

42,311 sq.ft. Former Movie Theater Available for Theaters, Gyms, Entertainment & Retail



NewMark Merrill
COMPANIES



Located at the Northeast corner of University Ave. & Iowa Ave. • Riverside, CA

Former Movie Theater For Lease

at the NE corner of University Ave. & Iowa Ave.

Exceptional freeway fronting anchor space offers excellent visibility, prominent signage, and abundant parking. Digital pylon sign situated off of I-215 offers exposure to over 192,000 cars daily.

University Village is located next to the University of California Riverside campus and services the +31,000 students and faculty.



104,345
POPULATION
IN 3-MILE RADIUS*

180,126
SF OF RETAIL SPACE

\$108,990
AVG. HH INCOME
IN 3-MILE RADIUS*

32,951
TRAFFIC COUNT*
at the intersection

2,316,610
ANNUAL VISITS
2025 per Placer.ai



*Estimates are based on 2025 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.



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When you love shopping centers, it shows.

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#	TENANT	SF
19.	BAO Culture	2,095 SF
20.	HOC Chinese Kitchen	3,099 SF
21.	Kimchichanga	3,017 SF
22.	Urban Skillet	1,298 SF
23.	Bricks & Minifigs	2,750 SF
24.	Chase Bank	3,152 SF
25.	Changan Style Kitchen	1,795 SF
26.	Eye C You	1,8546 SF
27.	Insomnia Cookies	2,028 SF
28.	Regents of UCR	8,579 SF
29.	T-Mobile	2,940 SF
30.	HK BBQ House	1,645 SF
31.	Tra Boba	1,543 SF
32.	Ramen Okawari & Ohana	2,589 SF
33.	Qbear eBiles & eScooters	1,355 SF
34.	The Buffalo Spot	1,634 SF
35.	Signature Nails & Salon	1,548 SF
36.	El Papacito Hot Potatoes	1,494 SF
37.	UC Bakery	1,433 SF
38.	7-Eleven	3,088 SF

#	TENANT	SF
1.	7 Leaves Cafe	1,400 SF
2.	The Halal Guys	2,000 SF
3.	Jersey Mike's	1,355 SF
4A.	ART iBrow Threading Salon	500 SF
4B.	Fusion Sign and Design	2,272 SF
5.	Laughing Buddha Piercing	1,866 SF
6.	Afters Ice Cream	1,100 SF
7.	Pho Vinnam Rest.	1,700 SF
8.	T-Swirl Crepe	1,415 SF
9A.	Qamaria Yemeni Coffee Co.	2,403 SF

#	TENANT	SF
9B.	Primos Mexican Food	1,662 SF
10A.	ShaBu House	1,720 SF
10B.	Manna Grill	1,480 SF
11.	Enter Escape Room	2,672 SF
12.	Juice It Up	1,107 SF
13.	Veg & Go	1,107 SF
14.	U.P.C. Pizza	1,250 SF
15.	Cravin' Crab Haus	3,608 SF
16.	AVAILABLE	42,311 SF
17.	Available	946 SF
18.	Boba Cafe	1,090 SF

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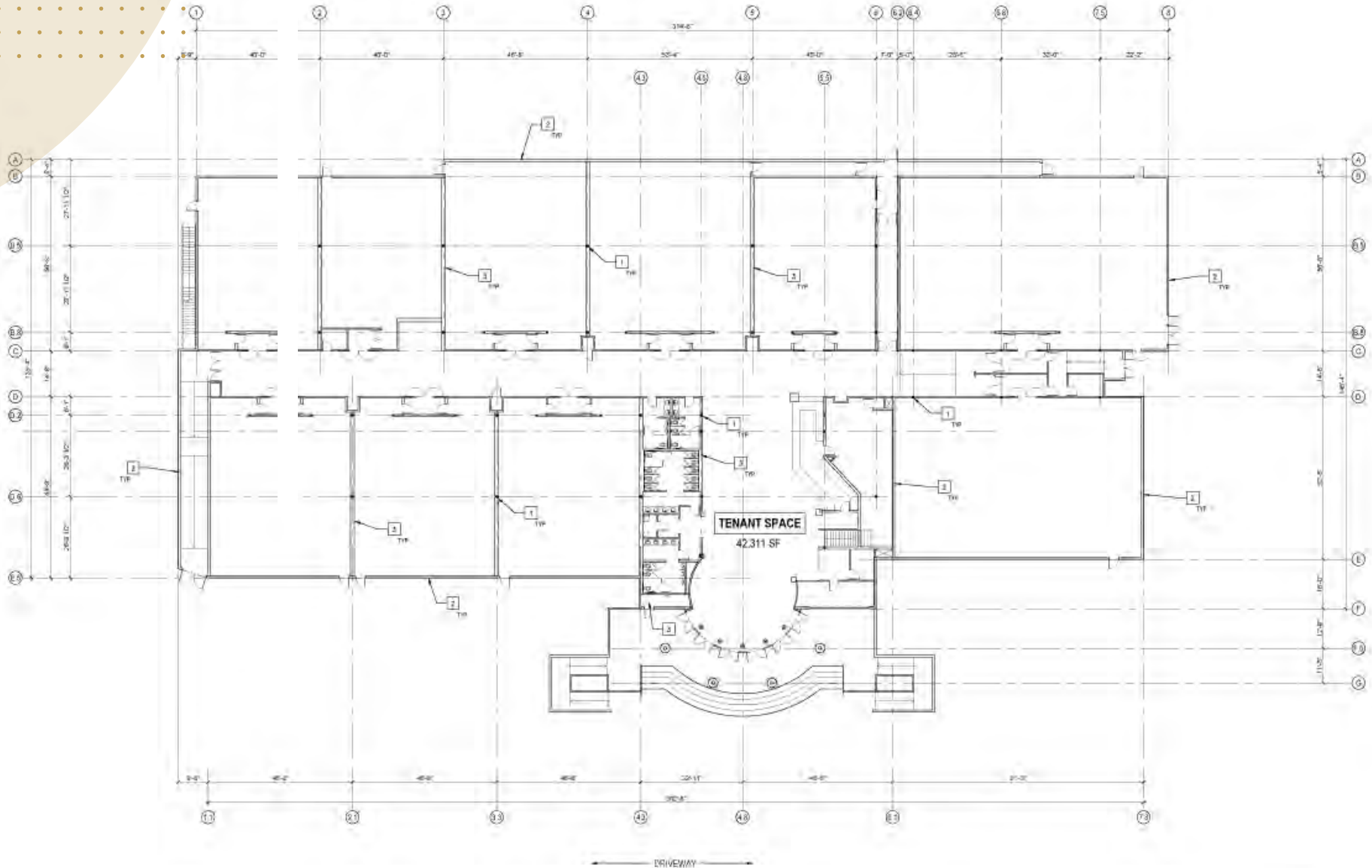
NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.

For Leasing Information
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Space Plan



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SWITCHGEAR
1200A, 480V/277, 3PH, 4W



Concession Area



Stadium Seating



Projectors



Ticket Booth



Lobby Entertainment



Please note that the images displayed on this page do not accurately represent the current condition of the interior spaces.