



SOUTHERN CALIFORNIA JUNIOR BOX GROCERY ANCHORED - RIVERSIDE, CA

6150 Van Buren Blvd., Riverside, CA 92503





EXCLUSIVELY LISTED BY:



6150 Van Buren Blvd., Riverside, CA 92503

Nick D'Argenzio, MRED

Partner & Co-Founder

nick@blvdreic.com

(818) 281-7893

R.E. License No 01434304

Tom Chichester

Partner & Co-Founder

tom@blvdreic.com

(714) 318-3955

R.E. License No 01915137

Riley Hanson

Director

riley@blvdreic.com

(714) 906-5950

R.E. License No 02160473



www.BLVDreic.com

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PRICING & PROPERTY SPECIFICATIONS

PRICING

Asking Price: \$4,975,000

PROPERTY SPECIFICATIONS

Address: 6150 Van Buren Blvd., Riverside, CA 92503

Building Size: 18,400 SF

Year Built: 1984

Parking: 585 Parking Stalls

Land Area: TBD (New Parcel Map In Progress)

APN: TBD (New Parcel Map In Progress)

Traffic Counts: Arlington Ave: 26,128 VPD
Van Buren Blvd: 39,837 VPD
Total Intersection: 65,965 VPD

DEMOGRAPHICS

Source: Costar 2026	1 Mile	3 Miles	5 Miles
Population	21,966	143,450	285,414
Average HHI	\$92,148	\$101,661	\$112,391
Employees	5,360	40,063	88,331



INVESTMENT HIGHLIGHTS

High-Traffic Signalized Intersection

Strategically positioned at the signalized intersection of Van Buren Boulevard & Arlington Avenue, with approximately 65,965 vehicles per day, providing exceptional visibility and exposure.

Established Grocery-Anchored Retail Destination

Arlington Plaza shopping center is anchored by Cardenas Markets and benefits from a complementary mix of food, service and national/regional tenants, including Starbucks, Popeyes, WaBa Grill, Domino's, Boost Mobile and Enterprise.

No CC&R Use Exclusives—Flexible Junior-Anchor Repositioning Opportunity

The former RiteAid benefits from no restrictive-use provisions or tenant-use exclusives in the CC&R documents limiting its reuse for fitness, medical, an additional grocery store, a school or other junior-anchor concepts. The existing grocery store has no exclusive-use protection under these current documents, subject to zoning and governmental approvals.

Dense, Established Riverside Trade Area

More than 285,000 residents are reported within a five-mile radius, providing a substantial built-in customer base for grocery, value retail, fitness, medical and service-oriented uses. Current marketing also reports average household income exceeding \$112,000 within five miles.

Major Retail Hub With Strong Surrounding Tenancy

The intersection has substantial retail critical mass. Nearby tenants include Stater Bros., Ross, Chick-fil-A, KFC, Panda Express, Carl's Jr. and AutoZone, creating significant cross-shopping and reinforcing Van Buren/Arlington as an established retail node.

Exceptional Access & Regional Connectivity

Arlington Plaza is positioned near the 91 Freeway and is triangulated by the 91, 60 and 15 freeways, providing connectivity to Riverside and the broader Inland Empire.

Highly Functional Community-Center Configuration

The property offers excellent street frontage along Van Buren Boulevard and Arlington Avenue and approximately 585 parking spaces, along with pylon signage and access at a signalized intersection.

Value-Add Lease-Up Potential

Vacant large-format space provides an investor with the opportunity to increase occupancy, strengthen the tenant mix and materially enhance NOI through the addition of contemporary junior-anchor users.

Irreplaceable Infill Retail Location

The combination of a dense surrounding population, grocery anchoring, major arterial exposure, established national retailers, freeway accessibility and a large existing parking field creates significant barriers to replicating a comparable retail site in this established portion of Riverside.

Strong Everyday-Needs Positioning

The center's grocery, food, service and convenience-oriented tenancy generates recurring customer trips and positions Arlington Plaza as an everyday-needs retail destination rather than a discretionary shopping center.



