EXECUTIVE SUMMARY

CREI
Commercial Real Estate Investments

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HIGHLIGHTS:

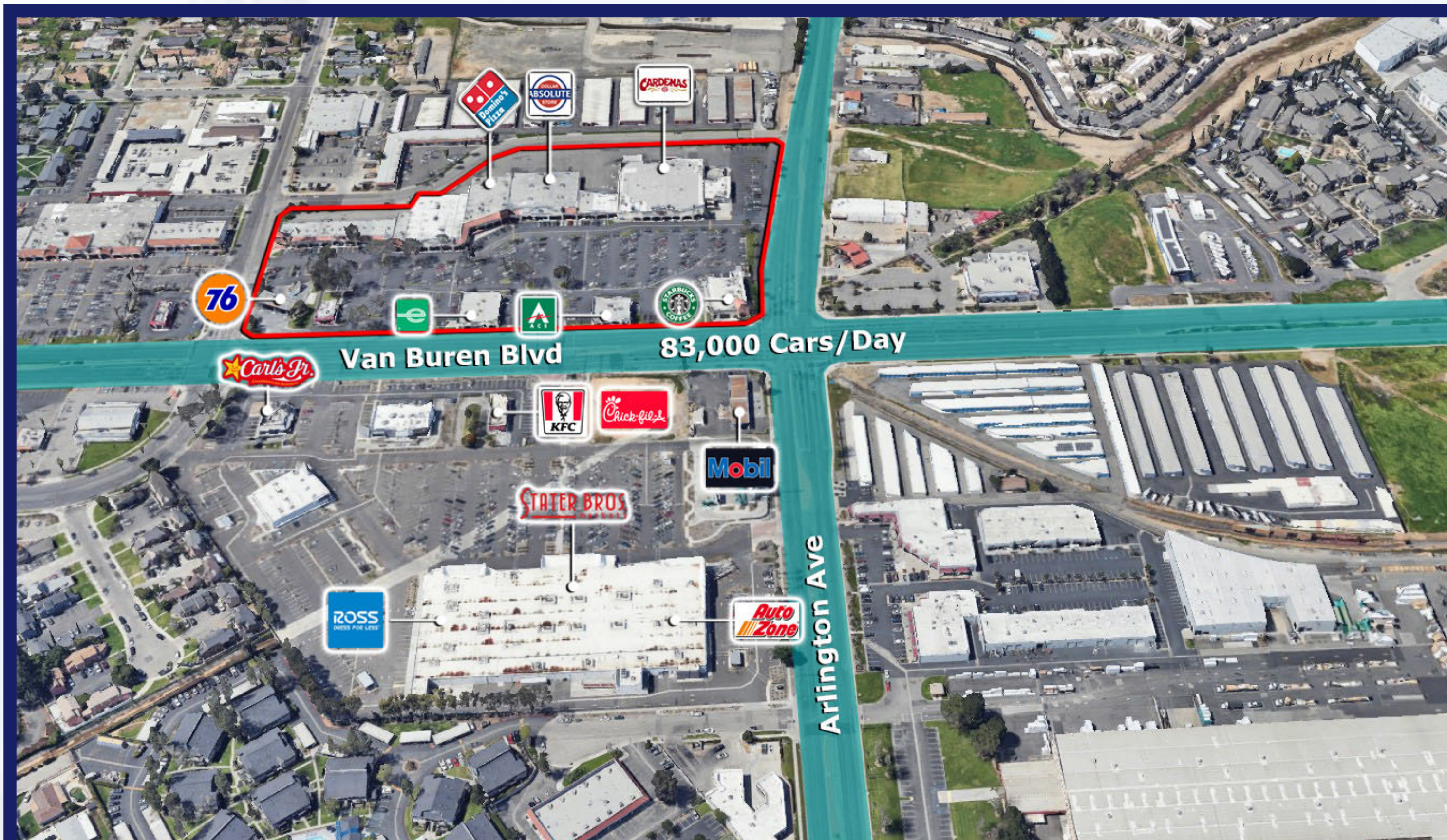
- **Grocery Anchored (Cardenas Market) Shopping Center**
- **Extremely Busy with over 83k Cars/day on Corner of Arlington & Van Buren, both Streets lead straight into Freeway on/off Ramps**
- **Co-Tenants with National Tenants: Cardenas Market, Starbucks, Popeyes, WaBa Grill, Domino's Pizza, Boost Mobile, Enterprise and more**
- **National Tenants across the street include: Stater Bros Supermarket, Ross, Chick-fil-A, KFC, Panda Express, Carl's Jnr, AutoZone and more**
- **Convenient Access to 3 Freeways (91, 60 & 15 Freeways)**
- **Across the street from Riverside Airport**

