



**FOR LEASE**

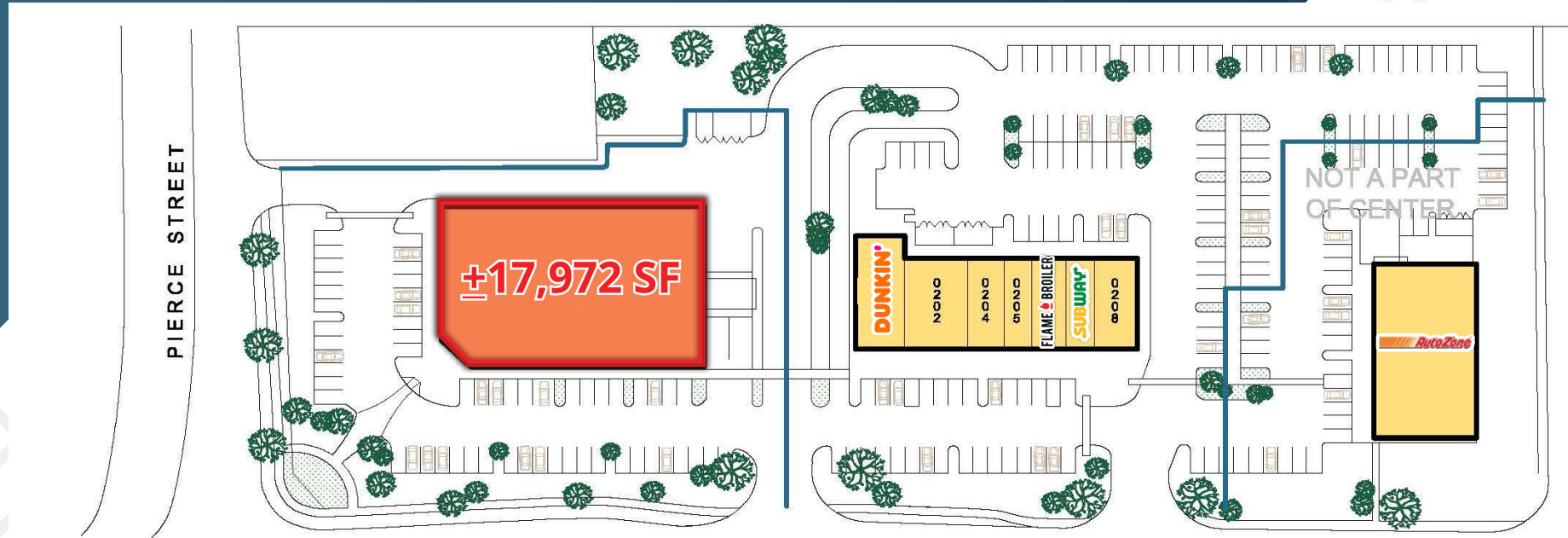
# Five Points Plaza | Former Rite Aid Available

4920 La Sierra Ave | Riverside, CA



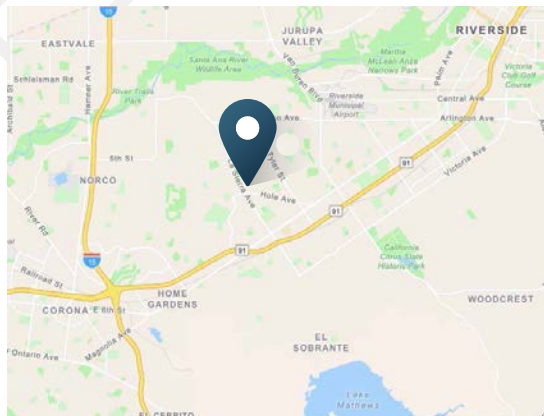
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**±17,972 AC AVAILABLE FOR LEASE**

**LA SIERRA AVENUE**



## DESCRIPTION

- ±17,972 SF Freestanding Building on 1.66 acre parcel
- Located on Hard Corner Signalized Intersection of La Sierra Ave and Pierce St with over 37,322 cars per day
- Nearby Retailers Include Stater bros Markets, O'Reilly Auto Parts, Autozone, Dunkin Donuts, Del Taco and Jack in the Box
- Site is Ideal for Grocery, Fitness and Medical uses

## DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2024 Est Population	20,180	138,000	272,776
2029 Projected Population	20,503	139,376	276,244
2024 Average HH Income	\$114,027	\$111,611	\$118,782
2024 Daytime Population	13,850	117,312	251,623

## TRAFFIC COUNTS

La Sierra Ave	21,065 CPD
Pierce St	16,257 CPD
Hole Ave	12,956 CPD

Year: 2024 | Source: Esri

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