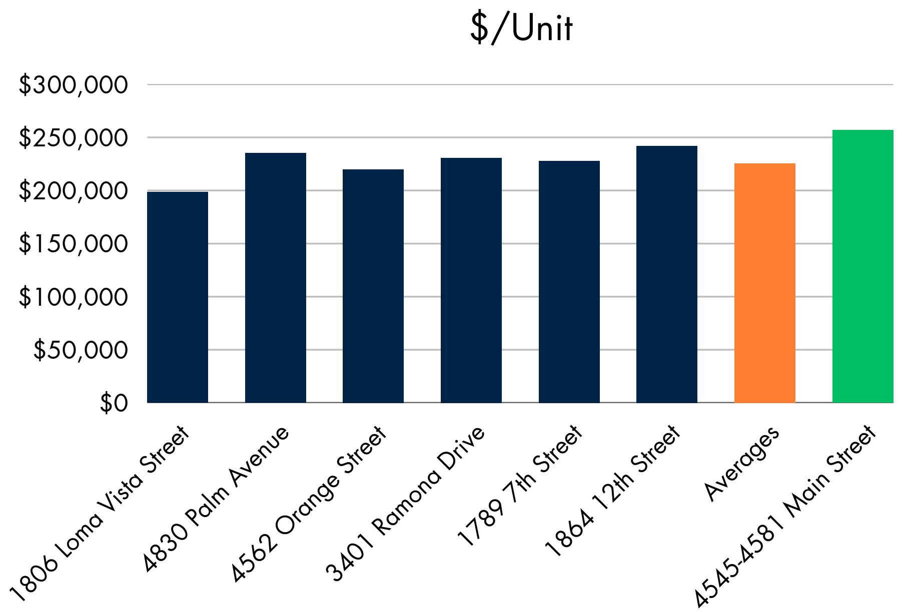
4562 ORANGE STREET
RIVERSIDE

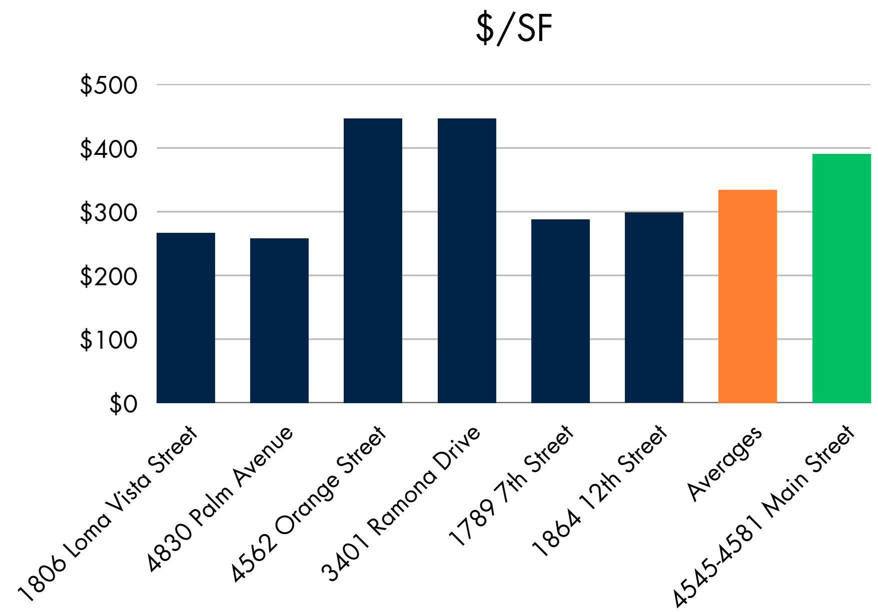
3401 RAMONA DRIVE
RIVERSIDE

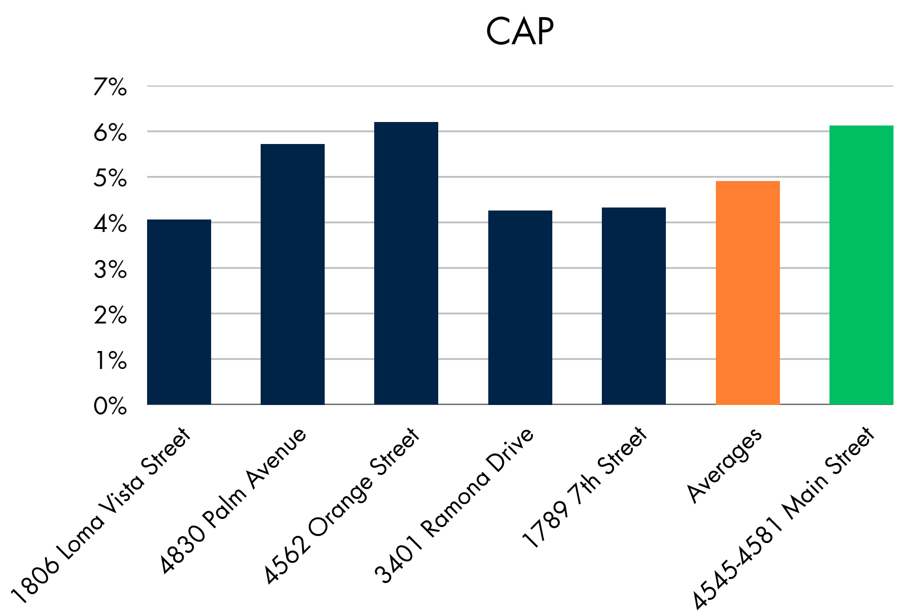
1789 7TH STREET
RIVERSIDE

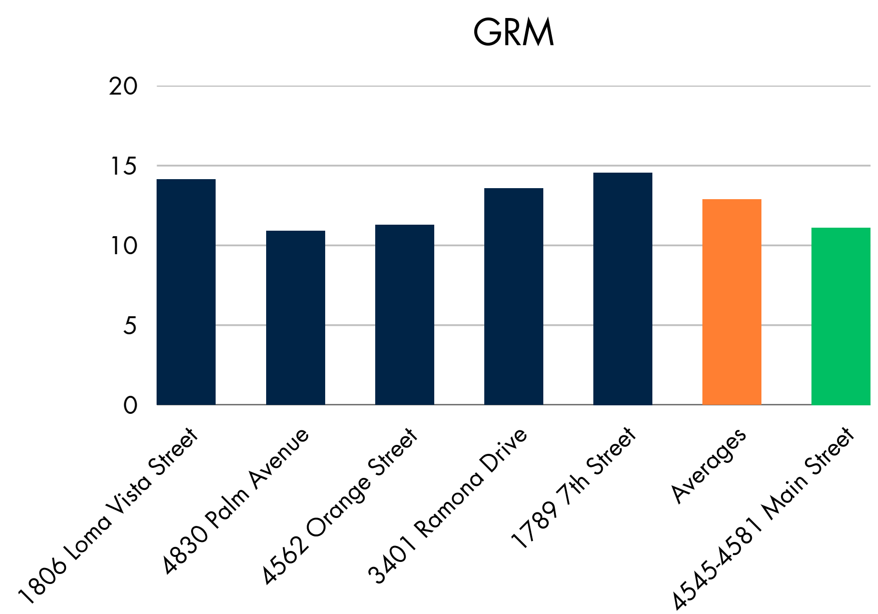
1864 12TH STREET
RIVERSIDE

SALES COMPARABLES

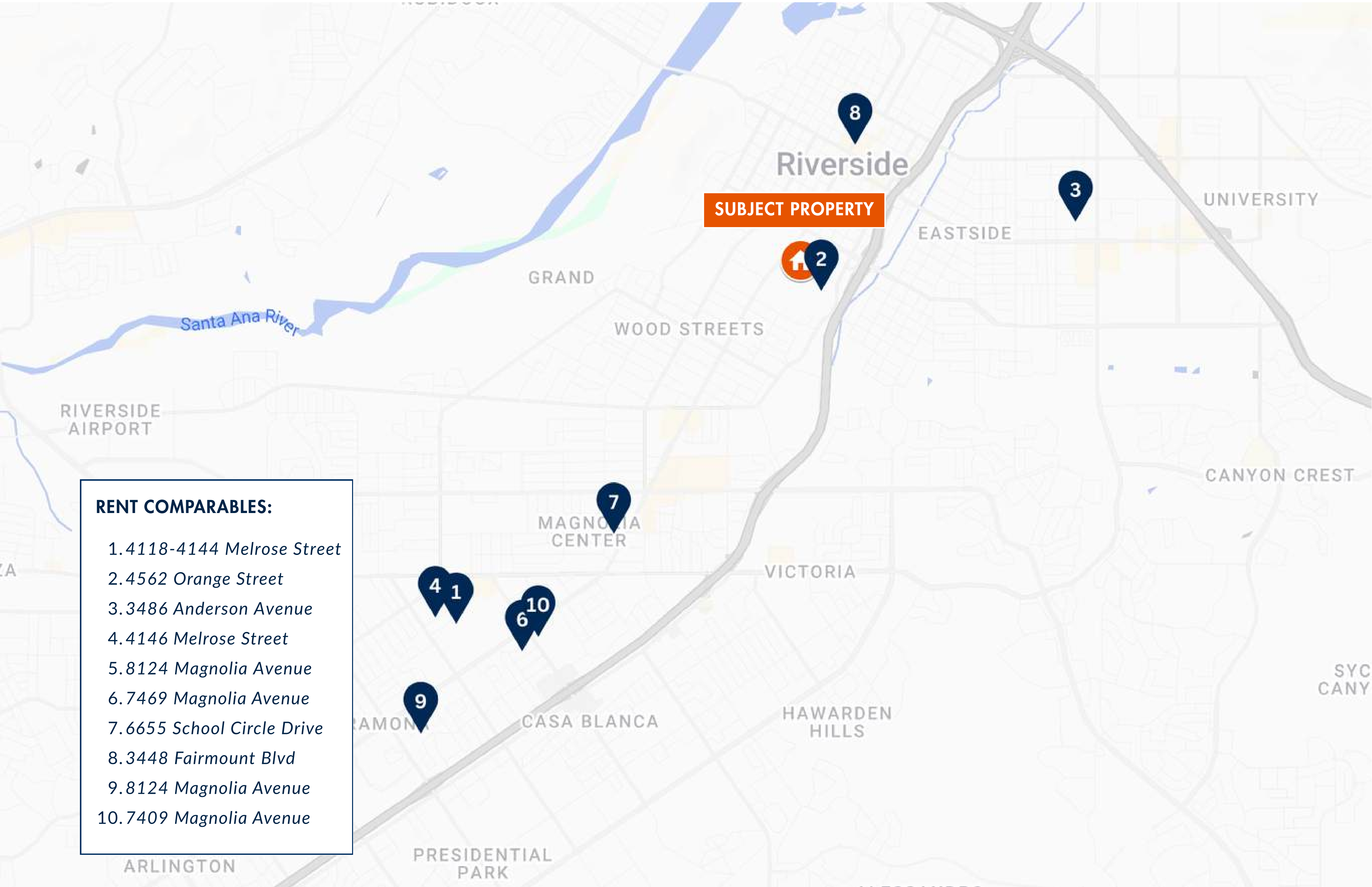








RENT COMPARABLES



RENT COMPARABLES:

1. *4118-4144 Melrose Street*