OFFERING SUMMARY: Arlington Plaza Shopping Center at 6100 - 6350 Van Buren in Riverside, CA offers a tenant an extremely busy grocery anchored shopping center in addition to being across the street from a 2nd grocery anchored shopping center. The 2 shopping centers, extremely high traffic and numerous national tenants are a major draw to clientele from the surrounding area for all the tenants in the center.
DEMOGRAPHICS: Wealthy dense growing population with over 140,000 residents within 3 miles and average income in excess of $107,000

FOR LEASE: Leases are NNN with NNN expense estimated at $1.15/SF.
Unit 6116: 2,100 SF (2.50/SF), Unit 6122: 4,200 SF (2.00/SF), Unit 6210: 5,531 SF ($1.00/SF Gross), Unit 6150 (Former Rite Aid): 18,400 SF (1.25/SF) , Unit 6230 (Former 99c Only): 19,584 SF (1.25/SF), 60 SF Kiosk ($1,000/mth)

PROPERTY PICTURES

Commercial Real Estate Investments



PROPERTY PICTURES

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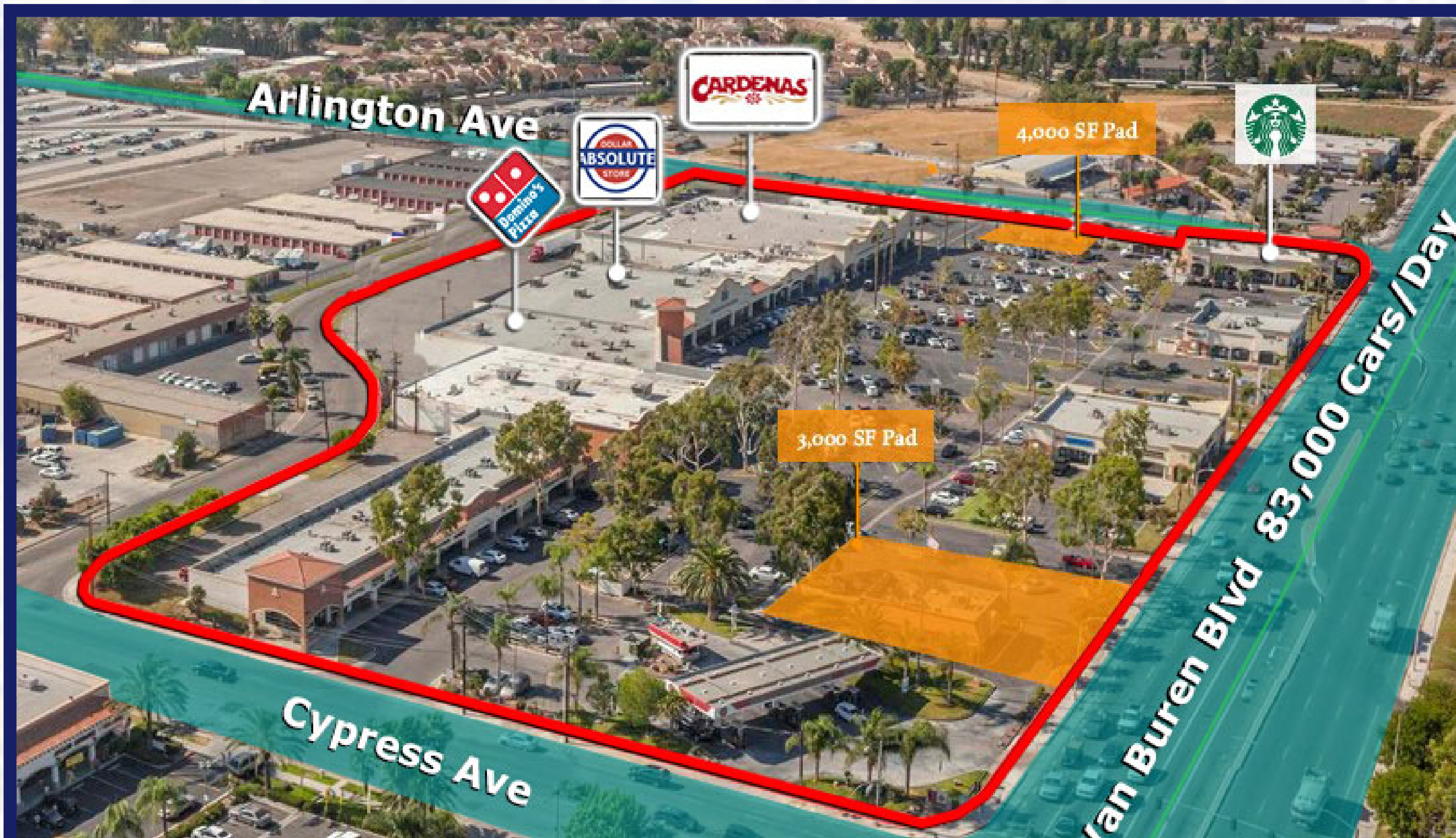

