

FOR LEASE

CIRTON RIVERSIDE

3661 MERRILL AVE | RIVERSIDE, CA 92506

Conceptual
Rendering



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LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

CIRTON RIVERSIDE | 3661 MERRILL AVE, RIVERSIDE, CA 92506

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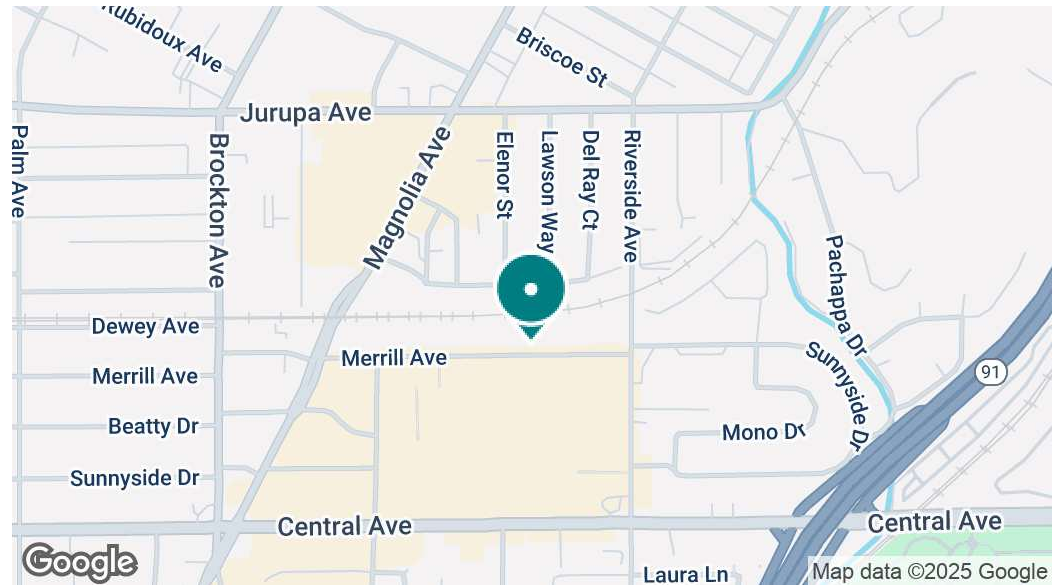


PROPERTY DESCRIPTION

This ±1,133 SF first-floor corner end-cap retail suite offers an excellent opportunity for restaurant or café users seeking visibility, walkability, and outdoor dining potential. With a proposed patio and glass-wrapped frontage, the space is ready for tenant improvements in a vibrant mixed-use environment. Positioned at the base of a modern residential building, the space captures both local foot traffic and regional customer flow.

LOCATION DESCRIPTION

Located directly across from Riverside Plaza – one of the city's premier shopping destinations – Citron Riverside enjoys unmatched exposure to national retailers and steady foot traffic. Riverside Plaza features powerhouse tenants including Nordstrom Rack, Trader Joe's, Regal Cinemas, GameStop, Blaze Pizza, Panera Bread, Cold Stone Creamery, and El Torito. This vibrant retail ecosystem anchors the surrounding neighborhood, making Citron's ground-floor retail space an ideal location for food, beverage, or lifestyle operators looking to benefit from a dense mix of daily errands, dining, and entertainment activity.