2. *4562 Orange Street*
3. *3486 Anderson Avenue*
4. *4146 Melrose Street*
5. *8124 Magnolia Avenue*
6. *7469 Magnolia Avenue*
7. *6655 School Circle Drive*
8. *3448 Fairmount Blvd*
9. *8124 Magnolia Avenue*
10. *7409 Magnolia Avenue*

RENT COMPARABLES

	Address	# of Units	Year Built	Unit Type	Asking Rent	Rent/SF	Unit Size
1	4118-4144 Melrose Street, Riverside, CA 92504	14	1959	Studio	$1,650	$2.75	600
2	4562 Orange Street, Riverside, CA 92501	10	1926	Studio	$1,695	$2.83	600
3	3486 Anderson Avenue, Riverside, CA 92507	16	1962	1 Bedroom/1 Bath	$1,800	$2.25	800
4	4146 Melrose Street, Riverside, CA 92504	18	1970	1 Bedroom/1 Bath	$1,850	$3.36	550
5	8124 Magnolia Avenue, Riverside, CA 92504	25	1973	1 Bedroom/1 Bath	$1,900	$3.55	535
	Averages	**20**	**1959**		**$2,110**	**$2.76**	**804**
★	4545-4581 Main Street, Riverside, CA 92501	14	1950/1957				