PROPERTY PICTURES

Suite 6116

PROPERTY PICTURES

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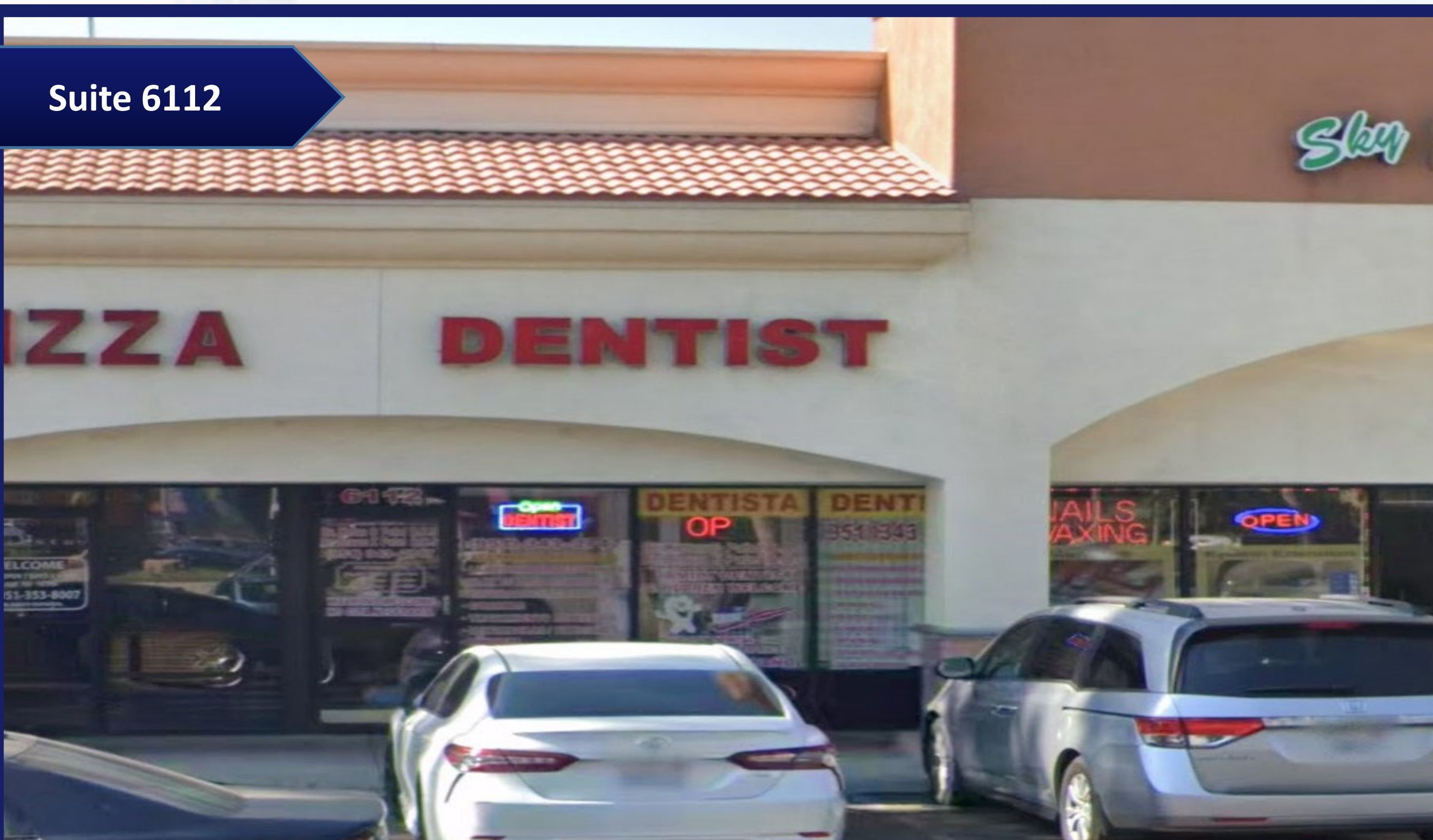
Suite 6112



Suite 6150

PROPERTY PICTURES

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Suite 6210

Suite 6230

DEMOGRAPHIC SUMMARY

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DEMOGRAPHICS BY 5-MILE RADIUS