Arlington Plaza
FORMER RITE AID

CARDENAS

STARBUCKS

WaBa grill

verizon

Quick Quack
CAR WASH

ARLINGTON AVE (26,128 VPD)

boost
mobile

65,965 VPD
INTERSECTION

Domino's

enterprise

Chick-fil-A

FedEx
Express

KFC

Auto
Zone

LOS FREDO'S
MEXICAN FOOD

76

PANDA
EXPRESS

STATER BROS.
markets

ROSS
DRESS FOR LESS

VAN BUREN BLVD (39,837 VPD)

Carl's Jr.



STATER BROS.
markets

ROSS
DRESS FOR LESS®

Auto
Zone

Mobil

Chick-fil-A

KFC

STARBUCKS

WaBa grill

verizon

PANDA
EXPRESS

boost
mobile

enterprise

Arlington Plaza
FORMER RITE AID

Domino's

CARDENAS

VAN BUREN BLVD

ARLINGTON AVE

65,965 VPD
INTERSECTION

PROPERTY PHOTOS



SITE PLAN



TENATIVE PARCEL MAP

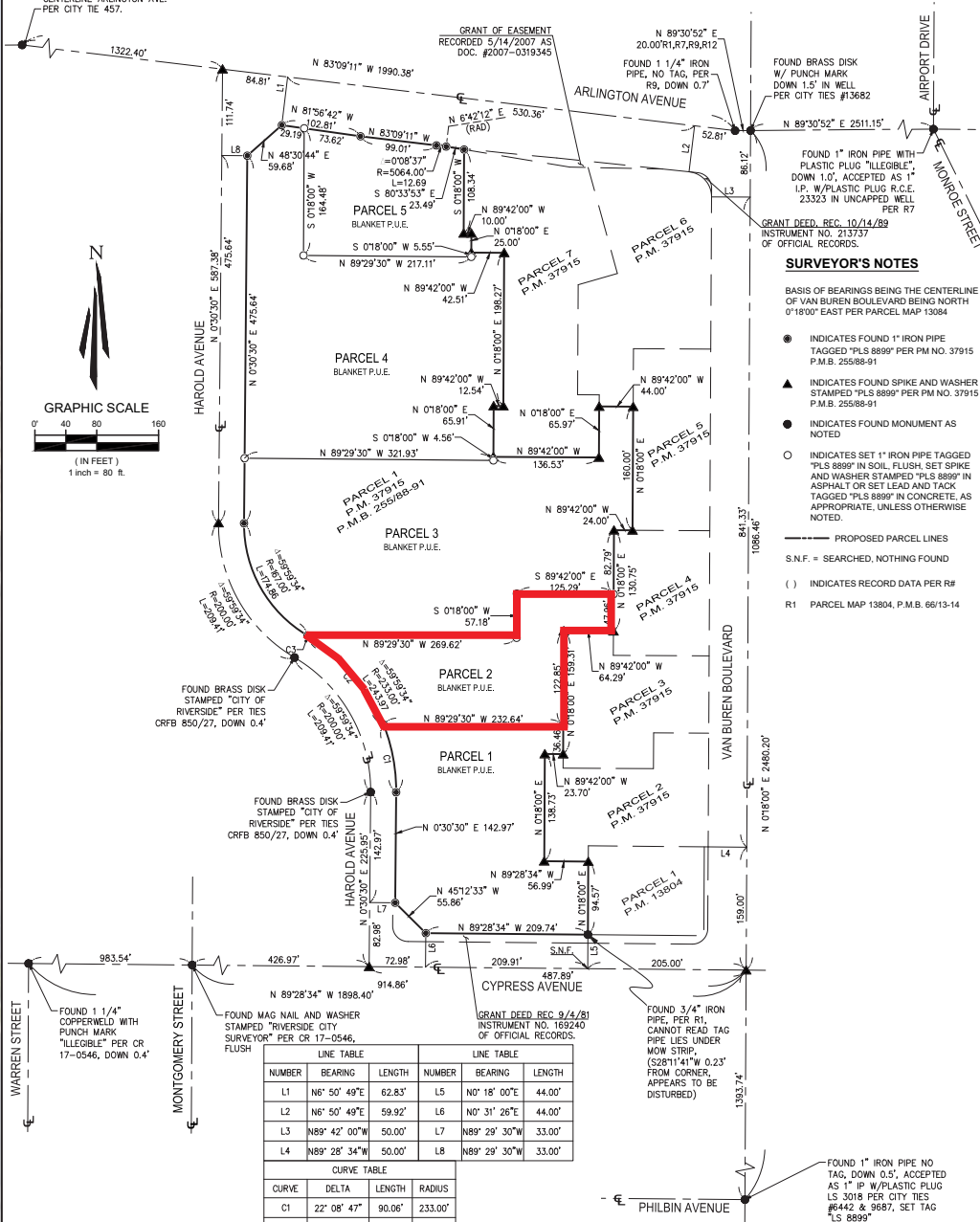
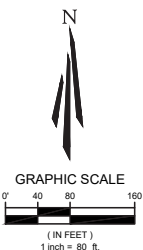
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 39445

