

# RESTAURANT & RETAIL SPACES FOR LEASE

NEC MARKET ST. & MISSION INN AVE.

RIVERSIDE, CA 92501



**DEVELOPED BY: REGIONAL PROPERTIES INC.**



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# HIGHLIGHTS

- Main & Main intersection in Downtown Riverside, the Inland Empire's only Downtown trade area
- Regional entertainment hub with the Fox Theater, Riverside Municipal Auditorium and Riverside convention center
- Business district and convention destination with prime evening and weekend events
- Major residential development area with over new 1,000 units built, under construction, or planned
- Cultural center of the region with five museums and the historic Mission Inn Hotel & Spa, an international destination



Population  
**250,365**



Employees  
**199,195**



White Collar Jobs  
**53%**



Students  
**24,000**  
2019



Students  
**20,604**  
2019



Students  
**10,486**  
2018



Visitors  
**170,089**



Visitors  
**750,000**



## NEIGHBORING TENANTS



**LEE & ASSOCIATES**  
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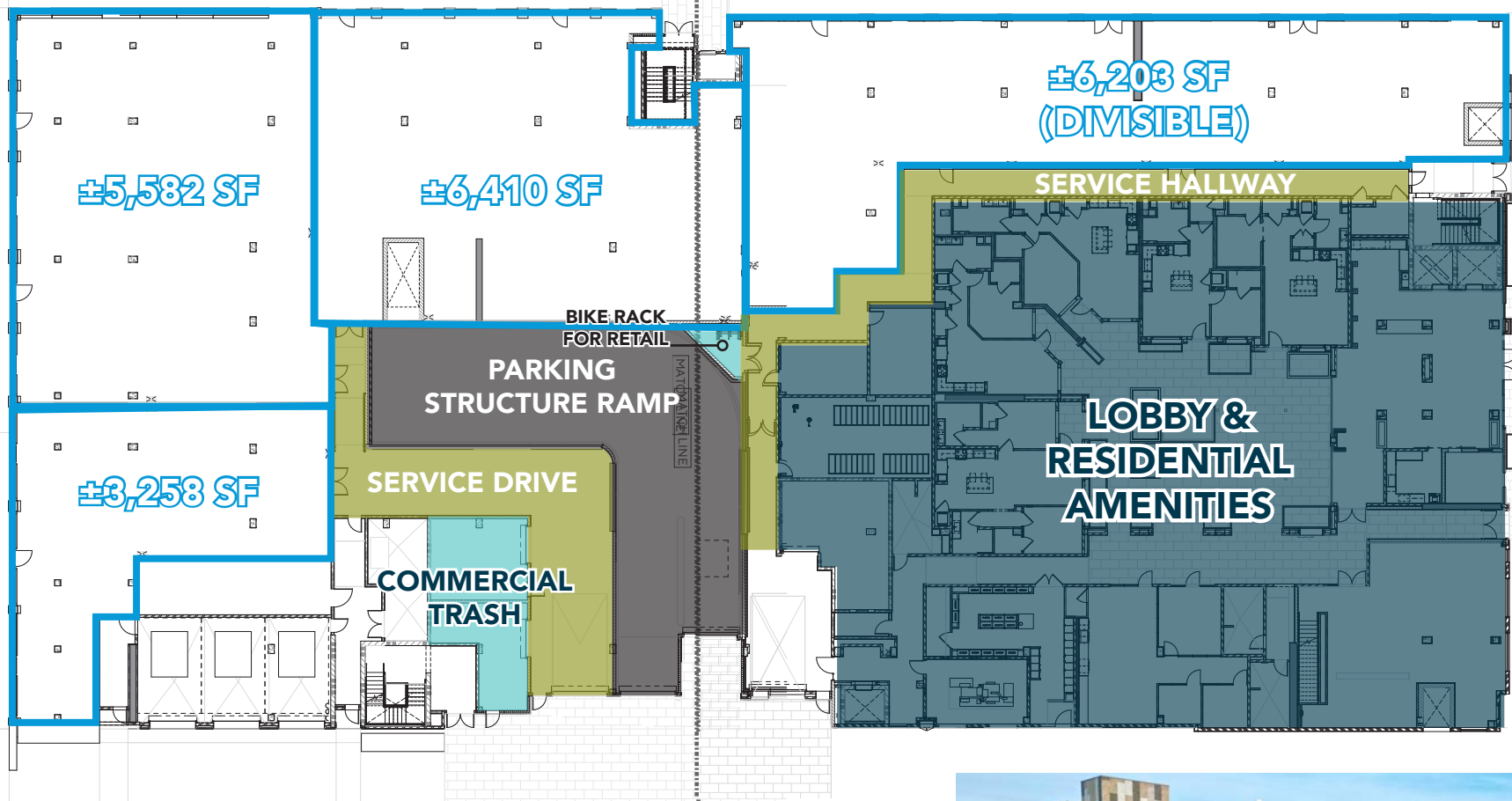
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MARKET ST

MISSION INN AVE

6TH ST  
6TH STREET



### FEATURES

- On site parking (subject to fee)
- Grease traps installed
- Loading corridor
- Electrical, plumbing, and HVAC to restaurant specs
- Hood shaft for installation of kitchen hood
- Patio space available on Mission Inn Avenue

### AVAILABILITIES

SUITE	SF
SUITE A	±3,258
SUITE B	±5,582
SUITE C	±6,410
SUITE D	±6,203* (Divisible)



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# TRADE AREA

OFFICE BUILDING		AMENITIES	
1	Riverside City Hall	1	Fox Performing Arts Center
2	Citrus Tower	2	Riverside Convention Center
3	California Town	3	Riverside Food Lab
4	RCC Culinary Institute	4	Mission Inn Hotel & Spa
5	Riverside Public Utilities	5	Hero's Restaurant & Brewery
6	District Attorneys Office	6	Mario's Place
7	Riverside County Admin	7	Coffee Bean & Tea Leaf
8	Riverside County Superior Court	8	The Salted Pig
9	Mission Square	9	Slater's 50/50
		10	Donut Bar
DEVELOPMENTS		11	CVS
1	Raincross Promenade	12	Starbucks
2	Mission Lofts	13	Riverside Municipal Auditorium
3	Centerpointe at Market	14	Mezcal Place
4	Imperial Hardware Lofts	15	Hyatt Place
		16	Marriott Riverside
		17	Hampton Inn
		18	Mind & Mill



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