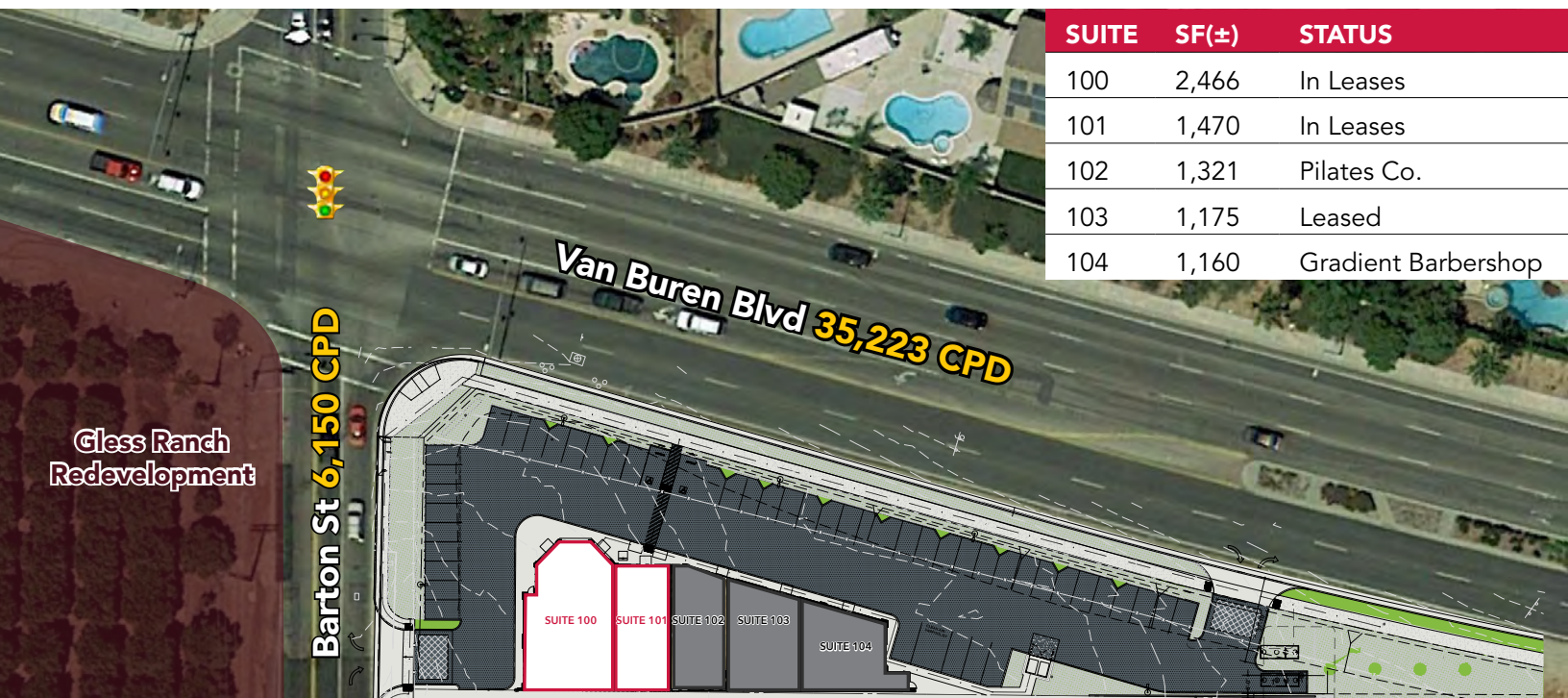


Prime Retail & Medical Space Available

SEC Van Buren Blvd. & Barton St., Riverside, Ca 92508



SUITE	SF(±)	STATUS
100	2,466	In Leases
101	1,470	In Leases
102	1,321	Pilates Co.
103	1,175	Leased
104	1,160	Gradient Barbershop

PROPERTY HIGHLIGHTS

- ±1,470 SF - ±3,936 SF available for lease
- Food court & retail suites available
- High daytime employment
- ±41,373 cars per day at the intersection of Van Buren Blvd & Barton St
- Under-served trade area
- High volume retailers in immediate trade area

2025 3 MILE DEMOGRAPHICS



Population
46,511



Average
HH Income
\$165,442



Adj. Daytime
Population
26,556



Van Buren Blvd
& Barton St
41,373 CPD

FRANK VORA

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CHRIS BEAUCHAMP

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Prime Retail & Medical Space Available

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Est. Total Reserves: ±4,000
Total People on Base
(Including employees): ±55,000
Source: March ARB Public Affairs Dept.

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