

CENTER TOWER RIVERSIDE

3880 LEMON STREET | RIVERSIDE



CBRE

PROPERTY OVERVIEW/HIGHLIGHTS



Located in Downtown Riverside, which serves as the Economic, Legal, & Government Hub for the Inland Empire, the 13th largest metropolitan area in the US.



Within Downtown Riverside, the property is located on the block surrounding University Avenue, Lemon Street, 9th Street and Lime Street; one of Riverside's most heavily traveled thoroughfares – 100 yards to 91 Freeway on/off ramps



Walking distance from the County of Riverside's Family Law and Superior Courthouse, as well as the United States District Court, Bankruptcy Court, and Court of Appeals.



Numerous unique restaurants are within walking distance of building, varying from grab-n-go lunch spots, quick service gourmet food court to fine dining.



Excellent access to the 91, 60 and 215 Freeways via 14th Street



Easy access to public transportation, with a RTA Bus stop providing access to greater Riverside located nearby and the Downtown Riverside Metrolink Station providing access to the Greater Inland Empire, Orange, and Los Angeles Counties located less than half a mile away.



AVAILABILITIES

TOTAL SQUARE FEET	±77,488 Rentable Square Feet
AVAILABLE SPACE	±26,036 Rentable Square Feet

SUITE	AVAILABLE SQ. FT.	DESCRIPTION
100	±5,098 * (Divisible)	Reception, conference room, five (5) private offices, file/storage room, large break area, large open area
110	±7,339 *	Reception, breakroom, large file room, copy room, IT room, eleven (11) private offices, large conference room (2), quiet room, large open area for modular workstations
* Suites 100 and 110 can be made contiguous for up to ±12,437 RSF		
350	±9,090	In research
520	±4,509	Reception, nine (9) private offices, conference room, workroom, breakroom, open area

LEASE RATE	\$2.65 per rentable square foot, per month, full service gross
RENT ADJUSTMENTS:	Four percent (4%) per year
TENANT IMPROVEMENTS:	Negotiable; all spaces previously occupied
LEASE TERM:	Five (5) years or longer
OPERATING EXPENSES:	Pass through over Base Year
ELEVATORS:	Two (2)
PARKING:	3.37/1,000 \$65.00 per stall per month for unreserved \$85.00 per stall per month for reserved
ACCESS:	After-hours computer controlled system
BUILDING HOURS:	8:00 a.m. – 6:00 p.m. Monday-Friday; 9:00 a.m. – 1:00 p.m. Saturday Except Federally recognized holidays



