



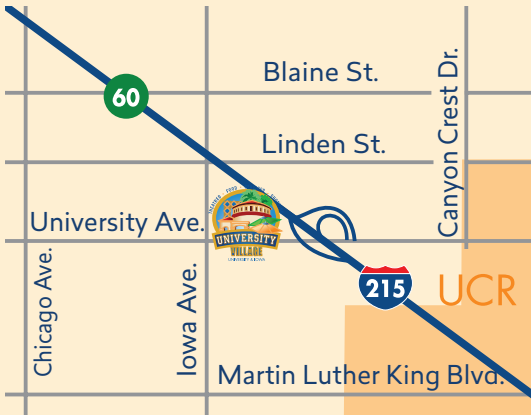
# NewMark Merrill COMPANIES

*When you love shopping centers it shows.*



A Beautification Award Recipient

LOCATED ON THE NORTHEAST CORNER OF UNIVERSITY AVENUE AND IOWA AVENUE IN THE CITY OF RIVERSIDE, CALIFORNIA



**Project Size** 182,256 Sq.Ft. of Retail & Office Space

### Demographics



**Population\***

1 Mile.....24,762  
3 Miles....101,162



**Traffic Count\***

Corner of Iowa Ave. &  
University Ave: 40,425 CPD  
I-215 Freeway: 220,000 CPD



**Household Income\***

1 Mile.....\$61,059  
3 Miles....\$108,129

\*Estimates are based on 2024 demographics for population and average income per household. Traffic count is based upon ESRI forecasts. The information contained herein is not guaranteed and should be independently verified.



## For Lease • Prime Retail Space Available

- Conveniently located off of the 215 Freeway with excellent exposure from the main traffic corridor of University Avenue.
- Digital pylon sign situated off of Interstate 215 with exposure to more than 220,000 cars daily.
- Adjacent to a multi-story University Housing structure that is under construction and will house approximately 525 students.

- Located across from the University of California Riverside campus. UCR is the 2nd largest employer in the County of Riverside with over 5,137 employees and has a student staff population of 26,000
- UCR plays a leading role in economic development and innovation, delivering an estimated economic impact of \$2.3 billion in the Inland Empire.

For additional information, please contact:

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**Suite 300**  
**Calabasas, CA 91302**  
**www.newmarkmerrill.com**



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| #    | Tenants                       | SF        |
|------|-------------------------------|-----------|
| 1.   | 7 Leaves Cafe                 | 1,400 SF  |
| 2.   | The Halal Guys                | 2,000 SF  |
| 3.   | Jersey Mike's                 | 1,355 SF  |
| 4A.  | ART iBrow Threading Salon     | 500 SF    |
| 4B.  | Fusion Sign and Design        | 2,272 SF  |
| 5.   | Laughing Buddha Piercing      | 1,866 SF  |
| 6.   | Afters Ice Cream              | 1,100 SF  |
| 7.   | Pho Vinnam Rest.              | 1,700 SF  |
| 8.   | T-Swirl Crepe                 | 1,415 SF  |
| 9A.  | Qamaria Yemini Coffee Co.     | 2,403 SF  |
| 9B.  | Primos Mexican Food & Cantina | 1,662 SF  |
| 10A. | Shabu House                   | 1,720 SF  |
| 10B. | Manna Grill                   | 1,480 SF  |
| 11.  | Enter Escape Room             | 2,672 SF  |
| 12.  | Juice It Up                   | 1,107 SF  |
| 13.  | Veg & Go                      | 1,107 SF  |
| 14.  | U.P.C. Pizza                  | 1,250 SF  |
| 15.  | Cravin' Crab Haus             | 3,608 SF  |
| 16.  | Available                     | 41,915 SF |
| 17.  | Available                     | 946 SF    |
| 18.  | Boba Cafe                     | 1,090 SF  |
| 19.  | Oden Spicy Hot Pot            | 2,095 SF  |
| 20.  | HOC Chinese Kitchen           | 3,099 SF  |
| 21.  | Kimchichanga                  | 3,017 SF  |
| 22.  | Urban Skillet                 | 1,298 SF  |
| 23.  | Available                     | 2,750 SF  |
| 24.  | Chase Bank                    | 3,152 SF  |
| 25.  | Changan Style Kitchen         | 1,795 SF  |
| 26.  | Eye C You                     | 1,846 SF  |
| 27.  | Insomnia Cookies              | 2,028 SF  |
| 28.  | Regents of UCR                | 8,579 SF  |
| 29.  | T-Mobile                      | 2,940 SF  |
| 30.  | HK BBQ House                  | 1,645 SF  |
| 31.  | Tra Boba                      | 1,543 SF  |
| 32.  | Available Restaurant          | 2,589 SF  |
| 33.  | Qbear eBikes & eScooters      | 1,355 SF  |
| 34.  | The Buffalo Spot              | 1,634 SF  |
| 35.  | Signature Nails & Salon       | 1,548 SF  |
| 36.  | El Papacito Hot Potatoes      | 1,494 SF  |
| 37.  | UC Bakery                     | 1,433 SF  |
| 38.  | 7-Eleven                      | 3,088 SF  |



For Information, Please Contact  
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Landlord makes no representation that any of the above tenants, parking lot or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimated only and not guaranteed.



# Second Floor Spaces

| #              | Tenants                       | SF    |
|----------------|-------------------------------|-------|
| 1201-201       | Grameen America               | 1,771 |
| 1201-202       | Available                     | 1,812 |
| 1201-203       | Education Board               | 509   |
| 1201-204A-206B | Regents of UCR                | 4,652 |
| 1201-206A      | Available                     | 1,095 |
| 1201-207       | US Armed Forces               | 2,804 |
| 1201-208       | Available                     | 7,634 |
| 1201-209       | Available                     | 1,453 |
| 1201-210       | Dr. Rickerby & Paulette Hinds | 760   |
| 1201-211       | Available                     | 1,255 |
| 1201-216       | Management Office             | 610   |
| 1201-217       | Storage                       | 350   |
| 1201-218       | Available                     | 863   |
| 1201-219       | Fast Cash Services            | 812   |
| 1201-220       | Available                     | 1,047 |
| 1223-200       | Available                     | 5,183 |
| 1223-220       | Vacant                        | 138   |
| 1223-230       | Available                     | 1,814 |
| 1223-240       | Available                     | 8,940 |