AVERAGE HH INCOME
$112,587

POPULATION
285,000

HOUSEHOLDS
80,974

OWNER-OCCUPIED HOUSING
49,837

RENTER-OCCUPIED HOUSING
32,380

BUSSINESSES
13,064

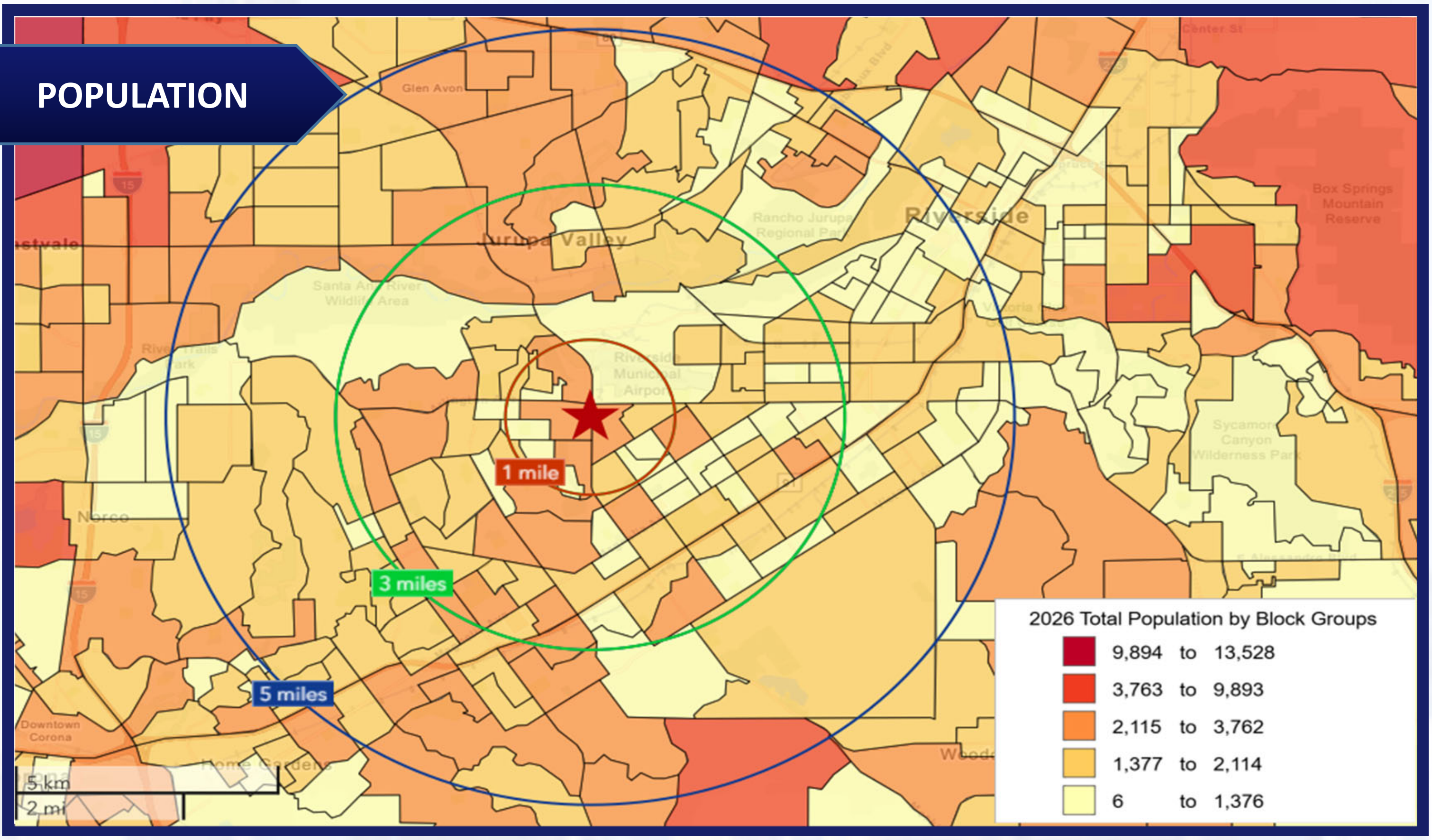
POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	70,073	287,494	858,192
2025 POPULATION	70,385	285,000	860,770
2030 POPULATION PROJECTION	71,979	290,633	877,804
ANNUAL GROWTH 2020-2024	0.1%	-0.2%	0.1%
ANNUAL GROWTH 2024-2029	0.5%	0.4%	0.4%
MEDIAN AGE	33.6	35.7	35.6

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	$96,962	$112,587	$124,641
MEDIAN HH INCOME	$78,561	$91,959	$101,741

