



Fat Burger Restaurant Anchored Retail/Office Space (UNDER CONSTRUCTION)

10434 Arlington Avenue, Riverside, CA



PROPERTY HIGHLIGHTS

- ±3,000 SF Freestanding Fastfood Building with Drive-Thru **LEASED**
- ±1,100 SF - ±6,124 SF Available Retail For Lease
- ±1,400 - ±9,347 SF Available Office For Lease
- Just West of the Signalized Intersection of Arlington Avenue and Tyler Street
- ±20,739 Cars Per Day on Arlington Avenue
- Estimated Delivery May 2026

2026 3 MILE DEMOGRAPHICS



Population
114,895



Average HH Income
\$108,335



Adj. Daytime
Population
58,475



Arlington Ave
& Tyler St
40,000 CPD

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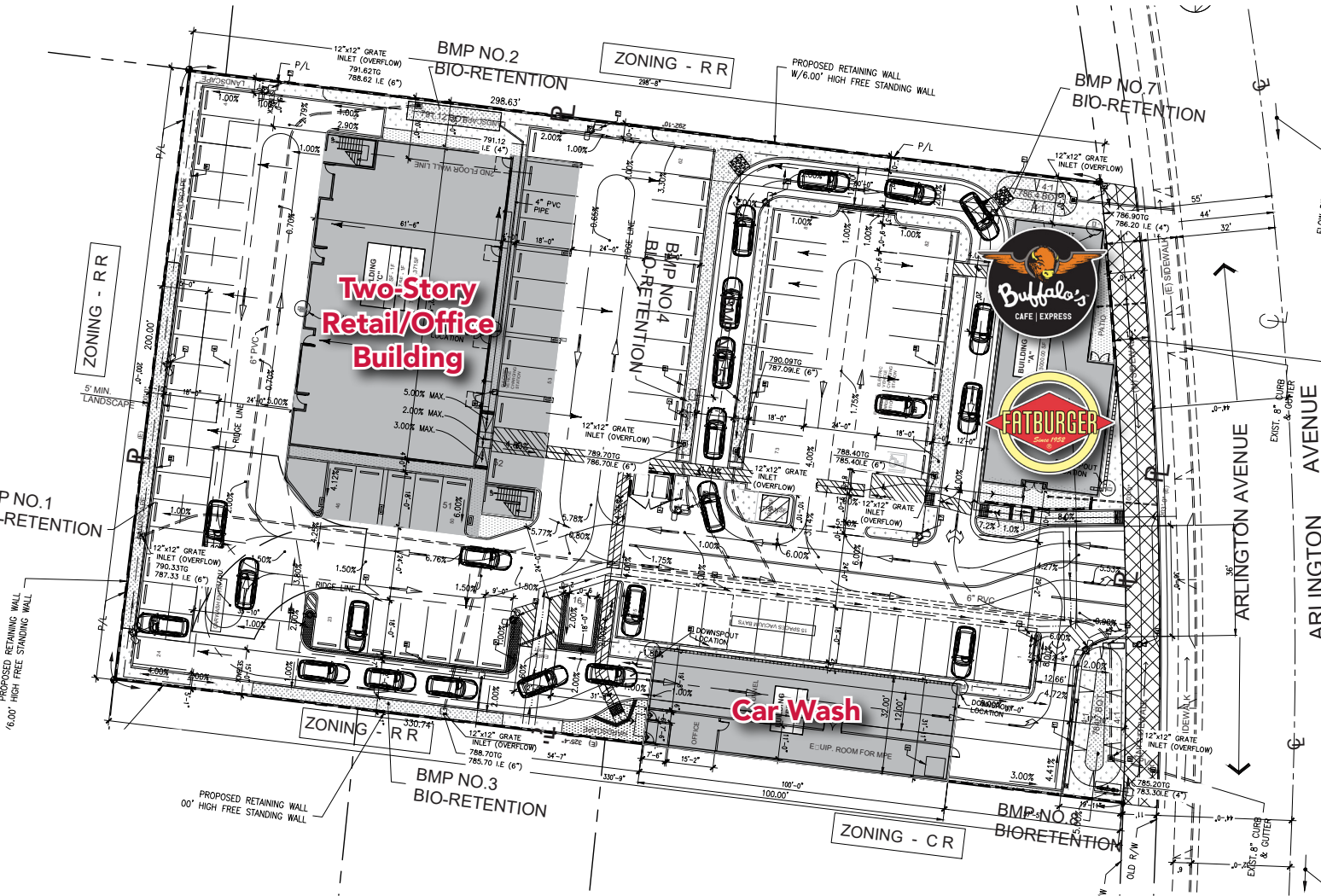
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DRIVE-THRU BUILDING

FREESTANDING	SF (±)
Fast Food	LEASED

RETAIL AVAILABILITIES

SUITE	SF (±)
Restaurant	1,400
Restaurant	1,100
Retail	1,819
Retail	LEASED

OFFICE AVAILABILITIES

SUITE	SF (±)
Office/Retail	1,403
Office/Retail	1,918
Office/Retail	1,573
Office/Retail	2,300
Office/Retail	2,153



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