FLOOR PLAN

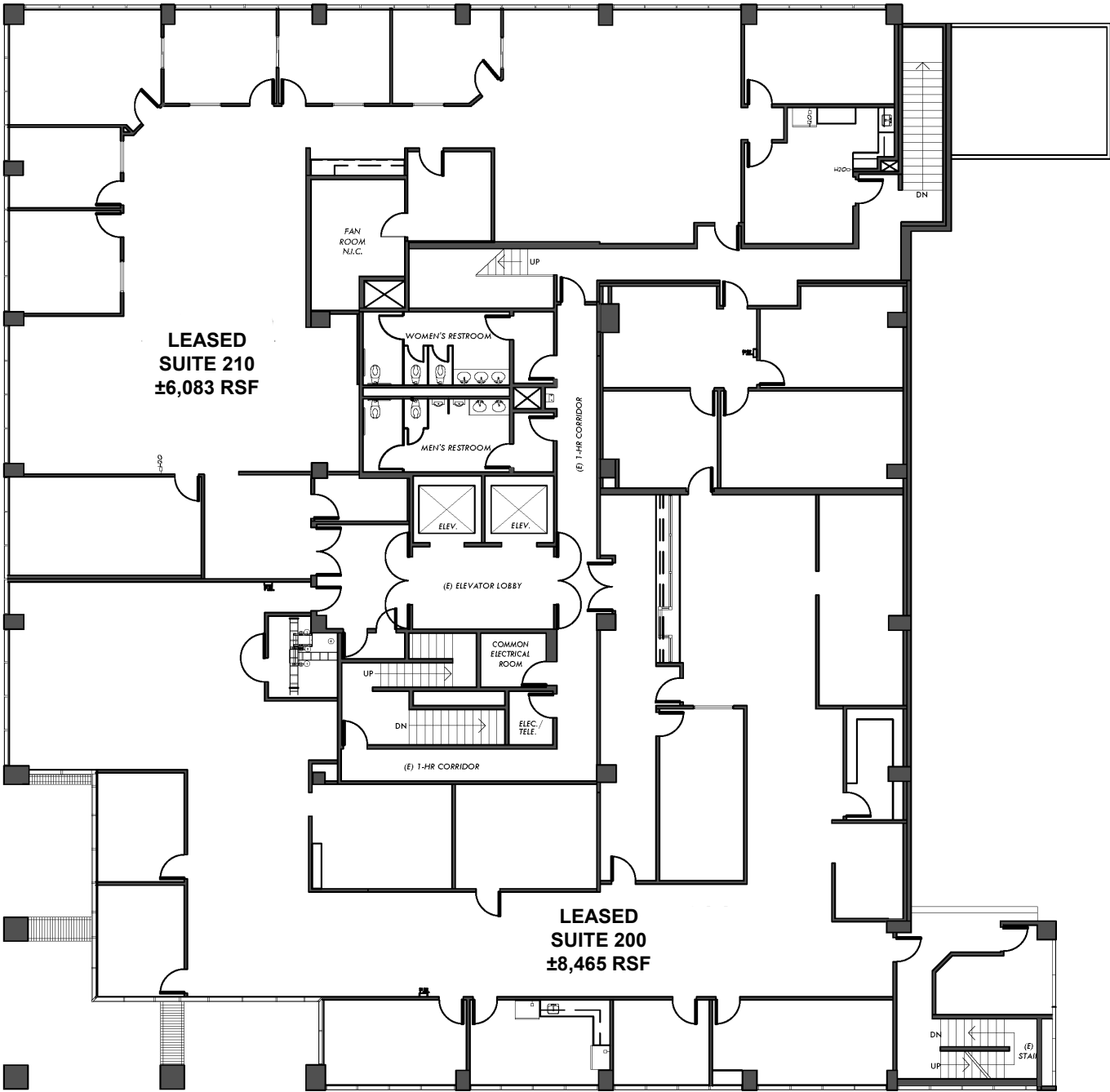
1st Floor

SUITES 100 & 110 CAN BE
MADE CONTIGUOUS FOR
UP TO ±12,437 RSF



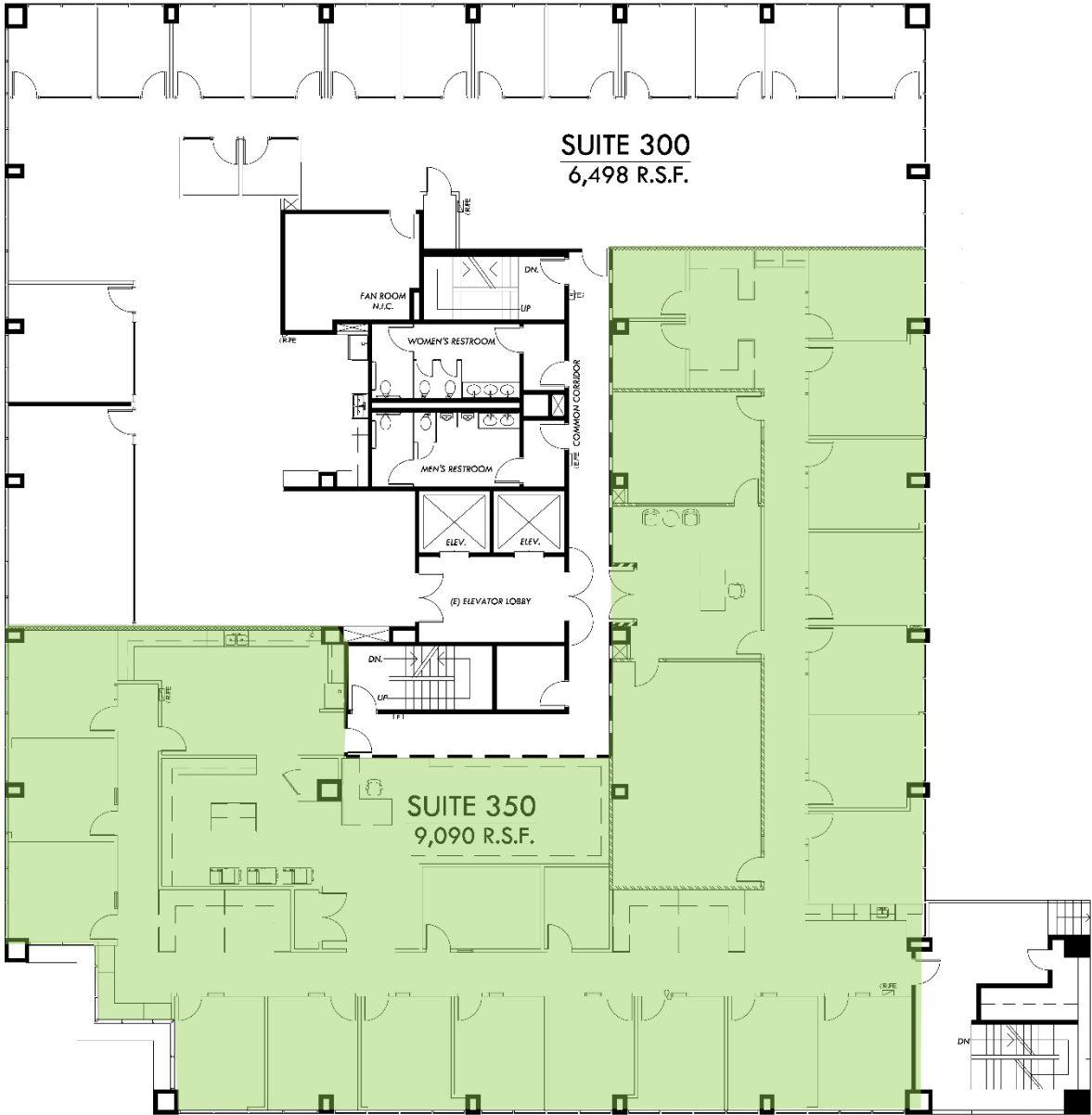
FLOOR PLAN

2ND Floor



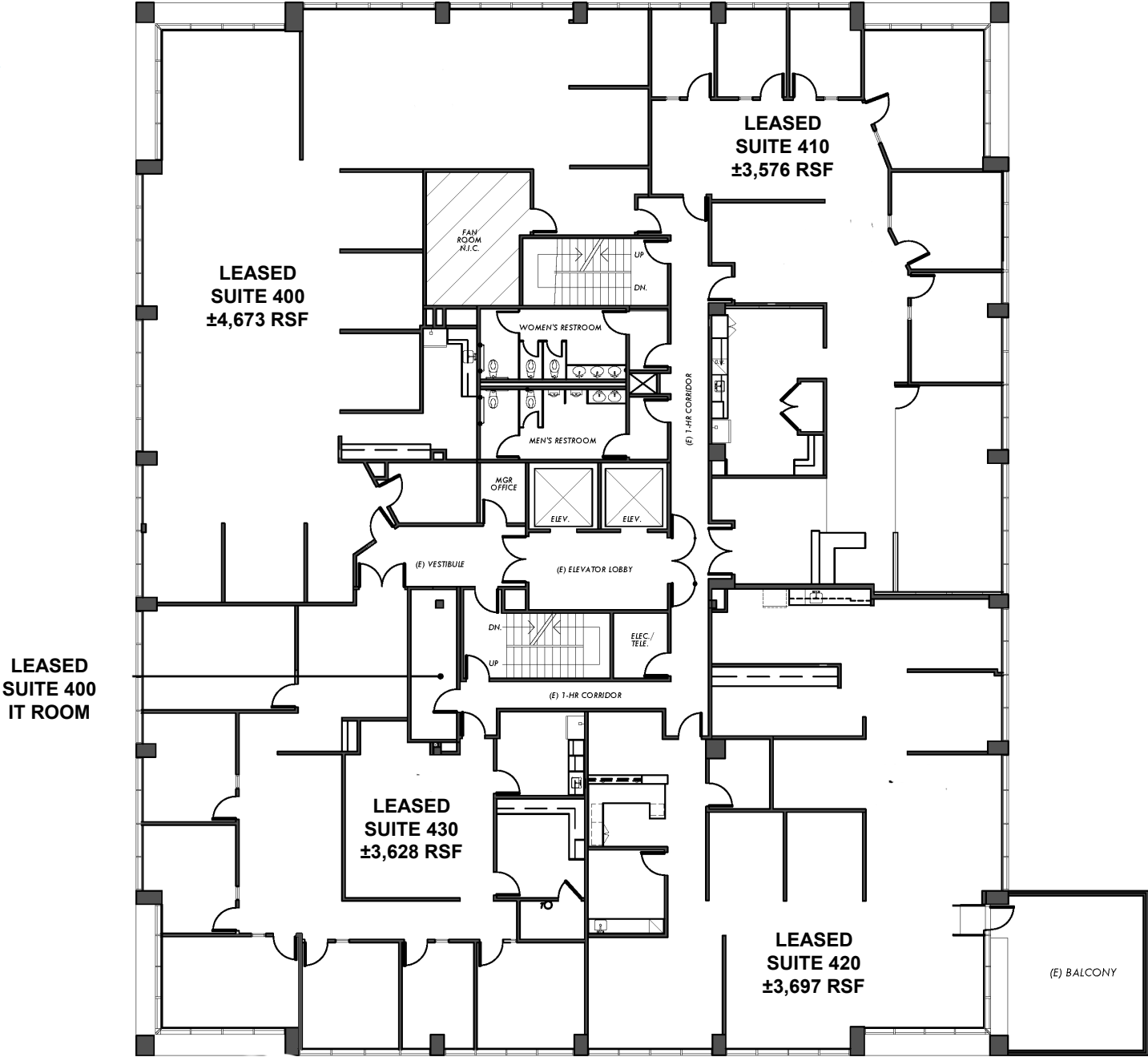
FLOOR PLAN

3rd Floor



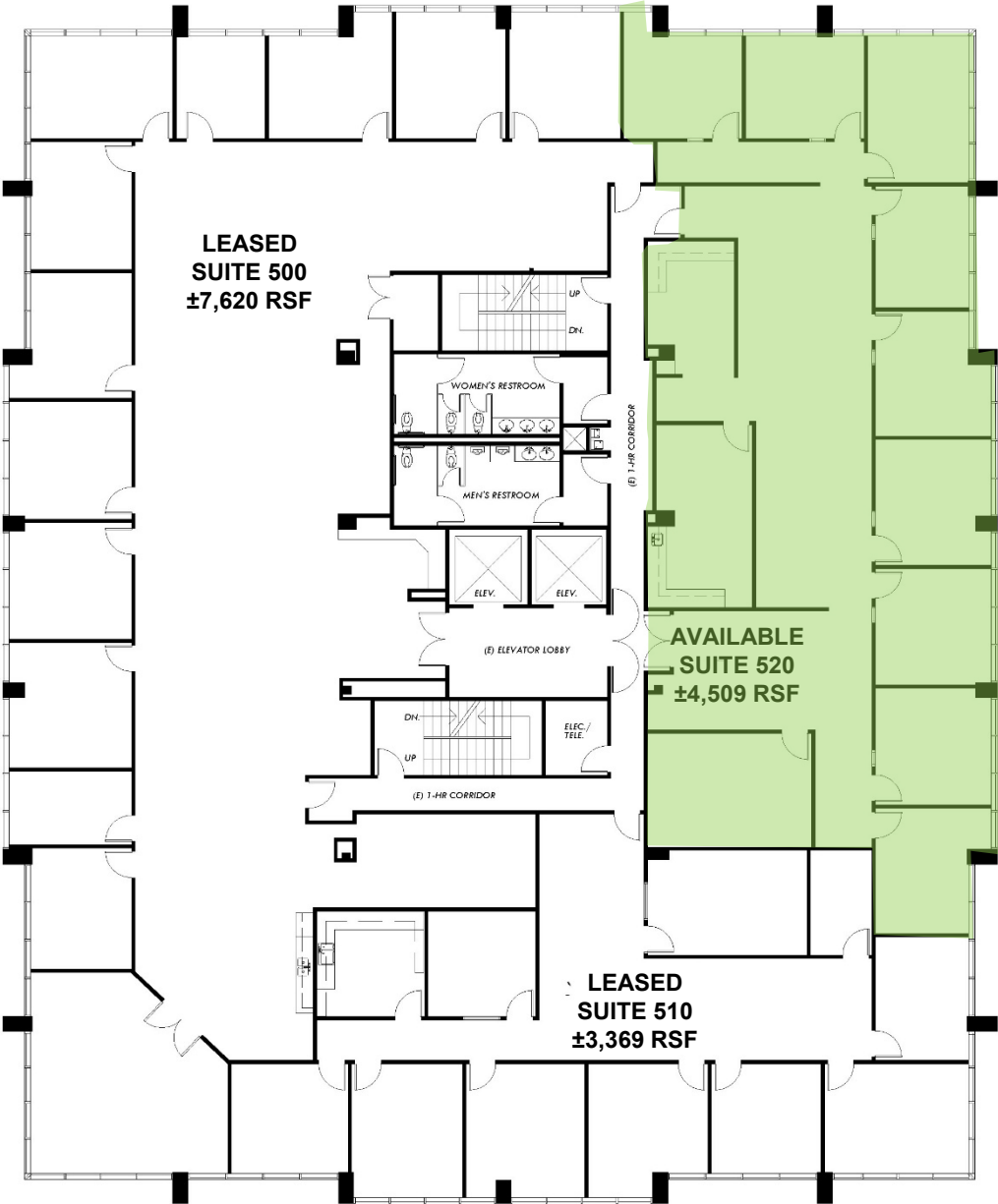
FLOOR PLAN

4TH Floor



FLOOR PLAN

5TH Floor



AMENITIES MAP

EATERIES

- | | |
|--------------------------------|----------------------------|
| 1 Elephant Thai Cuisine | 24 ProAbition Kitchen |
| 2 Pacific Stiks | 25 The Upper Crust |
| 3 M Taco | 26 Bella Trattoria |
| 4 Antonious Pizza Cafe | 27 MTL Concert Venue & Bar |