SUBJECT PROPERTY
RIVERSIDE

4118-4144 MELROSE STREET
RIVERSIDE

4562 ORANGE STREET
RIVERSIDE

3486 ANDERSON AVENUE
RIVERSIDE

4146 MELROSE STREET
RIVERSIDE

8124 MAGNOLIA AVENUE
RIVERSIDE

RENT COMPARABLES

	Address	# of Units	Year Built	Unit Type	Asking Rent	Rent/SF	Unit Size
6	7469 Magnolia Avenue, Riverside, CA 92504	24	1960	2 Bedroom/2 Bath	$2,100	$2.00	1050
7	6655 School Circle Drive, Riverside, CA 92506	33	1970	2 Bedroom/1 Bath	$2,150	$2.39	900
8	3448 Fairmount Blvd, Riverside, CA 92501	2	1928	2 Bedroom/1.5 Bath	$2,250	$3.75	600
9	8124 Magnolia Avenue, Riverside, CA 92504	25	1973	3 Bedroom/1 Bath	$2,800	$2.43	1150
10	7409 Magnolia Avenue, Riverside, CA 92504	28	1965	3 Bedroom/2 Bath	$2,900	$2.32	1250
	Averages	**20**	**1959**		**$2,110**	**$2.76**	**804**
★	4545-4581 Main Street, Riverside, CA 92501	14	1950/1957				

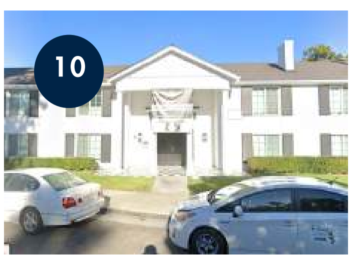
SUBJECT PROPERTY
RIVERSIDE

7469 MAGNOLIA AVENUE
RIVERSIDE

6655 SCHOOL CIRCLE DRIVE
RIVERSIDE

3448 FAIRMOUNT BLVD
RIVERSIDE

8124 MAGNOLIA AVENUE
RIVERSIDE



7409 MAGNOLIA AVENUE
RIVERSIDE

PROPERTY PHOTOS

05

LOCATION OVERVIEW

LOCATION OVERVIEW

Riverside, California, is a dynamic and fast-growing city in the heart of the Inland Empire, with a population exceeding 330,000. Known for its blend of historic charm and modern development, Riverside is anchored by key sectors such as education, healthcare, government, and logistics—creating a strong foundation for continued economic and population growth. Major employers include the County of Riverside, Kaiser Permanente, and the University of California, Riverside, which sits just a few minutes from downtown and draws thousands of students, faculty, and staff each year.

Downtown Riverside serves as the cultural and civic center of the city, featuring popular destinations like the Mission Inn Hotel & Spa, the Fox Performing Arts Center, Riverside Convention Center, and the Riverside Art Museum. The area offers walkable streets, local dining, and a vibrant calendar of public events that attract professionals, students, and visitors from across the region.

Throughout the city, demand for housing remains high. Median home values hover around $650,000, with year-over-year price increases of over 8%. Rental housing is particularly sought after in neighborhoods near Downtown, UCR, and Riverside City College due to the accessibility and quality of life these areas offer.

With excellent connectivity via the 91, 60, and 215 Freeways, Riverside provides strategic access to the broader Inland Empire, Orange County, and Los Angeles job markets—making it a key hub for long-term housing demand and investment growth.

RETAIL MAP


PROHIBITION
The Mission Inn
HOTEL & SPA
BRICKWOOD
FOOD LAB
RIVERSIDE DOWNTOWN PARTNERSHIP
PALENQUE
MISSION GALLERIA
lobby
Riverside
CONVENTION CENTER
RIVERSIDE
Community Hospital
RIVERSIDE
RAM
HEROES
BAR & GRILL
The Menagerie
PIXELS
FOX
THEATER
KILLER QUEENS
SOCIAL HOUSE
PALENQUE
KALAVERAS
TARGET