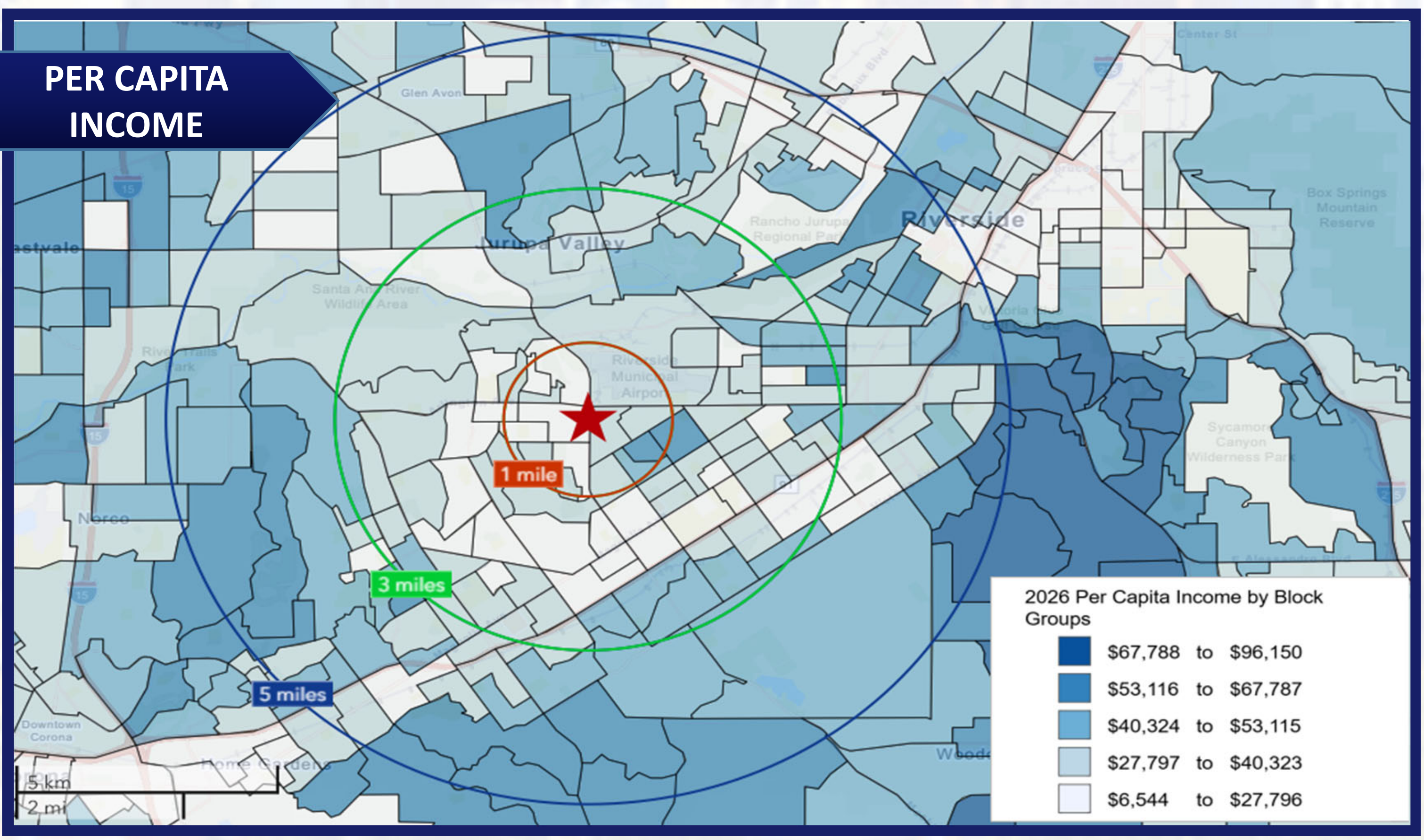
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	18,879	83,510	246,419
2025 HOUSEHOLDS	18,632	80,974	242,677
2030 HOUSEHOLDS	18,992	82,217	246,672