| 5 Sam's Bann Thai | 28 Casey's Cupcakes |
| 6 El Patron Restaurant | 29 The Menagerie |
| 7 Cafe Sevilla | 30 Las Campanas |
| 8 Applebee's | 31 The Presidential Lounge |
| 9 Art's Bar & Grill | 32 Subway |
| 10 Pizza Hut | 33 Lake Alice Trading Co |
| 11 Heroes Restaurant & Brewery | 34 Le Chat Noir |
| 12 Pixels Bar & Eatery | 35 Pacific Cabin Sushi |
| 13 Romano's | 36 Bajio Mexican Grill |
| 14 Worthington's Tavern | 37 9th Street Eatery |
| 15 Doha Timos La Cascada | 38 Farmer Boys |
| 16 Mario's Place | 39 Jack in the Box |
| 17 The Hideaway Cafe | 40 Mr T's |
| 18 Mezcal Cantina | 41 W. Wolfskill |
| 19 Elephant Thai | 42 The Salted Pig |
| 20 Antonious Pizza Cafe | 43 Carl's Jr. |
| 21 The Tamale Factory | 44 Bolcupop |
| 22 Simple Simon's | 45 Monty's Good Burger |
| 23 Gram's Mission Barbeque | 46 Soho Ramen |

ATTRACTIONS

- | | |
|---|--------------------------------|
| 1 Life Arts Center | 8 The Box |
| 2 Riverside Art Museum | 9 Fox Performing Arts Center |
| 3 Riverside Municipal Auditorium | 10 California Museum of Photo |
| 4 Riverside Public Library | 11 Division 9 Gallery |
| 5 Riverside Metropolitan Museum | 12 Riverside Convention Center |
| 6 Mission Inn Museum | 13 California Museum of Photo |
| 7 Barbara and Art Culver Center of the Arts | |

SHOPPING

- | | |
|-----------------------------------|------------------------------|
| 1 Dragonmarsh | 11 Crooks Skateboard Shop |
| 2 Downtown Apothecary | 12 Riverside Mission Florist |
| 3 Union Bank | 13 The Boardwalk Barber Shop |
| 4 Mission Galleria Antique Shoppe | 14 Pacific Premier Bank |
| 5 Citizens Business Bank | 15 Chevron |
| 6 Downtown Bookstore | 16 Altura Credit Union |
| 7 Sweet Vintage Decor | 17 Bank of America |
| 8 Cakebox | 18 Clark's Nutrition |
| 9 Wells Fargo | 19 Firestone |
| 10 Urge Palette Art Supplies | |

