

# University Heights Shopping Center

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

FOR LEASE



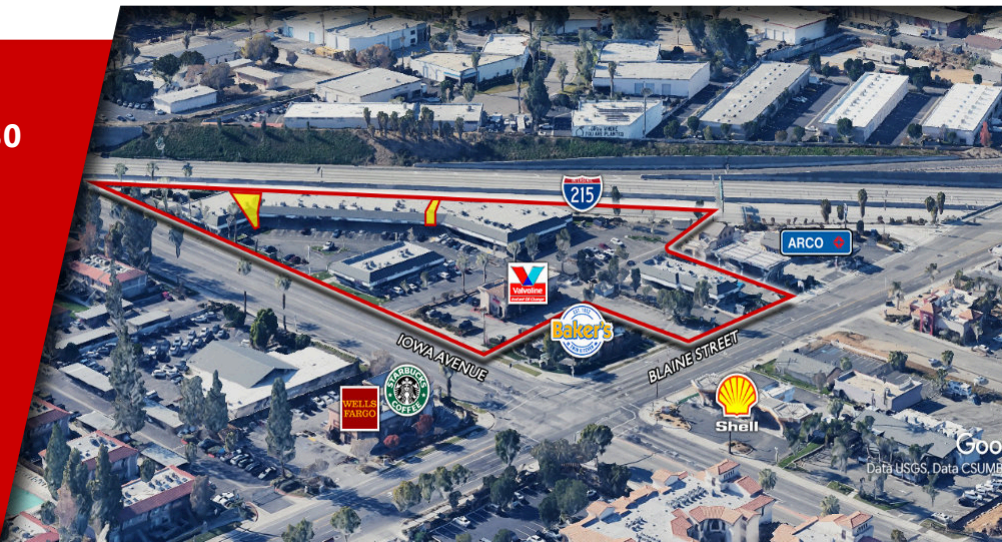
**1,100± SF**  
SUITE AVAILABLE WITH 30  
DAY NOTICE



**2,000± SF**  
SUITE AVAILABLE



**\$2.50 PSF**  
**PLUS NNN**  
STARTING MONTHLY  
LEASE RATE



## Available Within 35,660± SF Shopping Center:

- **Suite C:** 2,400± SF Suite Available

- **Suite L:** 1,100± SF Former Boba Shop - Available with 30 Day Notice. Please Do Not Disturb Current Tenant.

- 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/](http://www.aoarchitects.com/project/iowa-apartments-2/)



## Exclusively Marketed By:

**Scott Forest**

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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	<b>AVAILABLE</b>	2,400	<b>\$2.50 (Plus NNN fee of \$1.25 PSF)</b>
3375 D	Indian Restaurant & Bakery	1,100	
3375 E	Gold Nails Salon	825	

SUITE	TENANT NAME	SF	BASE LEASE RATE PSF/ MONTH
3375 F	Smoke Shop	825	
3375 G	Cell Phone Repair	825	
3375 H	Pizza Restaurant	1,100	
3375 I	iStaffing	1,100	
3375 J	Insurance	1,100	
3375 K	Poke Bistro	1,100	
3375 L	<b>Former Boba Shop - Available with 30 Day Notice. Please do not disturb current Tenant.</b>	1,100	<b>\$2.50 (Plus NNN fee of \$1.25 PSF)</b>
3375 M	Iowa Coin Laundry	2,448	
3375 N	Hala Produce Market	2,610	
3375 O/P	La Playita Mexican Market	6,200	
<b>PARKING RATIO: 3.94: 1,000 SF   TOTAL SF: ±35,660</b>			



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## Demographics

Source: CoStar 2024

	1 mile	3 mile	5 mile
 2024 Population (Estimated)	19,395	95,031	209,478
 2029 Population (Projected)	20,227	99,943	219,919
 Daytime Employee Population	10,692	65,083	109,545
 Average Household Income	\$56,542	\$92,469	\$99,829