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 37915 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 255 PAGES 88 THROUGH 91, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

TAIT & ASSOCIATES, INC.
SANTA ANA, CA

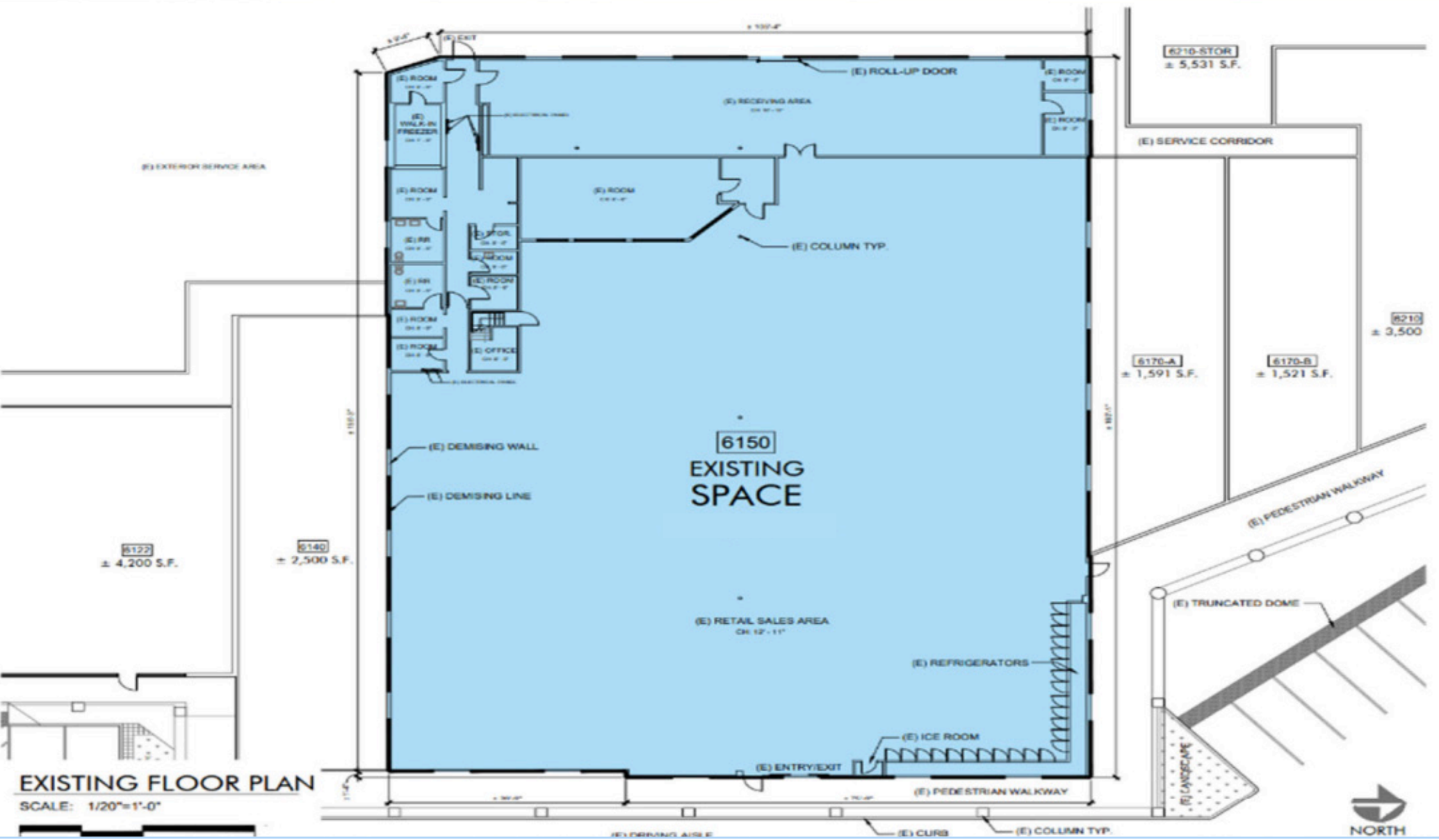
AUGUST 3, 2026

FOUND PUNCHED 3" BRASS DISK STAMPED "SECOND ORDER SURVEY CONTROL-CITY OF RIVERSIDE-DEPT. OF PUBLIC WORKS-ENGINEERING DIVISION-SURVEY SECTION G30" IN MONUMENT WELL. LID IS DOWN 1.2', ACCEPTED AS PL. CENTERLINE ARLINGTON AVE. PER CITY TIE 457.



SHEET 3 OF 4 SHEETS

FLOOR PLAN



AREA OVERVIEW - RIVERSIDE, CA

MAJOR INLAND EMPIRE ECONOMIC & COMMERCIAL HUB

Located at the heart of Southern California's Inland Empire, Riverside is one of the region's largest and most important employment, education, healthcare, government and commercial centers. The city benefits from its strategic Southern California location, substantial population base, expanding economy and access to the greater Los Angeles, Orange County and Inland Empire markets.

LARGE & GROWING CONSUMER BASE

Riverside has an estimated population of approximately 319,000 residents, ranking as the 12th-largest city in California. More importantly for retailers and commercial property owners, approximately 2.7 million people live within a 20-mile radius, providing businesses with access to a substantial regional customer and workforce base. The city's average household income is approximately \$113,500, while its median age of approximately 34 years reflects a relatively young consumer demographic.

STRATEGIC SOUTHERN CALIFORNIA LOCATION

Riverside serves as a major gateway between the Los Angeles Basin and the rapidly expanding Inland Empire. The city benefits from regional freeway connectivity, including the 91, 60 and 215 Freeways, along with Metrolink commuter rail service. This central positioning provides convenient access to major Southern California population centers, employment hubs and logistics corridors.

DIVERSE & STABLE EMPLOYMENT BASE

Riverside's economy is supported by a diversified mix of healthcare, education, government, aerospace/manufacturing, retail and professional services. Major employers include the County of Riverside, UC Riverside, Riverside University Health System, Kaiser Permanente, Riverside Community Hospital, California Baptist University and Collins Aerospace.

