

# For Lease

± 5,982 SF of Built-Out Restaurant Space  
± 1,185 to 2,583 SF of Retail/Restaurant Space

## MISSION SQUARE

3750 UNIVERSITY AVE  
RIVERSIDE, CA

Mission Square is situated on a three acre site in the heart of the central business district adjacent to City Hall. The building features prime office space, ground floor retail and restaurant tenants and a multi-level parking structure. The property is within walking distance to the County Superior Court, the county administration building, as well as the County Family Law Courthouse, state Court of Appeal, the U.S. Bankruptcy Court, and the U.S. District Court, Main Street Mall, Riverside Convention Center, numerous restaurants and museums, Fox Performing Arts Center and the historic Mission Inn.

Downtown Riverside is served by the Riverside (91), Pomona (60) and San Bernardino (215) freeways, which provide convenient access to all areas of Los Angeles, Riverside and San Bernardino counties. In addition, downtown Riverside is close to four major airports - Riverside Municipal Airport, Ontario International Airport, Chino Airport and San Bernardino International Airport.



### AVAILABLE SPACE

SUITE 110	Retail/Restaurant	1,185 SF*	\$3.00 NNN
SUITE 120	Retail/Restaurant	1,383 SF*	\$3.00 NNN
SUITE 150	Restaurant	5,982 SF	\$3.00 NNN

\*contiguous to 2,568 SF

**NEWMARK**

For information, please contact:

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### PROPERTY FEATURES:

- ± 127,533 SF Class A Office Building
- Walking Distance to Courthouse & County Offices
- Adjacent to City Hall
- 4.0/1,000 Parking Ratio (Covered Structure)
- Dining Amenities On-Site

### AREA DEMOGRAPHIC

	1-Mile	3-Miles	5-Miles
2023 Population	17,519	116,106	243,715
Daytime Population	32,237	69,482	95,361
Average HH Income	\$83,854	\$84,271	\$92,359
2023 Households	5,513	34,975	74,544

### TRAFFIC COUNTS

Street / Cross Street	VPD
University Ave / Market St	17,490
University Ave / Orange St	18,150
Mission Inn / Market St	9,098
91 Fwy / University Ave	184,000

