

# ±1,500 SF AUTO/INDUSTRIAL UNIT

3265 VAN BUREN BLVD, RIVERSIDE, CA 92503 | FOR LEASE



**LEE & ASSOCIATES**  
MUDGE TEAM  
COMMERCIAL REAL ESTATE ADVISORS

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*No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507, 951.276.3600, Corporate DRE#: 01048055 www.lee-associates.com*

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## PROPERTY FEATURES

- Professionally Managed Multi-Tenant Auto Center, Anchored by Firestone Tires
- **UNIT L** - ±1,500 SF Available Now
- \$1.50 NNN/SF + \$0.39 NNN
- Front Office, Shop with Two (2) Roll-Up Doors and Storage Room
- Excellent 91 Freeway Location
- Excellent Location within Industrial, Retail and Residential Areas
- Within 2 Miles of Galleria at Tyler, Parkview Hospital, California Baptist University, and Adams Auto Center



## MARKET DEMOGRAPHICS

5 mile radius



Population  
247,027



Ave. HH Income  
\$118,915



Employees  
65,285



Van Buren Blvd  
55,093 CPD

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