

University Heights Shopping Center

At UC Riverside | 3375 Iowa Avenue, Riverside, CA 92507

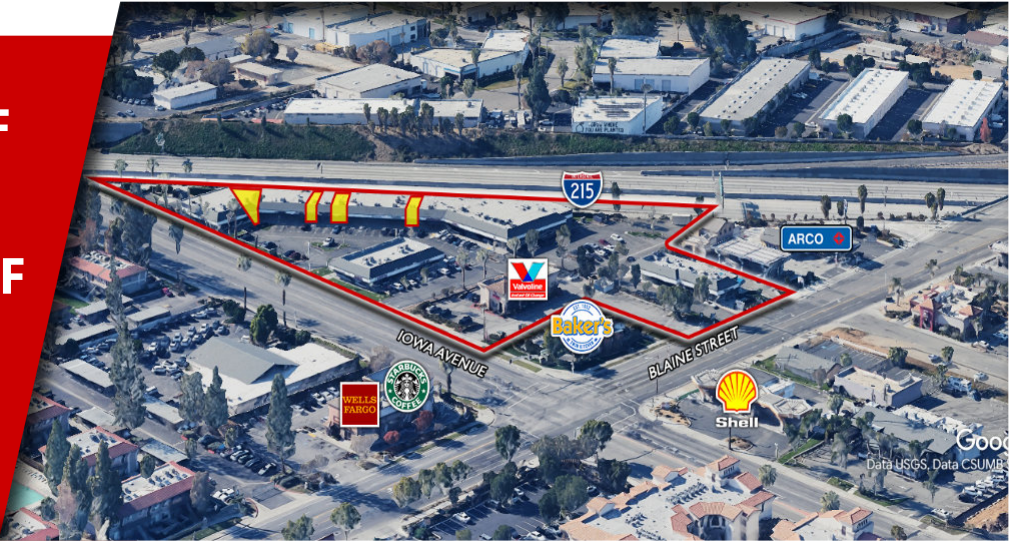
FOR LEASE



825± - 2,400± SF
SUITES AVAILABLE



\$1.75 - \$2.50 PSF
PLUS NNN
STARTING MONTHLY
LEASE RATE



Available Within 35,660± SF Shopping Center:

- **Suite C:** 2,400± SF Suite Available
- **Suite F:** 825± SF Suite Available
- **Suite H:** 1,100± SF Former Bakery
- **Suite L:** 1,100± SF Former Boba Shop

- Located within walking distance of the University of California, Riverside and surrounded by higher density residential
- Great visibility with Iowa Avenue frontage and potential for freeway building signage
- Immediate access off I-215 Freeway
- Signalized corner location with four points of entry (excellent ingress and egress)
- Directly across from Starbucks and Stater Bros anchored center with Jack-in-the-Box, Farmer Boys, Duke's Bar & Grill and more
- Iowa Apartments: Under construction across Iowa Avenue (300-unit multi-family community with resort-style amenities and a 1,400± SF café with outdoor patio that will enhance the neighborhood and connect pedestrians to the surrounding area retailers).

Read More: www.aoarchitects.com/project/iowa-apartments-2/



Exclusively Marketed By:

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The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

Page 1
Rev: 07-23-2026

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25,000± STUDENTS AND MORE THAN 1,600 APARTMENTS IN 1/2 MILE RADIUS OF CENTER

SUITE	TENANT NAME	SF	BASE LEASE RATE PSF/ MONTH
1320 ABC	New Indian Sweets & Spices	2,577	
1320 D	Falaful	882	
3355 A	My Hero Subs	1,125	
3355 B	American Donuts	1,125	
3355 C	Ace Dental Group	1,125	
3355 D	Morgan Barber Shop	1,125	
3375 A	Liquor Store	2,100	
3375 B	Joy Embroidery	2,375	
3375 C	AVAILABLE	2,400	\$1.75 + NNN*
3375 D	Indian Restaurant & Bakery	1,100	
3375 E	Gold Nails Salon	825	

*NNN Estimated at \$1.25 PSF

SUITE	TENANT NAME	SF	BASE LEASE RATE PSF/ MONTH
3375 F	AVAILABLE	825	\$1.95 + NNN*
3375 G	Cell Phone Repair	825	
3375 H	AVAILABLE - Former Bakery	1,100	\$2.25 + NNN*
3375 I	iStaffing	1,100	
3375 J	Insurance	1,100	
3375 K	Poke Bistro	1,100	
3375 L	AVAILABLE - Former Boba Shop	1,100	\$2.50 + NNN*
3375 M	Iowa Coin Laundry	2,448	
3375 N	Hala Produce Market	2,610	
3375 O/P	La Playita Mexican Market	6,200	
PARKING RATIO: 3.94: 1,000 SF TOTAL SF: ±35,660			

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Suite H:

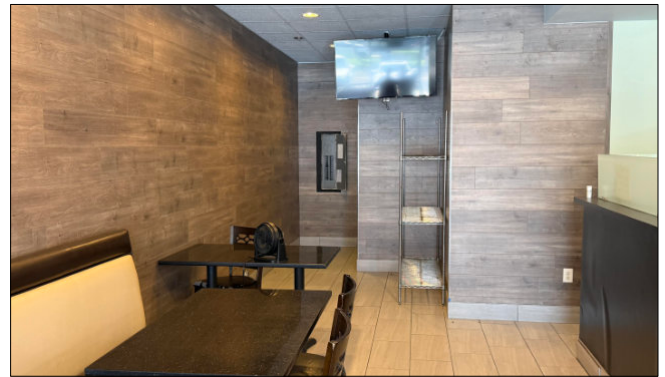


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Suite L:



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Demographics

Source: CoStar 2025		1 mile	3 mile	5 mile
	2025 Population (Estimated)	23,482	97,487	211,549
	2030 Population (Projected)	23,907	100,030	216,542
	Daytime Employee Population	10,218	62,023	107,643
	Average Household Income	\$66,926	\$103,363	\$110,041

Traffic Counts

Source: CoStar 2025		 ADT
Iowa Avenue at Blaine Street		12,184
I-15 at Blaine Street		243,211
I-15 at Linden Street		165,022

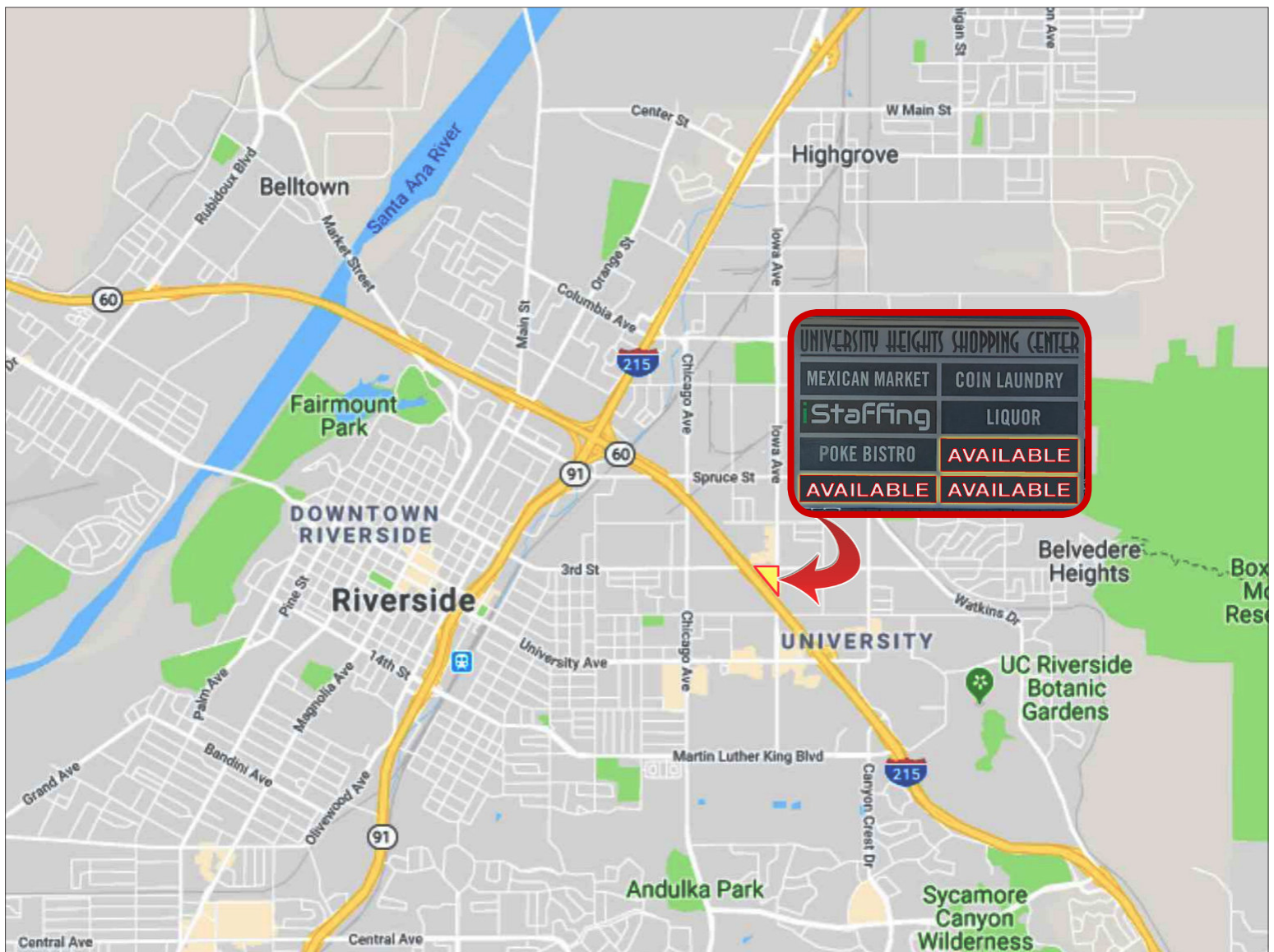
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FOURTH LARGEST COUNTY BY POPULATION AND THE #1 POPULOUS CITY IN THE I.E.



300,000± PEOPLE LIVE IN THE CITY OF RIVERSIDE WITH 44,000± STUDENTS MATRICULATING

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