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# For Lease

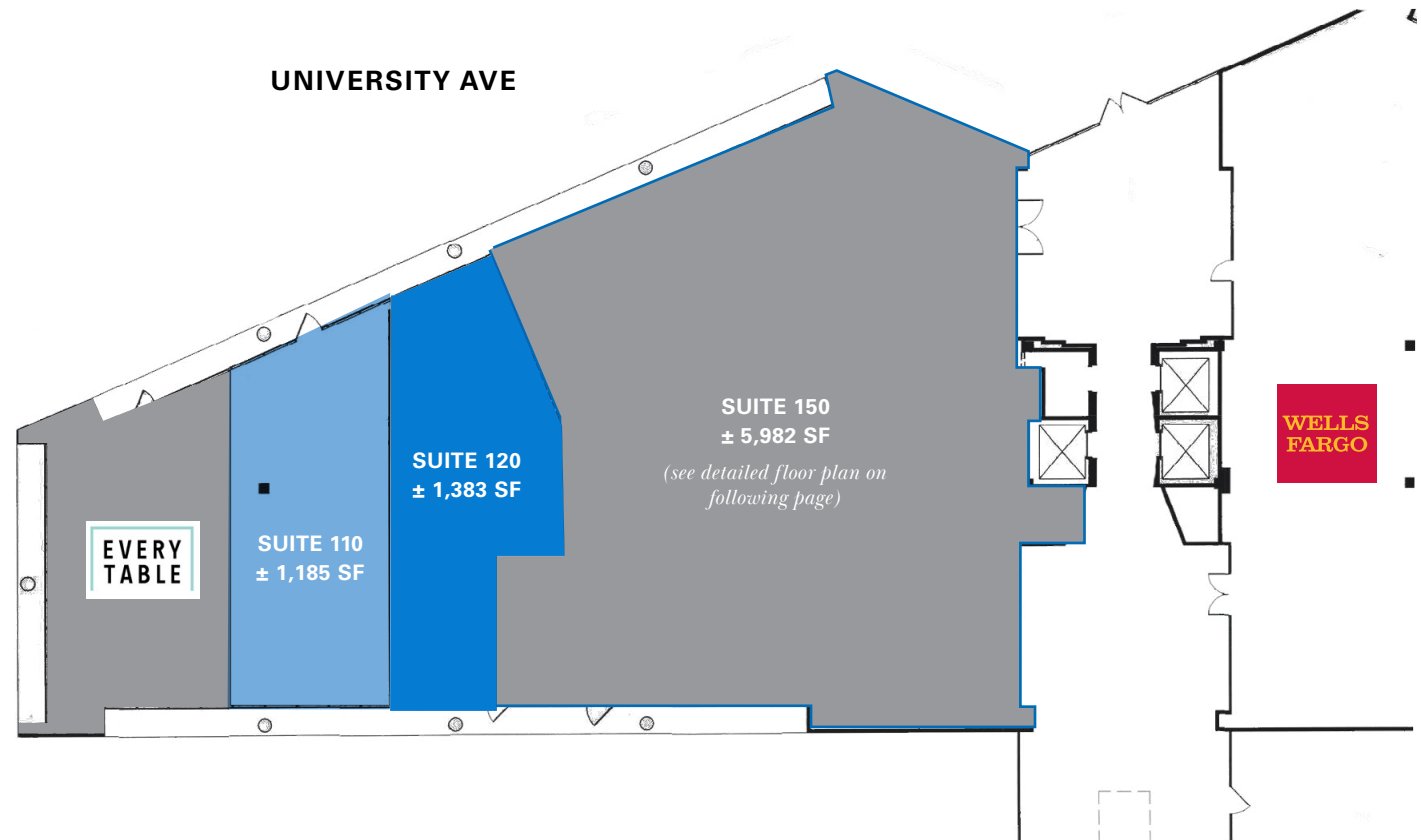
Street Level Retail

## MISSION SQUARE

### FEATURES:

- Suite 110, ± 1,185 SF
- Suite 120, ± 1,383 SF
- Suite 150, ± 5,982 SF
- Ground Floor
- Prominent Signage
- TI's Available

