






Drive Thru Pads For Ground Lease or Build-To-Suit and Shop Space For Lease



-  Anchored by Cardenas, 99¢ Only Stores and Rite Aid
-  ±4,200 sq. ft. In-line space available, and ±5,531 sq. ft. (rear space) available
-  Drive thru pads for ground lease or build-to-suit available
-  High traffic location (±87,500 cars per day) at the signalized intersection
-  Triangulated by three major freeways: 91, 60 and 15 freeways

-  Signalized corner of Arlington Ave and Van Buren Blvd are both major exits off the 91 freeway
-  Excellent shop tenants including: Starbucks, T-Mobile, Boost Mobile and Enterprise Rent-a-Car
-  Top Employers Nearby: County of Riverside, University of California, Riverside, Riverside Unified School District, Kaiser Permanente, City of Riverside, Riverside Community Hospital, Fleetwood Enterprises Inc., Riverside Community College District, Riverside County Office of Education, Alvord Unified School District



2022 Drive Time Demographics



	5 Minutes	10 Minutes	15 Minutes
Population	77,471	224,255	475,473
Average Household Income	\$82,086	\$94,323	\$106,549
Daytime Population	67,554	211,889	459,706



Traffic Counts

Van Buren Blvd at Arlington Ave - ±53,000 CPD

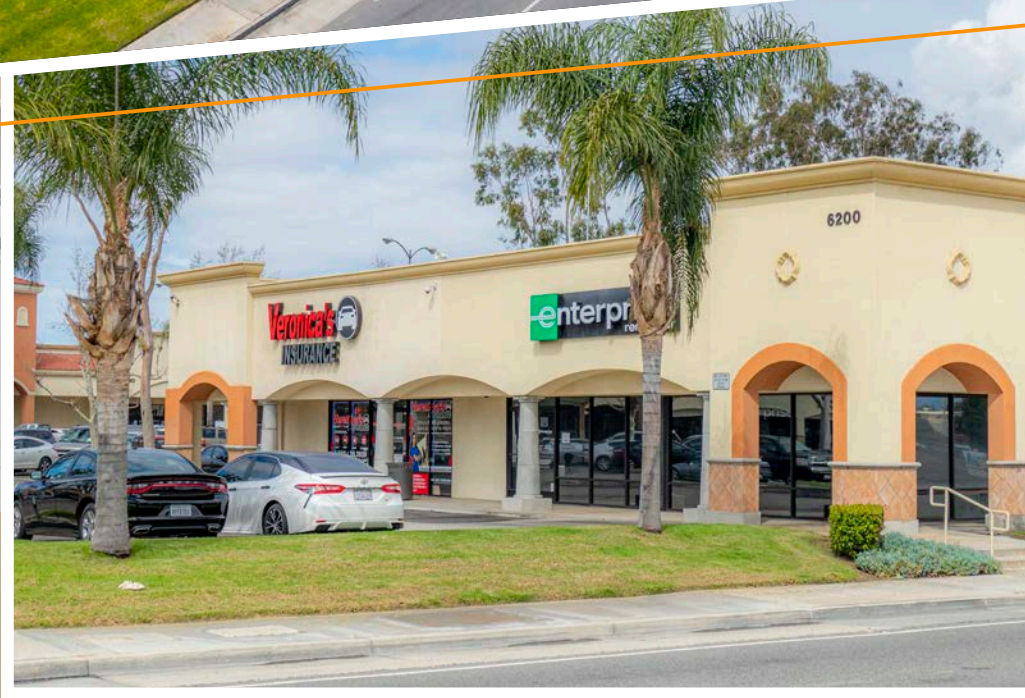
Arlington Ave at Van Buren Blvd - ±34,500 CPD



Site Plan

**Site Plan is
Up to Date*







Arlington Plaza Overview



Arlington plaza

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6008-6390 Van Buren Blvd
Riverside, CA



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