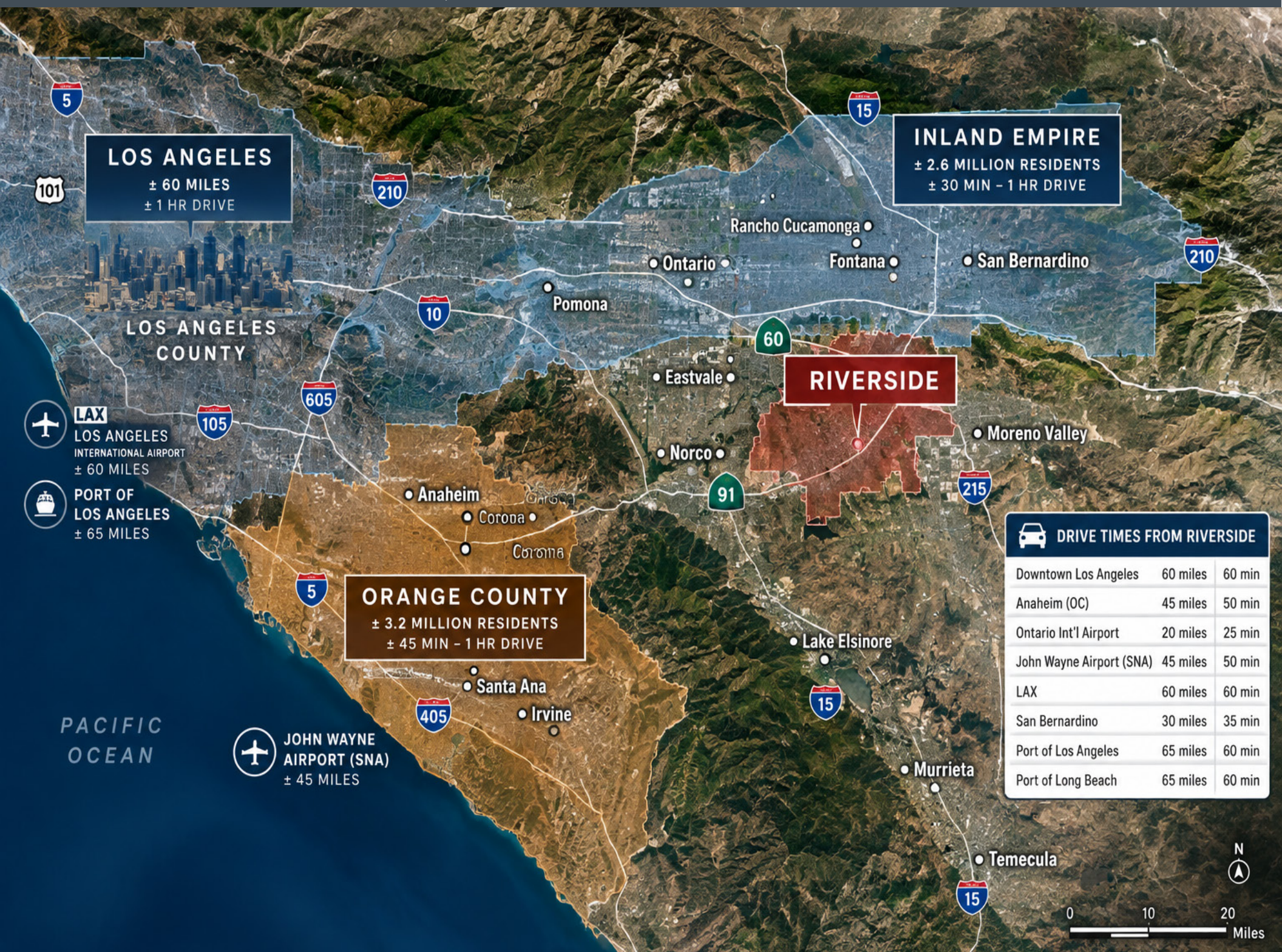
MAJOR EDUCATION & HEALTHCARE HUB

Higher education represents a significant economic driver for the community, led by University of California, Riverside, California Baptist University, La Sierra University and Riverside City College. These institutions contribute a sizable student population, skilled workforce and research infrastructure to the local economy. Riverside is also a major regional healthcare center, with several large hospitals, medical groups and healthcare employers serving the broader Inland Empire.

STRONG COMMERCIAL & INVESTMENT FUNDAMENTALS

Riverside combines the scale of a major Southern California city with the growth dynamics of the Inland Empire. The city's 1.86-million-person trade area is projected to exceed 1.90 million residents by 2029, while average household income is projected to increase from approximately \$113,500 to \$130,100 over the same period. These demographic trends, together with the city's large employment base and regional accessibility, support continued demand for retail, service, medical, industrial and other commercial uses.

AREA OVERVIEW - RIVERSIDE, CA



LOS ANGELES
± 60 MILES
± 1 HR DRIVE

INLAND EMPIRE
± 2.6 MILLION RESIDENTS
± 30 MIN - 1 HR DRIVE

ORANGE COUNTY
± 3.2 MILLION RESIDENTS
± 45 MIN - 1 HR DRIVE

RIVERSIDE

DRIVE TIMES FROM RIVERSIDE		
Downtown Los Angeles	60 miles	60 min
Anaheim (OC)	45 miles	50 min
Ontario Int'l Airport	20 miles	25 min
John Wayne Airport (SNA)	45 miles	50 min
LAX	60 miles	60 min
San Bernardino	30 miles	35 min
Port of Los Angeles	65 miles	60 min
Port of Long Beach	65 miles	60 min



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