LEASE RATE: \$3.00 NNN



*Street Level Retail*

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# For Lease

Street Level Retail

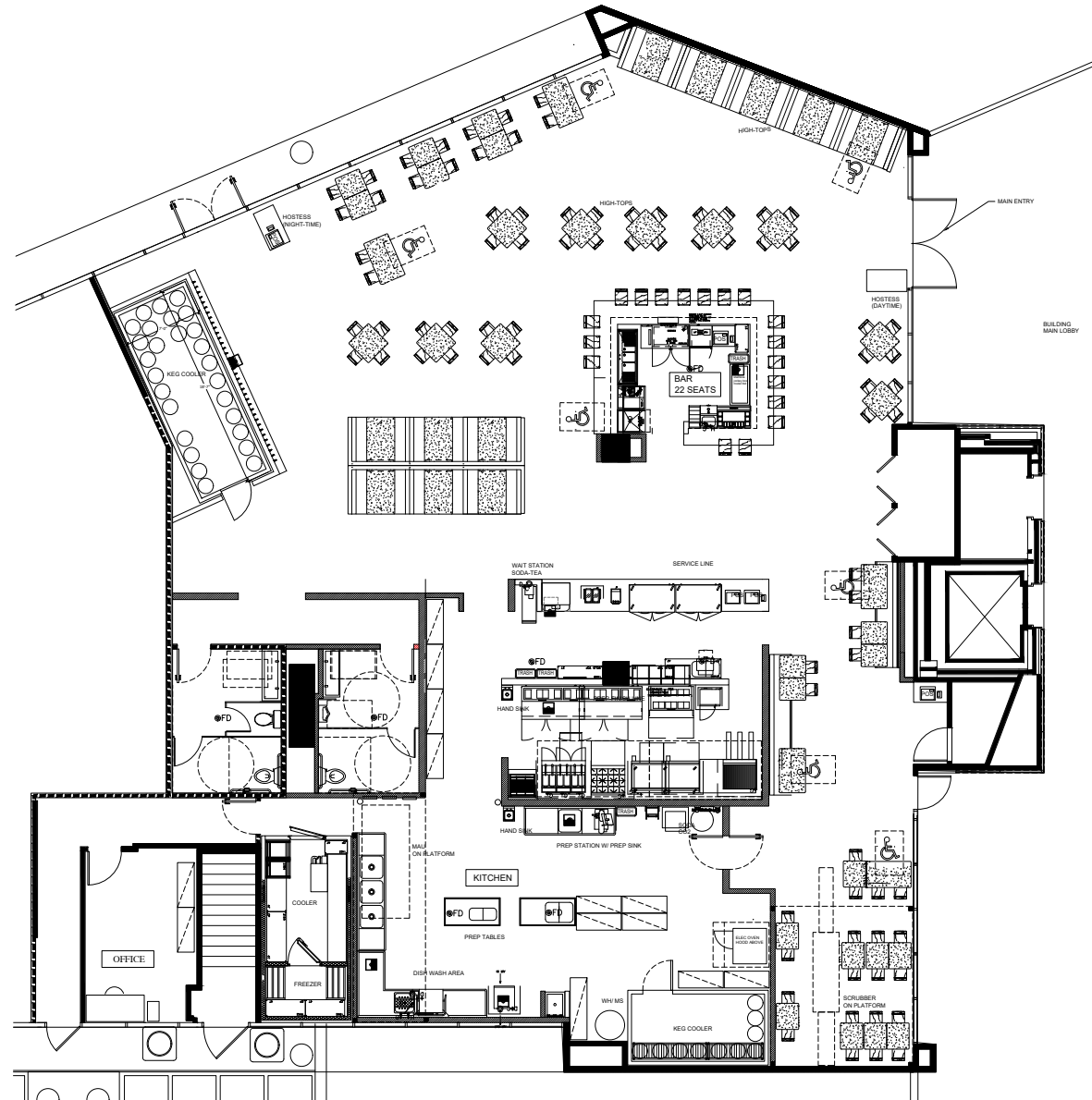
## MISSION SQUARE

### FEATURES:

- ± 5,962 SF Turn-Key Full Service Restaurant Space
- Outside Patio area available
- Central Downtown location on prime corner of Market and University
- Equipment and furniture included
- Available immediately
- Landlord will provide TI dollars to upgrade if necessary

**LEASE RATE:** negotiable

**NEWMARK**

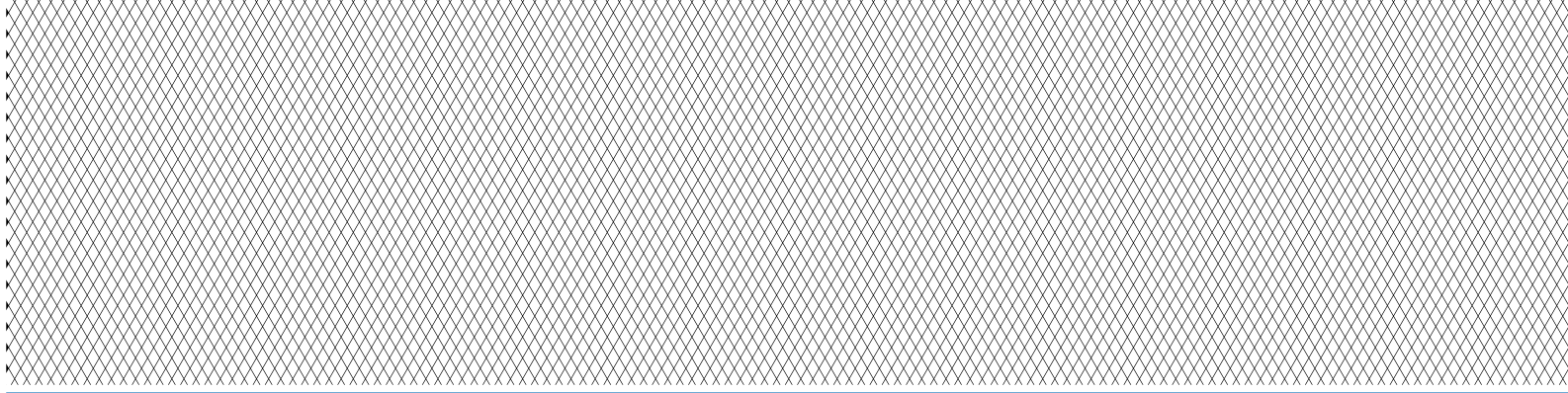


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## MISSION SQUARE



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