

# AVAILABLE FOR LEASE ±7,693 SQUARE FEET TWO-STORY FREE STANDING OFFICE BUILDING



LEASE  
RATE  
\$1.56 PSF  
\$0.44PSF  
NNN



3630 PARK SIERRA DRIVE, RIVERSIDE, CA 92505

**JOSEPH PIERIK**, Vice President, 951.276.3685, [jpierik@lee-associates.com](mailto:jpierik@lee-associates.com), DRE #02144961

**MASON WILSON**, Associate, 951.276.3603, [mwilson@lee-associates.com](mailto:mwilson@lee-associates.com), DRE #02163918

**LES COPELIN**, Senior Vice President, 951.276.3629, [lcopelin@lee-associates.com](mailto:lcopelin@lee-associates.com), DRE #00995220

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 4193 Flat Rock Drive, Suite 100, Riverside, CA 92505 | Corporate DRE #01048055

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## PROPERTY FEATURES



- Office/Restaurant Building Situated on 1.15 Acres
- ±7,693 SF free Standing Two-Story Office Building
- ±5,520 SF First Floor Office Space
- ±2,173 SF Second Floor Office Space
- 90 Parking Spaces
- Freeway Visibility with Building Signage
- Adjacent to Kaiser Hospital
- Join LA Fitness, El Torito, and Red Lobster
- CR (Commercial Retail Zoning)
- APN: 138-47-020
- Convenient 91 Freeway Access

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## DEMOGRAPHICS (3 MILE)



POPULATION  
**130,637**



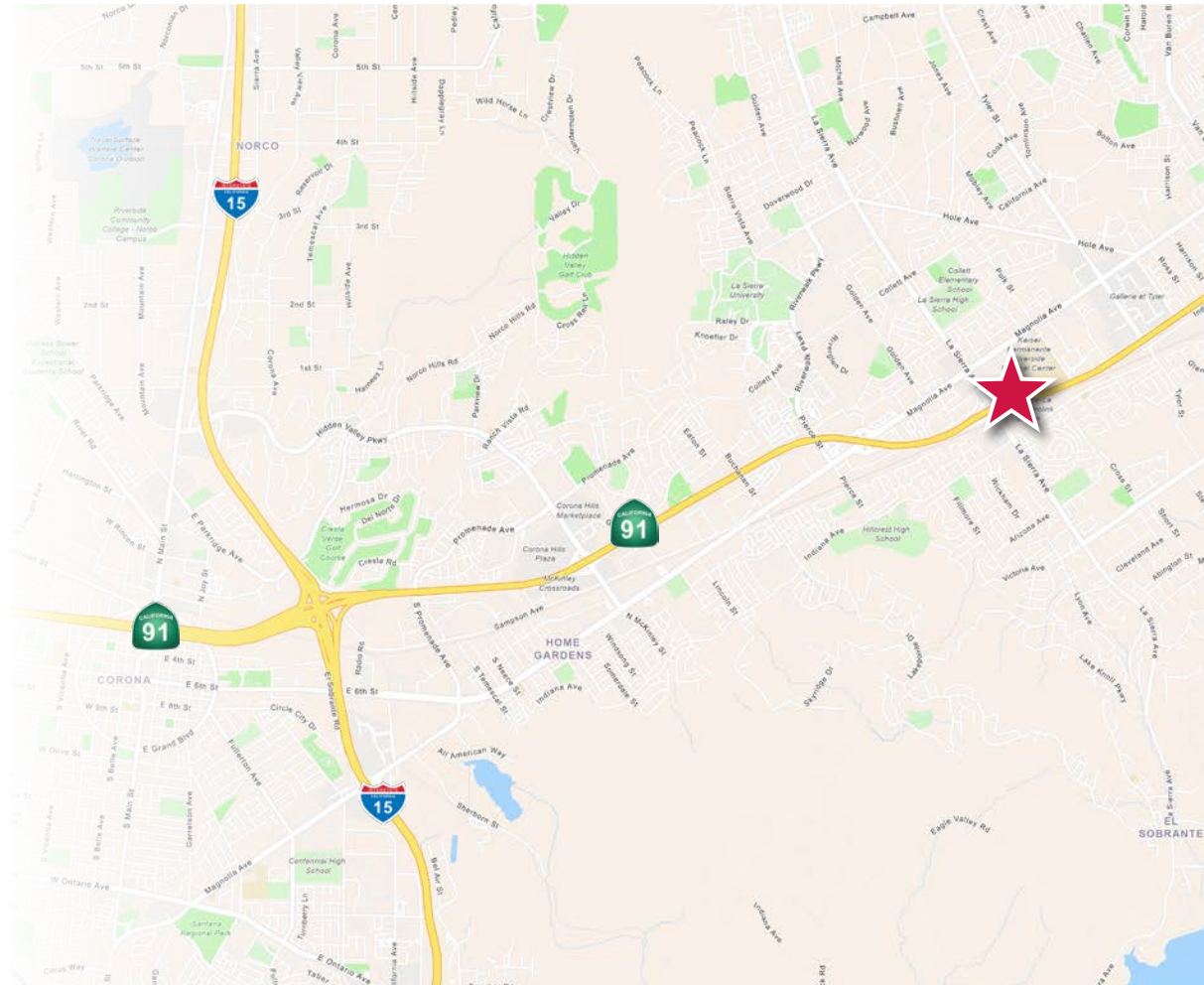
AVG. HOUSEHOLD INCOME  
**\$117,916**



DAYTIME POPULATION  
**66,057**



CARS PER DAY  
**23,365 CPD** | **182,237 CPD**  
La Sierra Park Dr | 91 Freeway



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