



Arlington Ave & Madison Street



Available 4,686 Sq. Ft. Freestanding Pad



NewMark Merrill
COMPANIES

Located at the corner of Arlington Avenue and Madison Street • Riverside, CA

www.newmarkmerrill.com

Prime Retail Space Available

at the corner of Arlington Ave. and Madison St.

Ideally situated less than one mile from SR-91 (Riverside Freeway) and with unparalleled exposure to the heavily trafficked intersection of Arlington Avenue and Madison Street, Arlington Square is anchored by Ross Dress For Less, Dollar Tree and Big Lots.



118,620
POPULATION
IN 3-MILE RADIUS*



\$110,951
AVERAGE HH INCOME
IN 3-MILE RADIUS*



Cars Per Day

36,271
ARLINGTON AVE.

13,148
MADISON ST.



1,057,084
ANNUAL VISITS



98,755
SF OF RETAIL SPACE

*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.



#	TENANT	SF
1	AVAILABLE	15,000
2	Ross	25,000
3	Dollar Tree	9,000
4	Coin Op Laundry	2,051
5	Smoke Plus 4	1,151
6	Norma Vasquez, DDS	2,000
7	Hannah Fashion	2,800
8	La Michoacana	1,606
9	America's Best Contacts	3,453
10	Luxury Nail Salon	2,800
11	AVAILABLE	19,200
12	Lash Central	1,200
13	Madison Market	3,938
14	Wok In	1,684
15	T-Mobile	2,506
16	AVAILABLE PAD	4,686



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For Leasing Information
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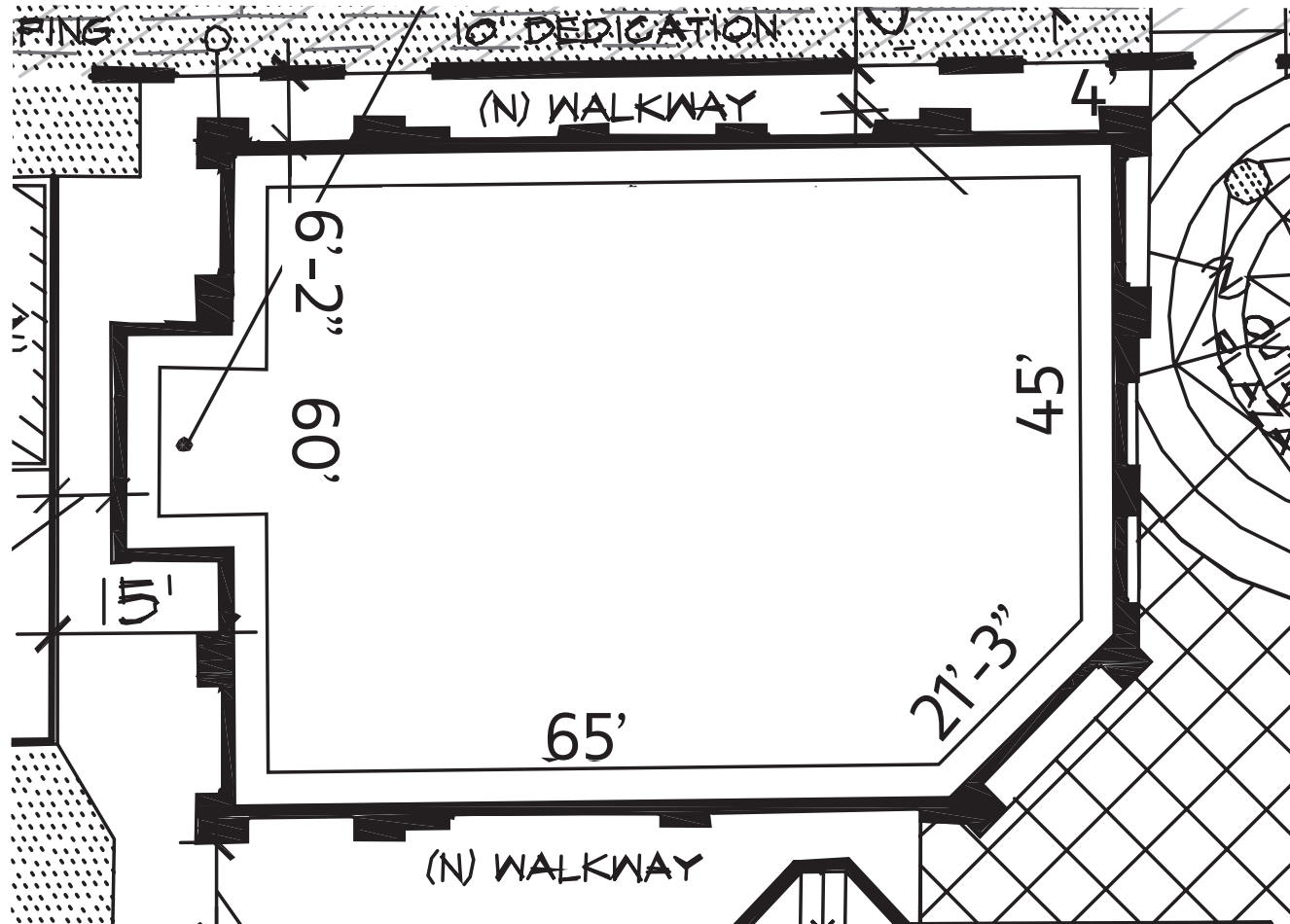


When you love shopping centers, it shows.

24025 Park Sorrento, Ste. 300 • Calabasas, CA 91302 • 818.710.6100 • www.newmarkmerrill.com

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.

Floor Plan



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