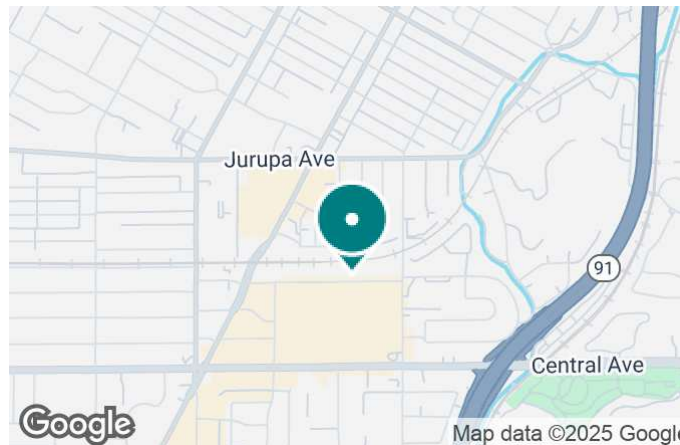
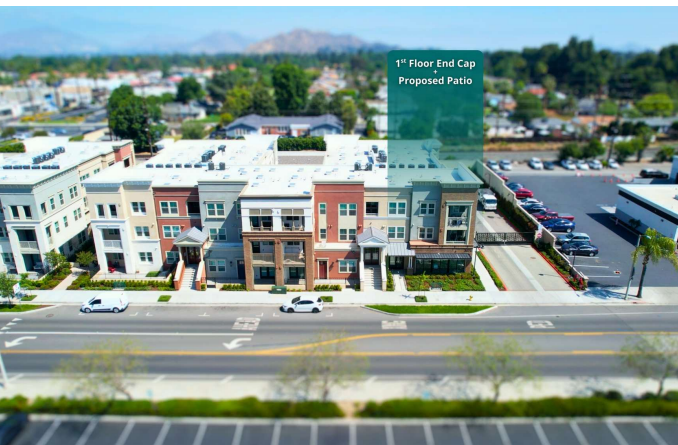


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FEATURES & AMENITIES

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FEATURES & AMENITIES

- ±1,133 SF corner end-cap retail suite
- Located at the base of a new high-density apartment complex
- Proposed patio space ideal for café, juice bar, or quick-serve restaurant
- Directly across from major retailers including Walmart, Ross, El Super, and more
- Strong visibility and access on Merrill Ave
- Glass storefront with abundant natural light
- Walkable, built-in customer base from onsite residents
- Ideal for retail, food & beverage, or service uses

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,804	38,223	84,068
Total Population	16,382	121,163	278,429
Average HH Income	\$112,740	\$105,569	\$104,921

NEIGHBORING RETAILERS



EXCLUSIVELY REPRESENTED BY

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AVAILABLE SPACES

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,133 SF	Lease Rate:	\$3.00 SF/month

AVAILABLE SPACES

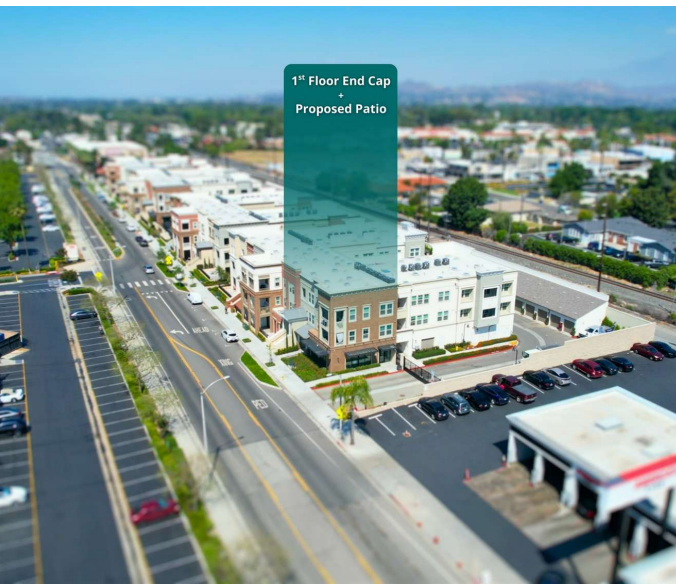
SUITE	SIZE	TYPE	RATE	DESCRIPTION
3575 Merrill Ave	1,133 SF	Modified Gross	\$3.00 SF/month	±1,133 SF corner end-cap retail suite with proposed patio, located at the base of a high-density residential building. Delivered in warm shell condition – ideal for café, juice bar, or quick-service restaurant. Prime visibility directly across from Riverside Plaza.