CAFES

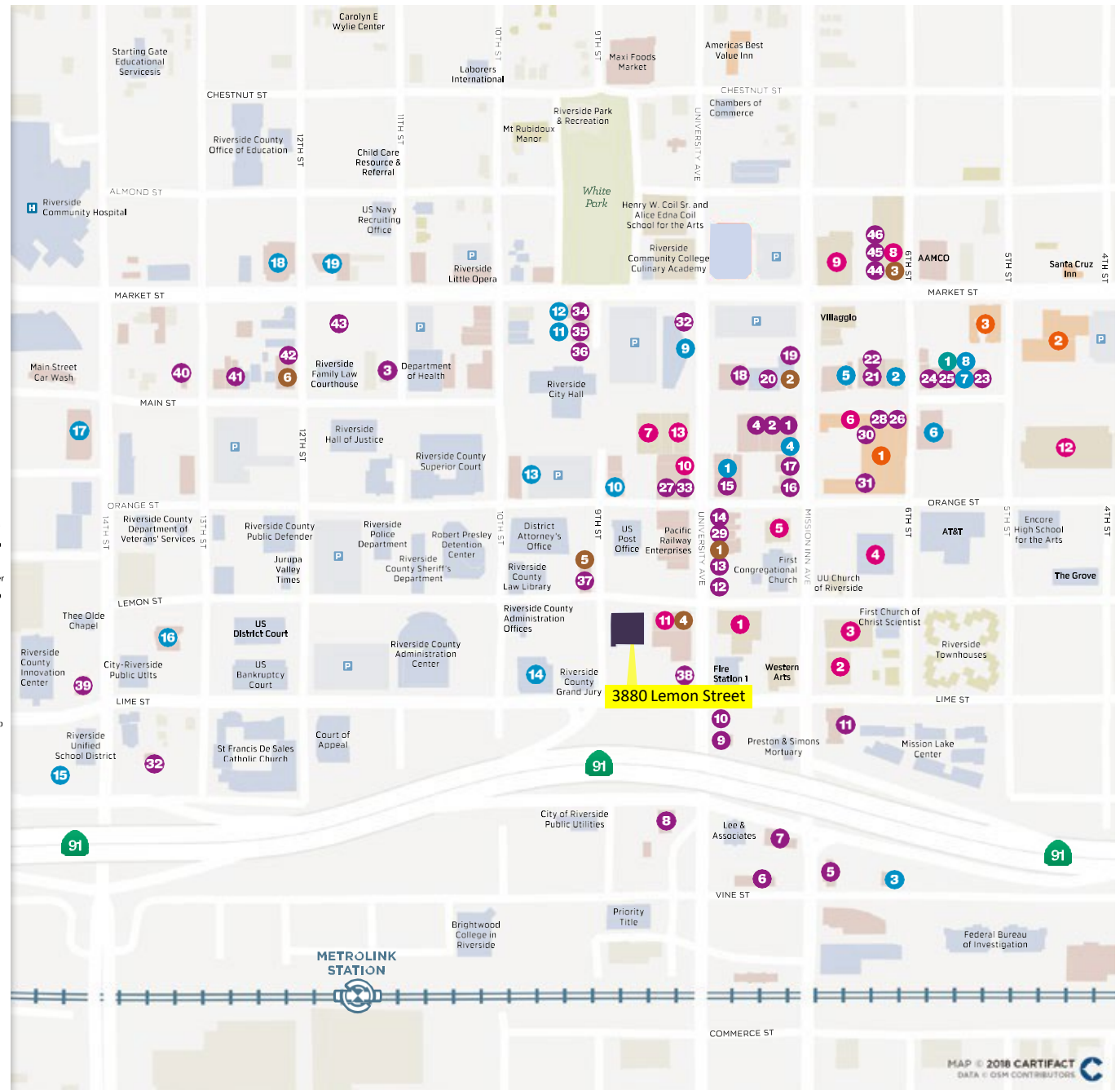
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|------------------------------|------------------------|
| 1 Back To The Grind | 4 Sifted by Cyndi |
| 2 The Coffee Bean & Tea Leaf | 5 Just Pastries |
| 3 Riverside Little Opera | 6 Augie's Coffee House |