DEMOGRAPHICS

POPULATION



PER CAPITA INCOME



DEMOGRAPHICS

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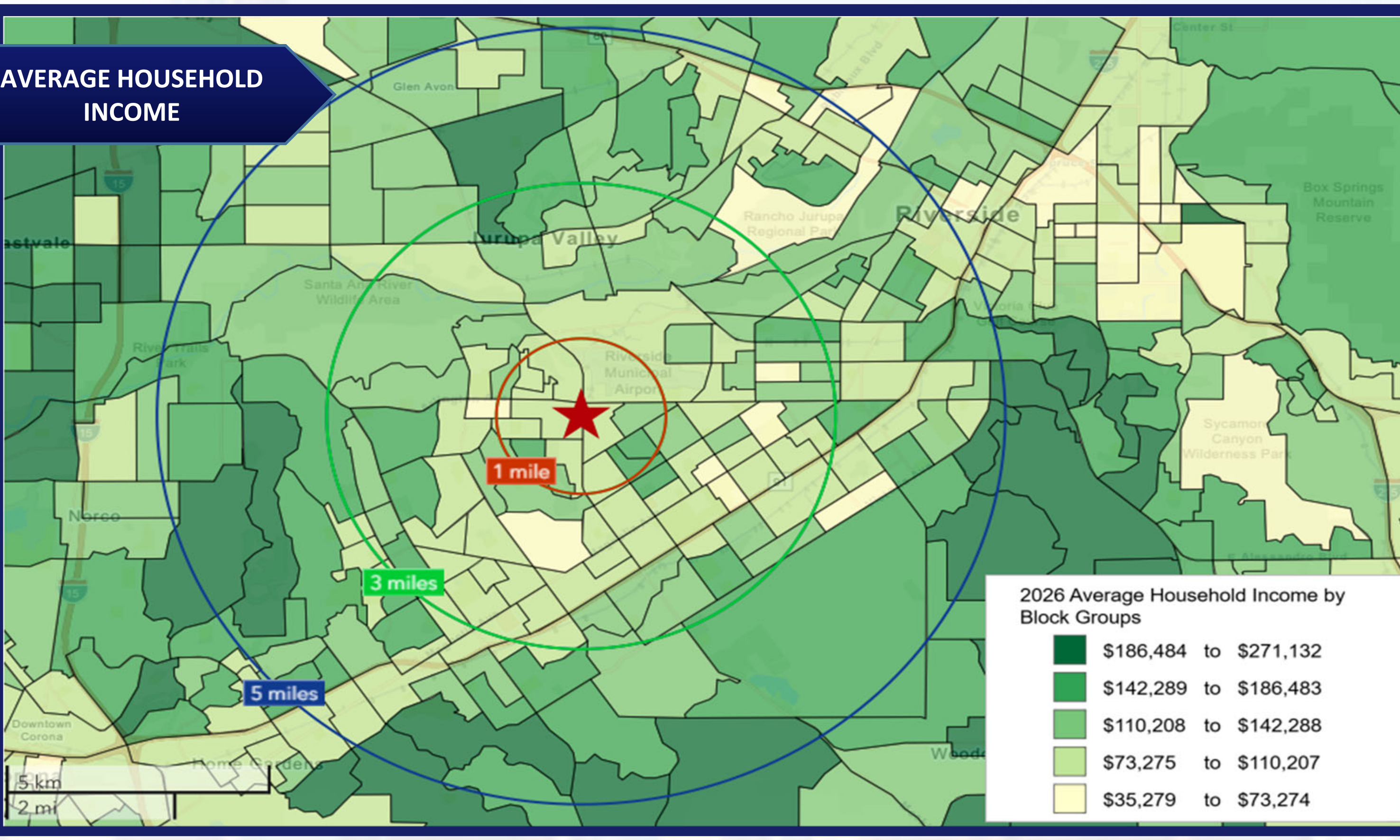
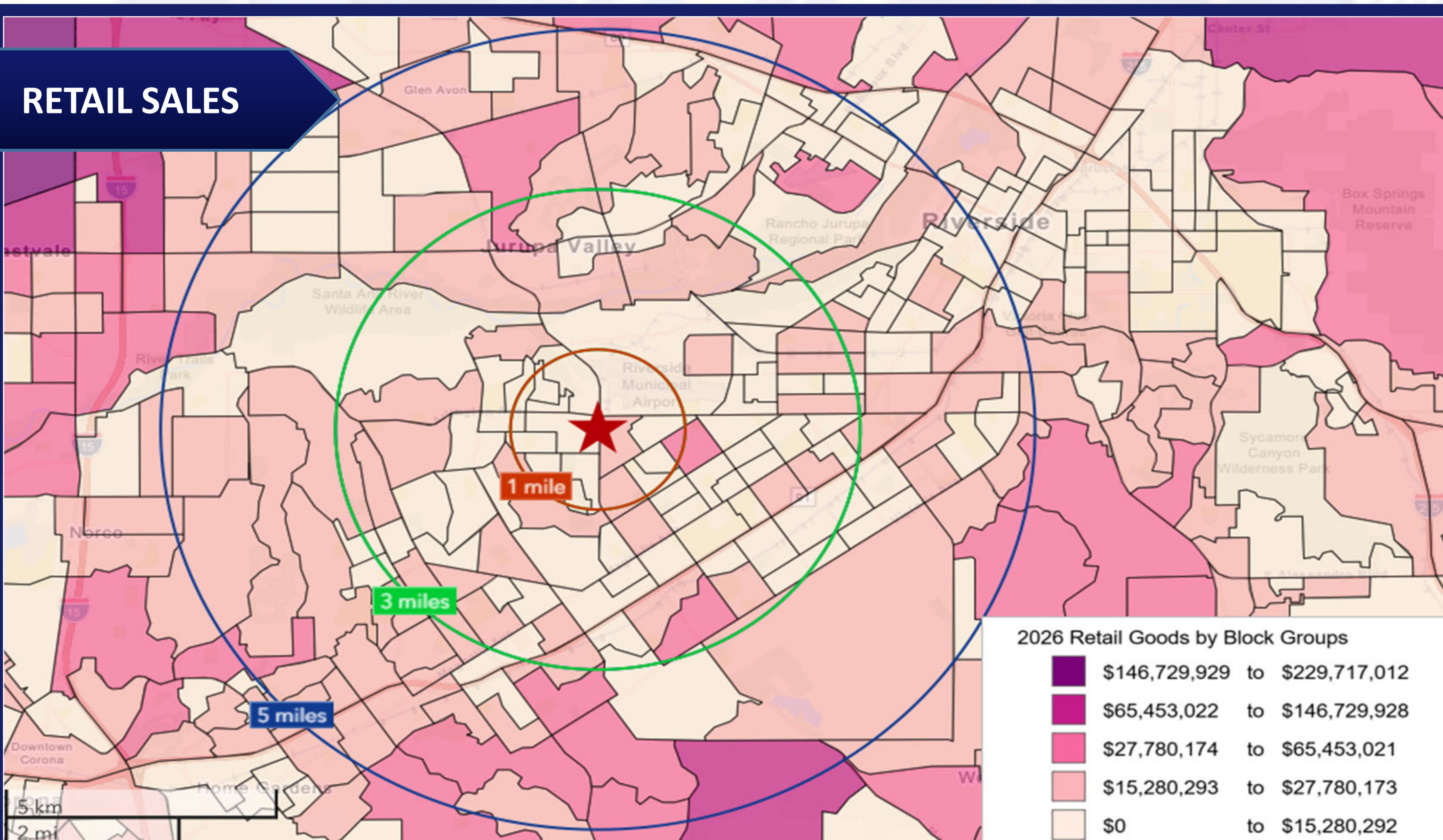
AVERAGE HOUSEHOLD INCOME