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ADDITIONAL PHOTOS

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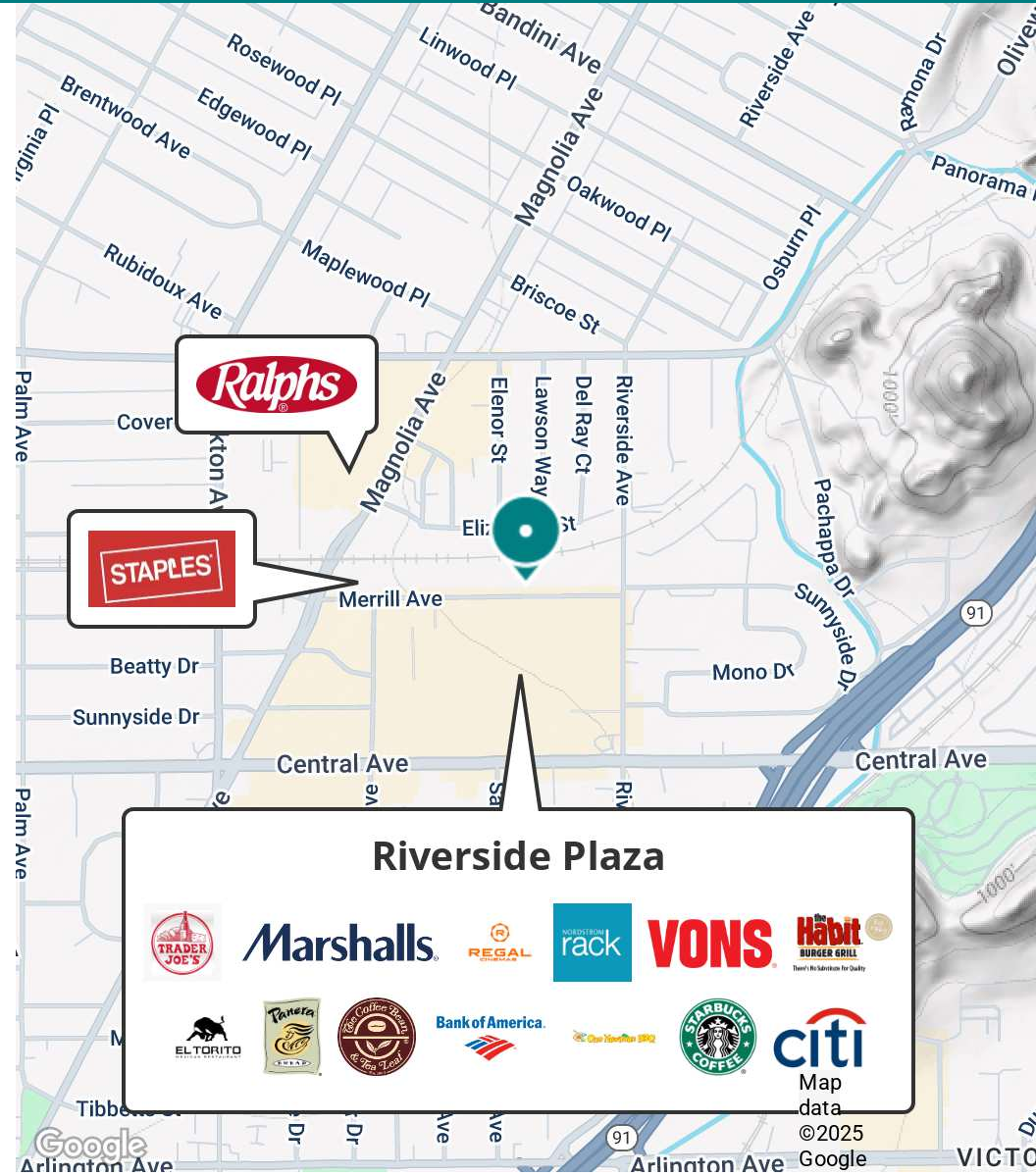
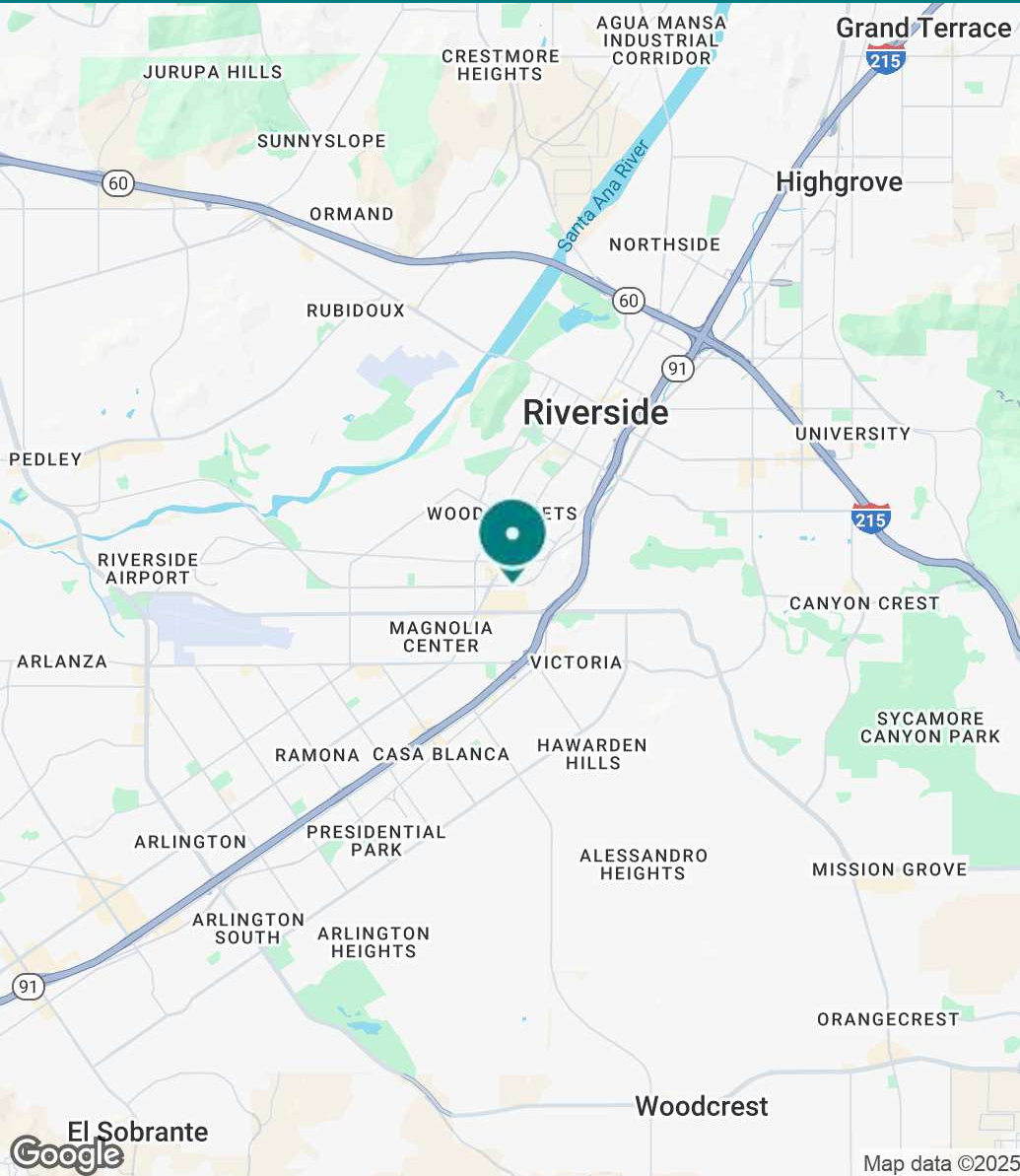


