

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



3630 PARK SIERRA DRIVE, RIVERSIDE, CA 92505

JOSEPH PIERIK, Vice President, 951.276.3685, jpierik@lee-associates.com, DRE #02144961

MASON WILSON, Associate, 951.276.3603, mwilson@lee-associates.com, DRE #02163918

LES COPELIN, Senior Vice President, 951.276.3629, 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 Pylon 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



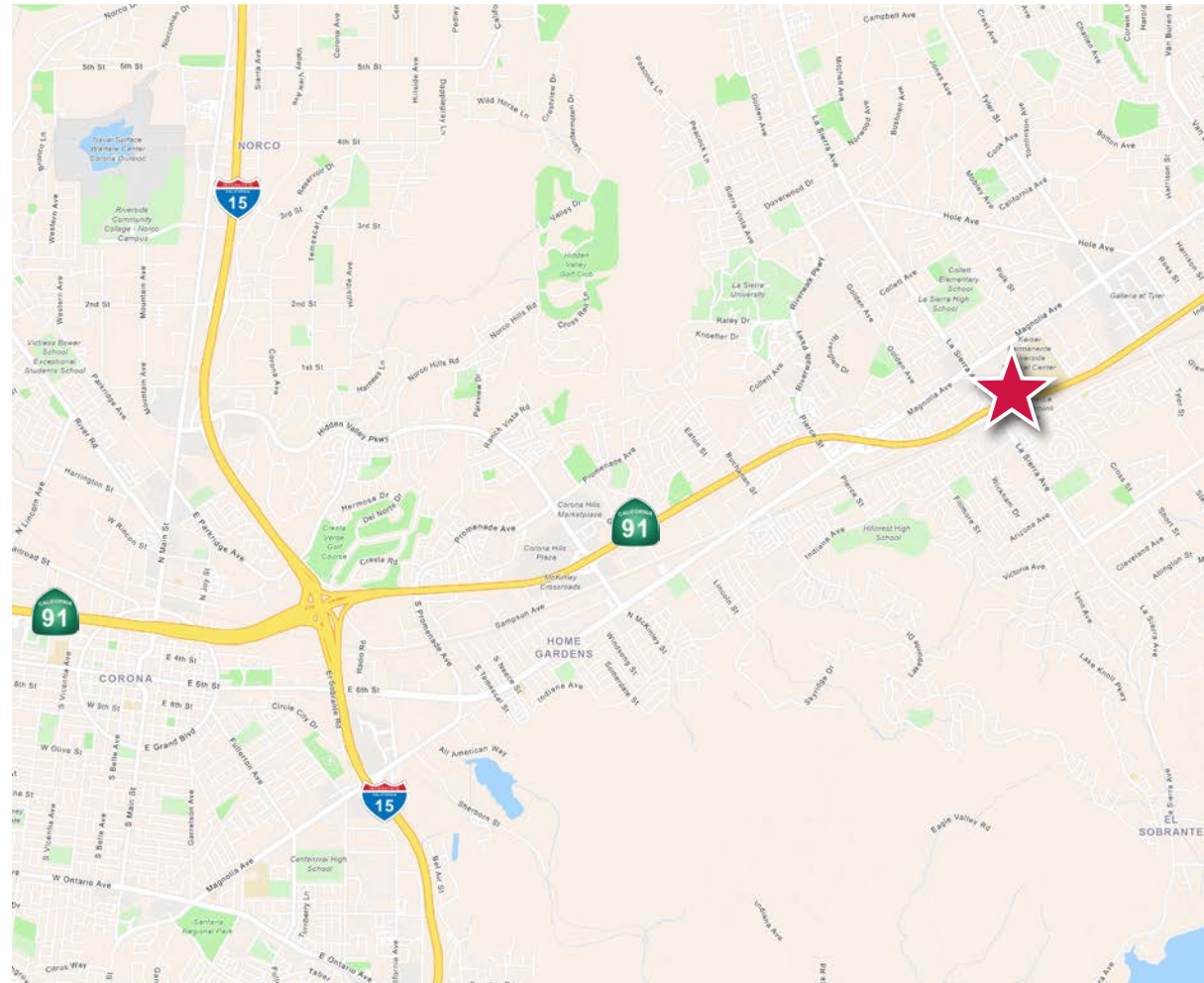