NEARBY ATTRACTIONS

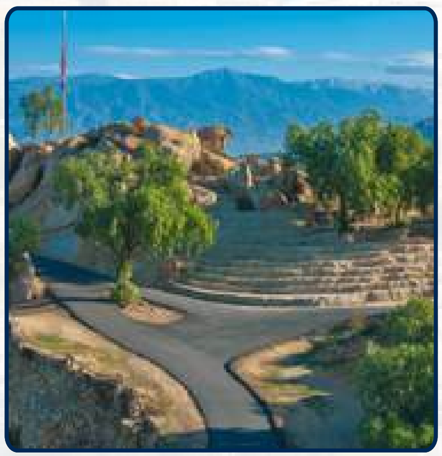
Riverside is a culturally rich city located in California's Inland Empire, known for its historical significance and vibrant community. The city is home to the iconic Mission Inn, a historic hotel that showcases stunning architecture and serves as a cultural hub, alongside the University of California, Riverside, which contributes to the city's educational landscape and diversity.

MISSION INN

The stunning Mission Inn Hotel & Spa in Riverside, California, is an architectural masterpiece celebrated for its rich history and luxurious accommodations. This National Historic Landmark, originally built in 1876, features beautiful Spanish Mission-style architecture and offers an enchanting experience for guests. Each year, the hotel hosts the Festival of Lights, transforming the property into a dazzling winter wonderland with millions of twinkling lights. This beloved holiday tradition attracts visitors from all over, making the Mission Inn a unique blend of history, elegance, and festive celebration.

EDUCATION AT THE HEART OF RIVERSIDE

Riverside is home to several major educational institutions that serve as cornerstones of the community including Riverside City College and the University of California, Riverside. Riverside City College offers a vibrant academic environment with a strong focus on career readiness, transfer programs, and community engagement, attracting a diverse and motivated student body. Just a few miles away, UC Riverside provides a nationally recognized research environment and a wide range of academic disciplines. With cultural events, student-led initiatives, and a commitment to innovation, both campuses contribute to Riverside's dynamic educational landscape and its appeal to students across the region.



EXPLORE THE BEST OF RIVERSIDE'S NATURE AND HISTORY

Riverside County offers a captivating array of attractions, including Mount Rubidoux Park, California Citrus State Historic Park, March Field Air Museum, and the Riverside Art Museum. Mount Rubidoux Park is popular among outdoor enthusiasts for its scenic trails and historic Serra Cross, which hosts the oldest outdoor Easter sunrise service in the U.S. Nearby, the California Citrus State Historic Park showcases the region's citrus heritage with beautiful groves and educational tours. Aviation fans will appreciate the March Field Air Museum, featuring an impressive collection of military aircraft and artifacts. The Riverside Art Museum enhances the cultural landscape with rotating exhibits of contemporary and traditional art, along with engaging educational programs. Together, these attractions highlight Riverside County's natural beauty and cultural significance, making it a must-visit destination.

DEMOGRAPHIC OVERVIEW

POPULATION	1 Mile	5 Miles	10 Miles
2029 Projection			
Total Population	17,089	263,938	1,013,904
2024 Estimate			
Total Population	16,906	256,478	994,140
2020 Census			
Total Population	16,664	248,739	977,084
2010 Census			
Total Population	16,162	238,545	934,317
Daytime Population			
2024 Estimate	33,648	303,987	969,968

HOUSEHOLDS	1 Mile	5 Miles	10 Miles
2029 Projection			
Total Households	5,852	81,797	294,820
2024 Estimate			
Total Households	5,768	79,243	288,222
Average (Mean) Household Size	2.8	3.1	3.4
2020 Census			
Total Households	5,654	75,736	279,140
2010 Census			
Total Households	5,266	72,195	261,286
Growth 2024-2029	1.5%	3.2%	2.3%

HOUSING UNITS	1 Mile	5 Miles	10 Miles
Occupied Units			
2029 Projection	6,219	85,401	305,278
2024 Estimate	6,129	82,718	298,413
Owner Occupied	2,329	43,250	167,198
Renter Occupied	3,428	36,074	121,078
Vacant	360	3,475	10,191
Persons in Units			
2024 Estimate Total Occupied Units	5,768	79,243	288,222
1 Person Units	28.2%	20.6%	16.2%
2 Person Units	30.5%	28.3%	24.9%
3 Person Units	15.3%	17.2%	17.5%
4 Person Units	11.4%	14.9%	16.9%
5 Person Units	8.1%	9.9%	12.2%
6+ Person Units	6.4%	9.1%	12.3%

