

**STATER BROS.**  
markets

**DOLLAR TREE**

Retail Suites For Lease



# FIVE POINTS PLAZA

4650-4860 La Sierra Ave., Riverside, CA

**CBRE**

# Property Highlights

## Prime Retail Space Available



### High-Traffic Location

Benefit from the constant flow of customers in a bustling neighborhood center.



### Grocery-Anchored Advantage

The only center serving the vibrant Riverwalk development, surrounded by homes, shops, and offices.



### Captive Audience

Located near La Sierra University (2,300 students), providing a built-in customer base.



### Impeccable Presentation

Enjoy a beautifully landscaped and meticulously maintained environment.



# Site Plan



UNIT	TENANT	SF	UNIT	TENANT	SF
4650	Restaurante Salvadoreño	1,200	4748	Metro by T-Mobile	834
4652	Holy Shot Coffee	1,185	4750	Pizza Hut	4,000
4654	Same Day Insurance	915	4760	Polish Up Nail Salon	2,000
4656	Sierra Nails	1,200	4770	Mr You Chinese Express	2,450
4658	Agua Water	900	4782	Book Off USA	7,016
4660	La Michoacana	1,200	4786	US Donuts	1,460
4680	Stater Bros	30,570	4788	Parkour	6,433
4710	Dentist	4,715	4790	POTENTIALLY AVAILABLE	18,534
4712	Dollar Tree	10,884	4810	POTENTIALLY AVAILABLE	1,026
4716	La Sierra Pet Clinic	1,375	4812-14	Coin Less Laundry	3,300
4720	Barber Shop	1,100	4820	O'Reilly Auto Parts	9,750
4724	Con Madre Restaurant	2,576	4822	Octapharma Plasma	9,790
4740	Del Taco (Pad)	2,500	4860	Jack in the Box	2,561



Five Points Plaza



Hole Ave

Tyler St



Galleria at Tyler



Riverwalk Pkwy

Collett Ave

La Sierra Ave



Magnolia Ave



91



91



91



Retailers in the Area

# Area Demographics



## Population

**40,125**  
5 Minutes

**149,228**  
10 Minutes

**307,928**  
15 Minutes

## Households

**11,928**  
5 Minutes

**44,446**  
10 Minutes

**92,760**  
15 Minutes

## Daytime Population

**33,066**  
5 Minutes

**131,312**  
10 Minutes

**337,951**  
15 Minutes

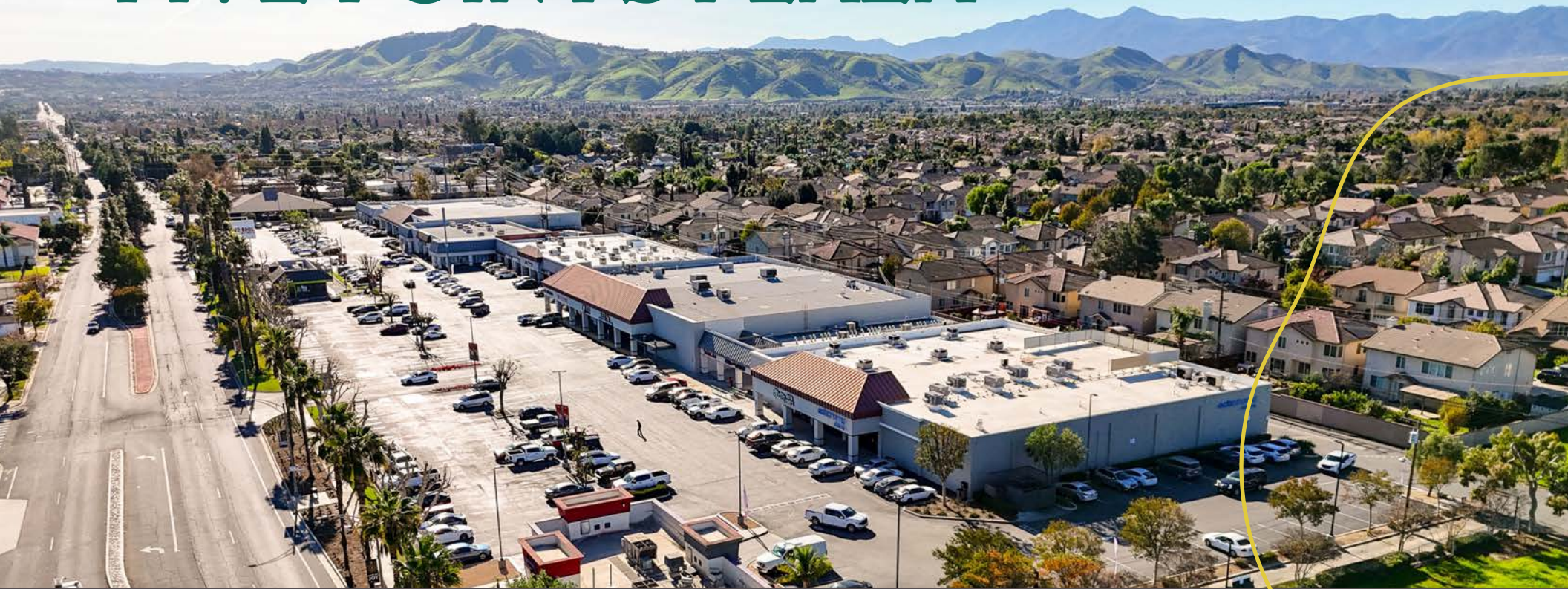
## Average HH Income

**\$106,718**  
5 Minutes

**\$111,443**  
10 Minutes

**\$114,205**  
15 Minutes

# FIVE POINTS PLAZA



FOR MORE INFORMATION, PLEASE CONTACT:

**PABLO RODRIGUEZ**

First Vice President

+1 909 418 2041

Lic. 01870757

pablo.rodriguez1@cbre.com

**KELLY P. MURPHY**

Vice President

+1 909 418 2049

Lic. 00894640

kelly.murphy@cbre.com

**CONNER TOLLIVER**

Associate

+1 909 418 2090

Lic. 02187079

conner.tolliver@cbre.com

**CBRE**

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