AVG. HOUSEHOLD INCOME
\$117,916



DAYTIME POPULATION
66,057



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



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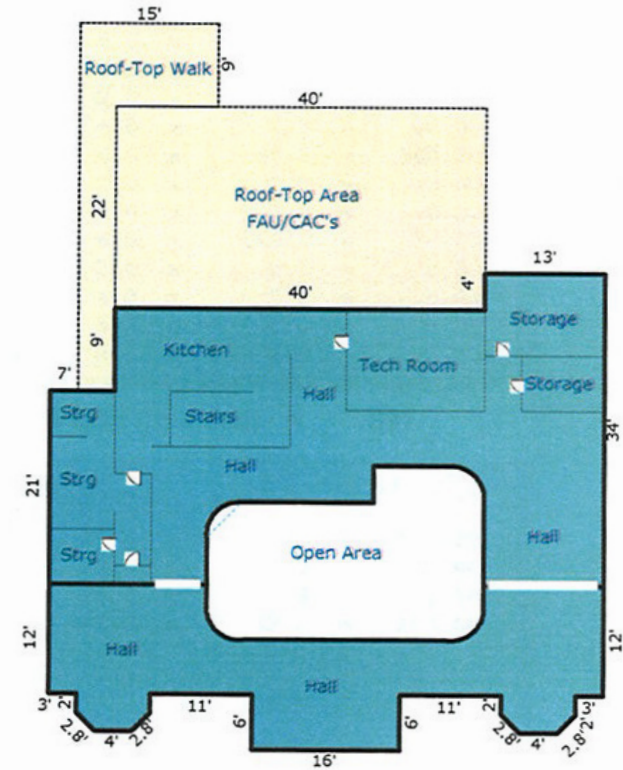
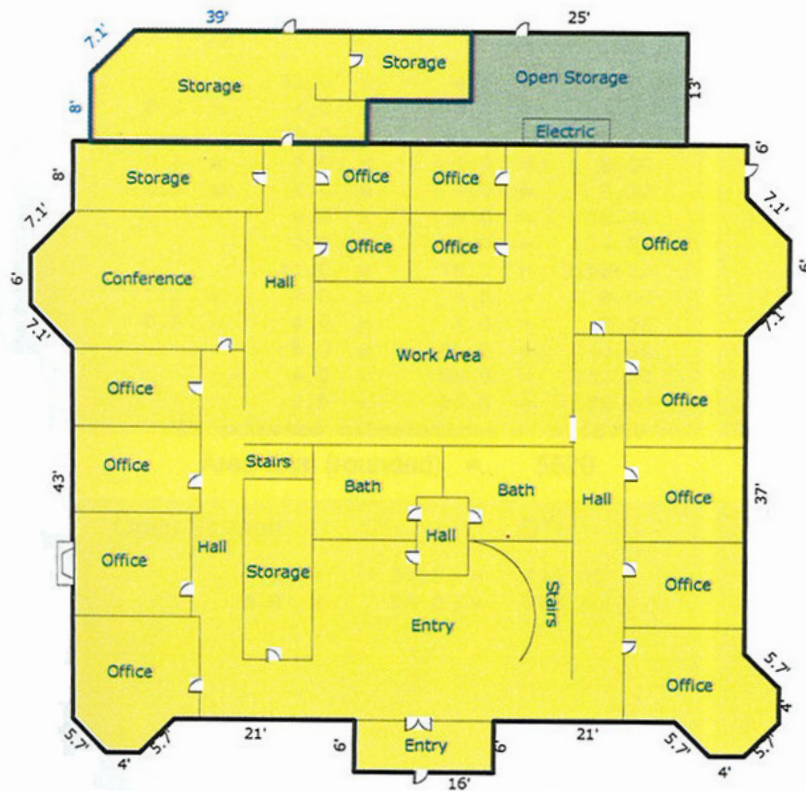
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FIRST FLOOR | ±5,520 SF

SECOND FLOOR | ±2,173 SF



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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