HOUSEHOLDS BY INCOME	1 Mile	5 Miles	10 Miles
2024 Estimate			
$200,000 or More	7.4%	9.6%	9.1%
$150,000-$199,999	9.9%	10.0%	9.5%
$100,000-$149,999	17.5%	20.4%	21.0%
$75,000-$99,999	15.6%	13.5%	14.7%
$50,000-$74,999	16.8%	16.1%	16.7%
$35,000-$49,999	9.7%	10.0%	10.1%
$25,000-$34,999	8.3%	6.6%	6.5%
$15,000-$24,999	6.1%	5.7%	5.5%
Under $15,000	8.8%	8.1%	6.8%
Average Household Income	$92,524	$99,632	$100,469
Median Household Income	$75,997	$84,097	$85,945
Per Capita Income	$32,958	$31,954	$29,442

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population By Age			
2024 Estimate Total Population	16,906	256,478	994,140
Under 20	24.6%	26.9%	28.4%
20 to 34 Years	25.7%	26.3%	24.5%
35 to 39 Years	8.3%	6.9%	7.0%
40 to 49 Years	13.3%	11.7%	12.4%
50 to 64 Years	16.8%	16.2%	16.6%
Age 65+	11.4%	11.9%	11.1%
Median Age	36.0	36.0	35.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	11,645	161,884	627,063
Elementary (0-8)	8.2%	9.9%	11.4%
Some High School (9-11)	10.1%	9.4%	10.7%
High School Graduate (12)	26.1%	27.3%	29.2%
Some College (13-15)	21.8%	22.1%	21.5%
Associate Degree Only	6.4%	7.6%	7.4%
Bachelor's Degree Only	15.7%	13.8%	12.7%
Graduate Degree	11.6%	10.0%	7.1%
Population by Gender			
2024 Estimate Total Population	16,906	256,478	994,140
Male Population	48.9%	50.1%	50.1%
Female Population	51.1%	49.9%	49.9%

DEMOGRAPHIC OVERVIEW

POPULATION

In 2024, the population in your selected geography is 994,140. The population has changed by 6.40 percent since 2010. It is estimated that the population in your area will be 1,013,904 five years from now, which represents a change of 2.0 percent from the current year. The current population is 50.1 percent male and 49.9 percent female. The median age of the population in your area is 33.0, compared with the U.S. average, which is 39.0. The population density in your area is 3,164 people per square mile.

HOUSEHOLDS

There are currently 288,222 households in your selected geography. The number of households has changed by 10.31 percent since 2010. It is estimated that the number of households in your area will be 294,820 five years from now, which represents a change of 2.3 percent from the current year. The average household size in your area is 3.4 people.

INCOME

In 2024, the median household income for your selected geography is $85,945, compared with the U.S. average, which is currently $76,141.The median household income for your area has changed by 64.54 percent since 2010. It is estimated that the median household income in your area will be $96,235 five years from now, which represents a change of 12.0 percent from the current year.

The current year per capita income in your area is $29,442, compared with the U.S. average, which is $40,471. The current year's average household income in your area is $100,469, compared with the U.S. average, which is $101,307.

EMPLOYMENT

In 2024, 462,068 people in your selected area were employed. The 2010 Census revealed that 50.9 of employees are in white-collar occupations in this geography, and 30.5 are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 32.00 minutes.

HOUSING

The median housing value in your area was $485,309 in 2024, compared with the U.S. median of $321,016. In 2010, there were 154,878.00 owner-occupied housing units and 106,410.00 renter-occupied housing units in your area.

EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 18.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.4 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 14.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.8 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 35.8 percent in the selected area compared with the 19.7 percent in the U.S.

FOR MORE INFORMATION, PLEASE CONTACT:

SEBASTIAN DIAZ
ASSOCIATE DIRECTOR INVESTMENTS
Cell 909-827-0687
Office 213-943-1839
Email Sebastian.Diaz@marcusmillichap.com
License CA 02109872

OSCAR DIAZ
DIRECTOR INVESTMENTS
Cell 213-999-2124
Office 213-943-1884
Email Oscar.Diaz@marcusmillichap.com
License CA 02022902

4545-4581 Main Street, Riverside, CA 92501

Marcus & Millichap