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LOCATION MAP

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AREA ANALYTICS

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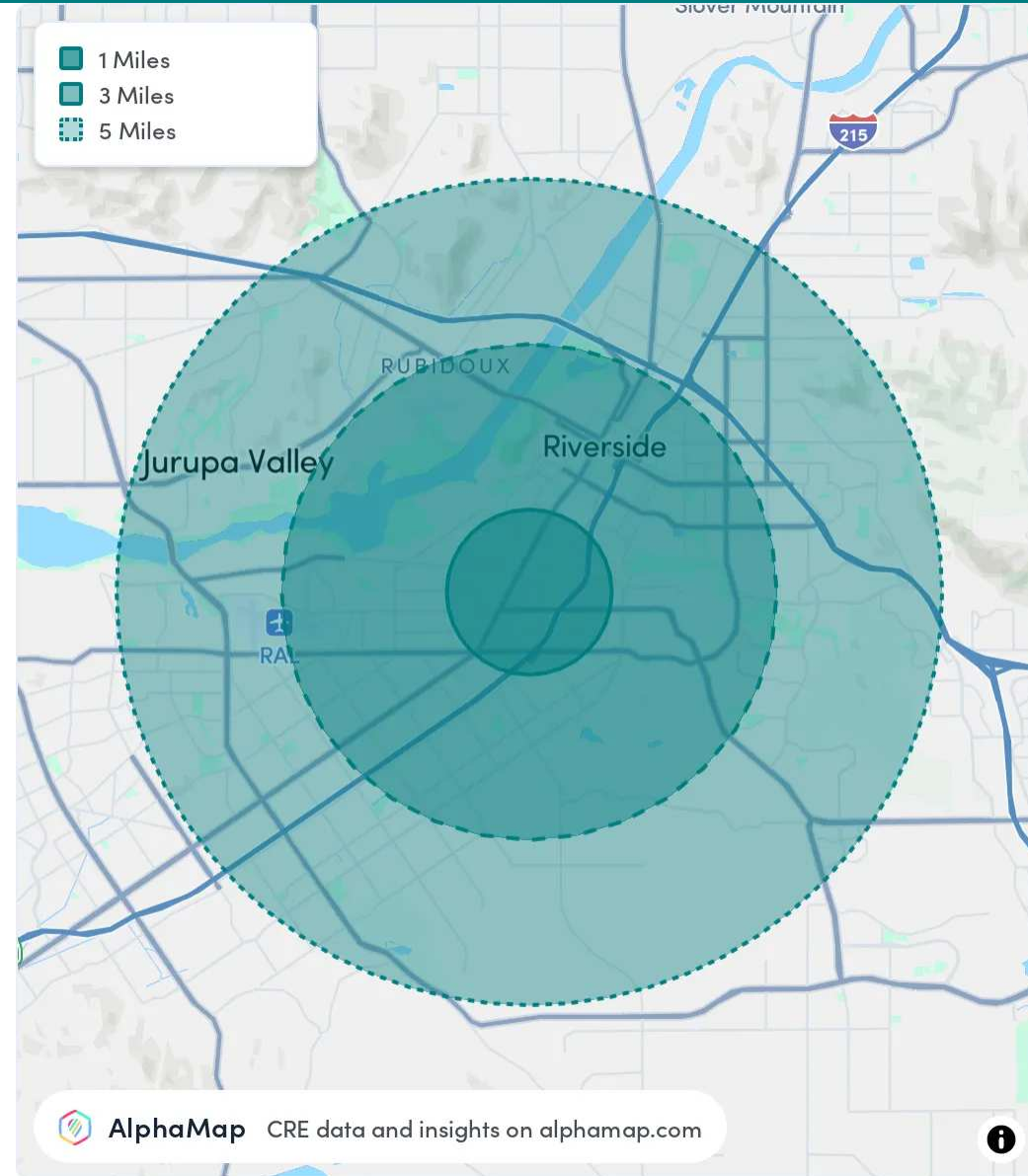
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,382	121,163	278,429
Average Age	39	38	37
Average Age (Male)	38	37	36
Average Age (Female)	40	39	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,804	38,223	84,068
Persons per HH	2.8	3.2	3.3
Average HH Income	\$112,740	\$105,569	\$104,921
Average House Value	\$616,505	\$564,292	\$561,325
Per Capita Income	\$40,264	\$32,990	\$31,794

RACE (%)	1 MILE	3 MILES	5 MILES
Population White (%)	46.60%	34.80%	32.30%
Population Black (%)	5.40%	5.60%	5.60%
Population American Indian (%)	1.50%	2.30%	2.30%
Population Asian (%)	2.90%	3.90%	5.60%
Population Pacific Islander (%)	0.30%	0.30%	0.30%
Population Other (%)	23.60%	35.90%	36.60%

Map and demographics data derived from AlphaMap



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MEET THE TEAM

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