RETAIL SALES



DEMOGRAPHICS

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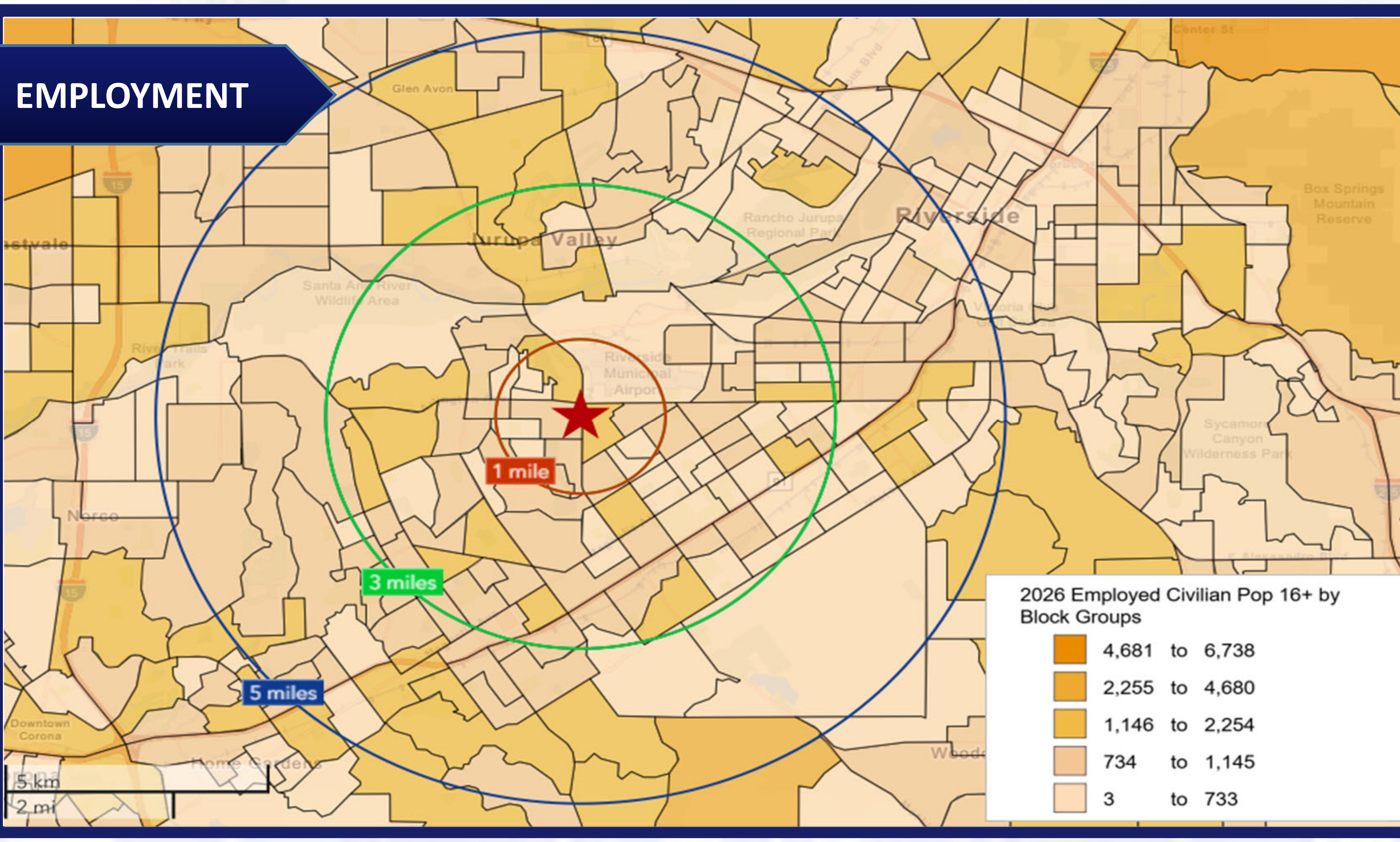
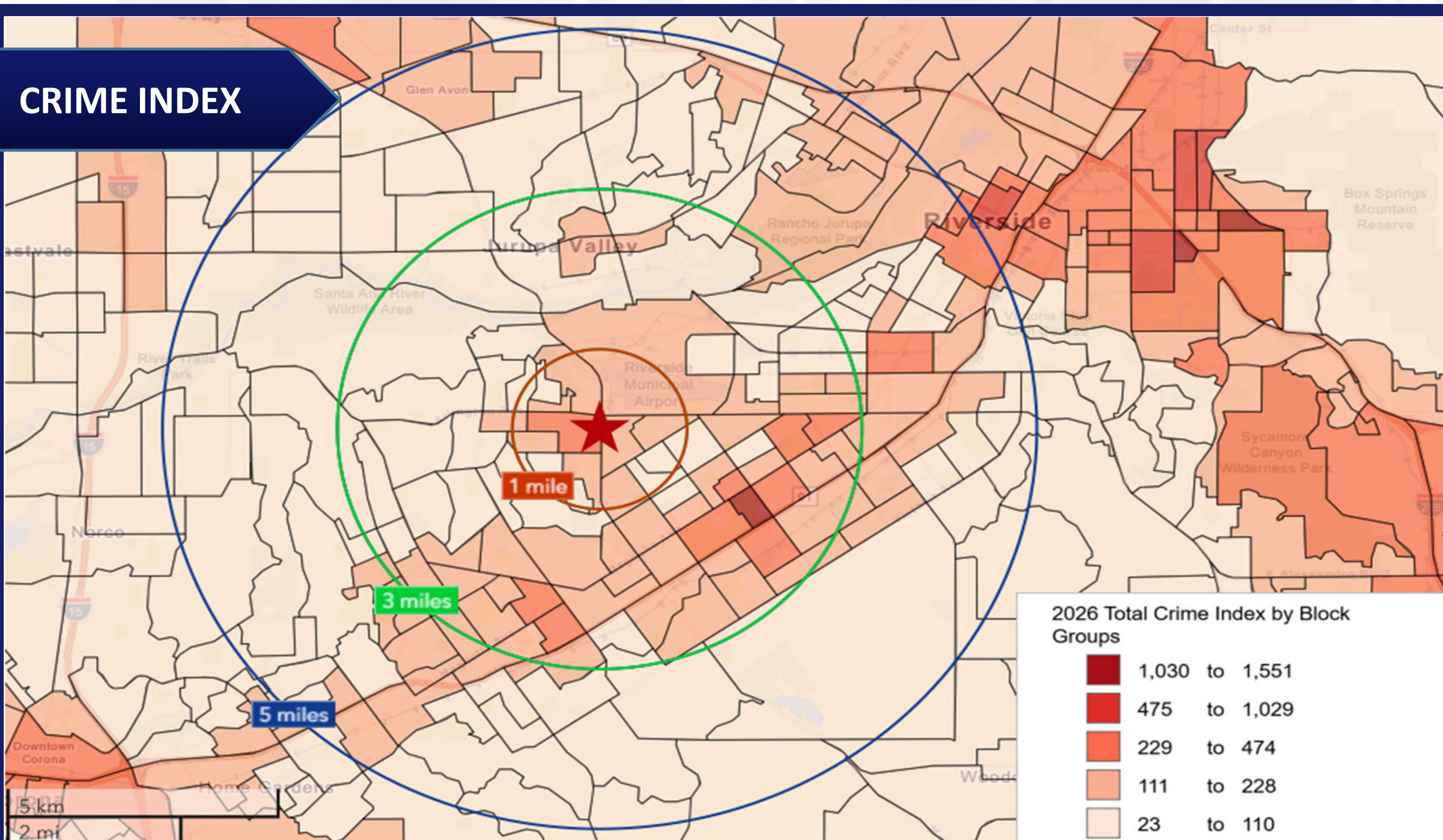
EMPLOYMENT



CRIME INDEX



NEIGHBORHOOD SPOTLIGHT

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RIVERSIDE is the largest city in the Inland Empire and one of Southern California's major economic centers. Located approximately 55 miles east of Los Angeles, it serves as a regional hub for healthcare, education, logistics, manufacturing, and government employment.

Population & Demographics

The city has a population of approximately 323,000 residents, while Riverside County exceeds 2.5 million residents. Population has continued to grow since 2020, supporting housing demand and retail spending. Remains one of California's fastest-growing regions as residents relocate from higher-cost coastal markets.

Infrastructure Investment

Riverside County continues investing in innovation centers, workforce development, business incubators, and university-linked programs. Public funding has supported projects associated with the University of California, Riverside, innovation hubs, workforce training, and small-business development.

One of the best location for investors seeking growth-oriented opportunities in Southern California, multifamily, neighborhood retail, industrial, and medical office properties remain the most attractive sectors due to strong population growth, ongoing infrastructure improvements, and continued migration from higher-cost coastal markets.