## 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

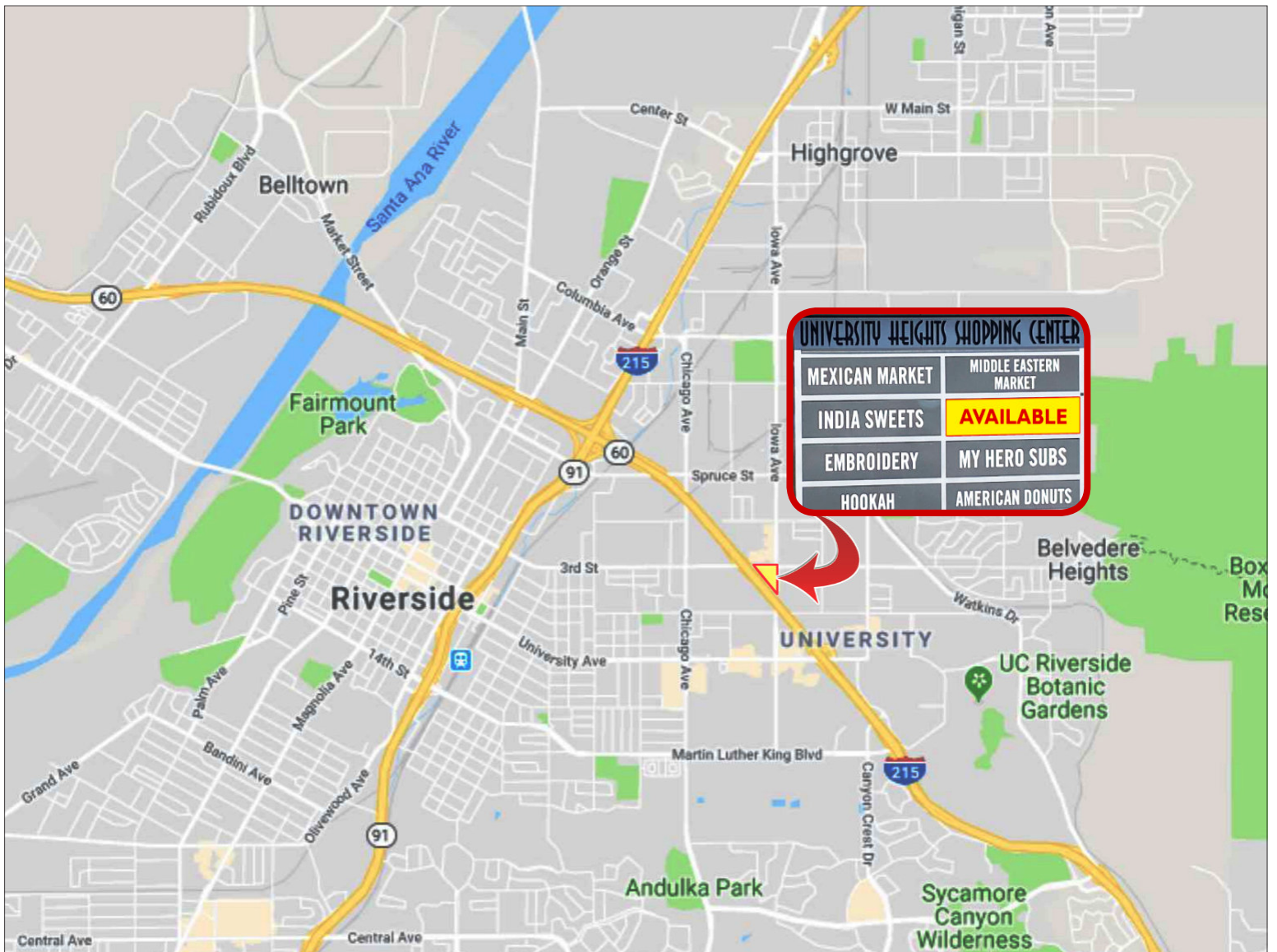
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FOURTH LARGEST COUNTY BY POPULATION AND THE #1 POPULOUS CITY IN THE I.E.



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



41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | [www.WestMarCRE.com](http://www.WestMarCRE.com)  
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.

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