LODGING

- | |
|-------------------------------|
| 1 The Mission Inn Hotel & Spa |
| 2 Marriott Riverside |
| 3 Hyatt Place |

FITNESS

- | |
|----------------|
| 1 Reville Yoga |
|----------------|



MAP © 2018 CARTIFACT
DATA © OSM CONTRIBUTORS

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TRANSIT MAP



TRANSIT SYSTEMS

METROLINK

- Orange
- Riverside
- San Bernardino
- Inland Empire
- 91/Perris Valley
- Antelope Valley
- Ventura

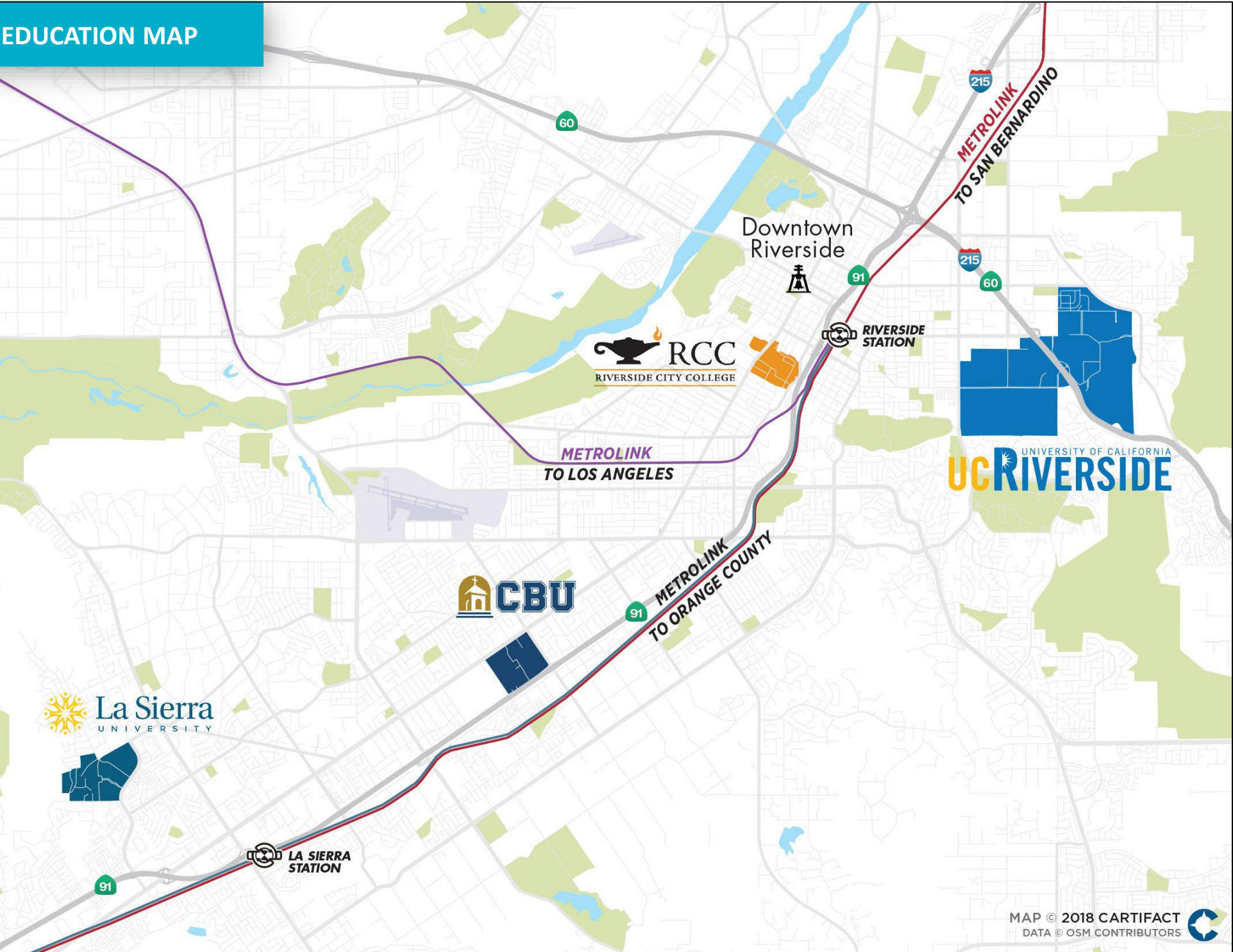
Metro

- Gold
- Red
- Purple
- Blue
- Expo

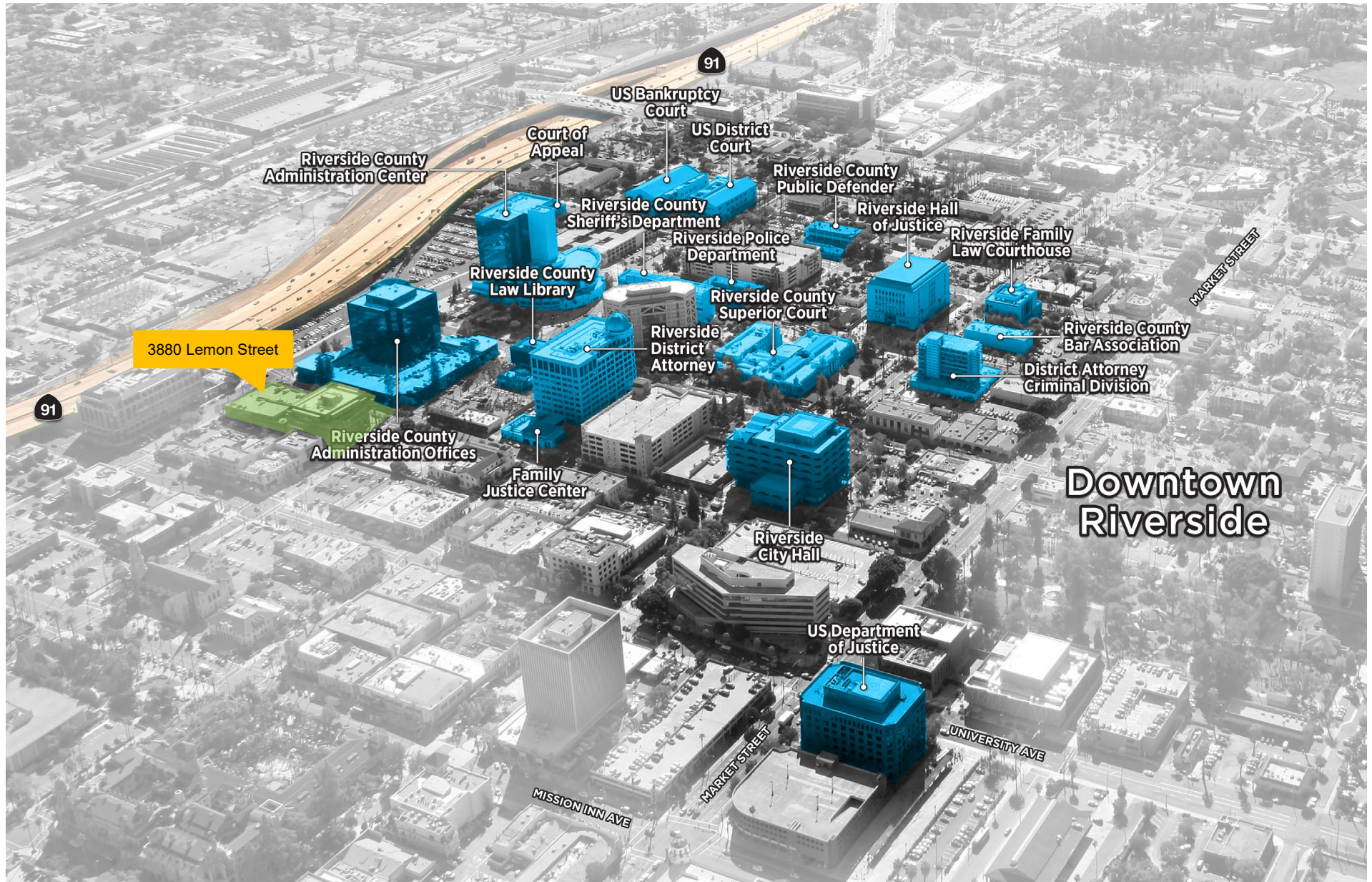


Pacific Surfliner

EDUCATION MAP



LEGAL MAP



CENTER TOWER RIVERSIDE

3880 Lemon Street, Riverside

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