

FOR LEASE OR SALE |  $\pm 4,400$  SF

beta.

# SINGLE-TENANT FREESTANDING BUILDING

Located directly along Central Ave in Riverside, CA



For more information, please contact:

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# PROPERTY OVERVIEW

- List Price - \$1,995,000
- $\pm$  4,400 SF Single-Tenant Freestanding Building situated on large  $\pm$  22,651 SF lot available for Lease or Sale on prime central avenue in Riverside.
- Outdoor Patio Area
- Private On-Site Parking Lot with  $\pm$  24 Parking Spaces ( $\pm$  5.4 spaces/1,000 SF)
- Property is ideally positioned on the most sought-after stretch of Central Avenue between Riverside Plaza, the trade areas premier shopping destination, and Magnolia Avenue.
- Close Proximity to 91 Freeway.
- Near Riverside City College (20,863 students) & UC Riverside (23,922 students)
- Historically significant architecture and stand out building.



## POPULATION

**1 MILE** | 16,416  
**3 MILE** | 116,521  
**5 MILE** | 280,052



## DAYTIME POPULATION

**1 MILE** | 16,227  
**3 MILE** | 79,504  
**5 MILE** | 182,137

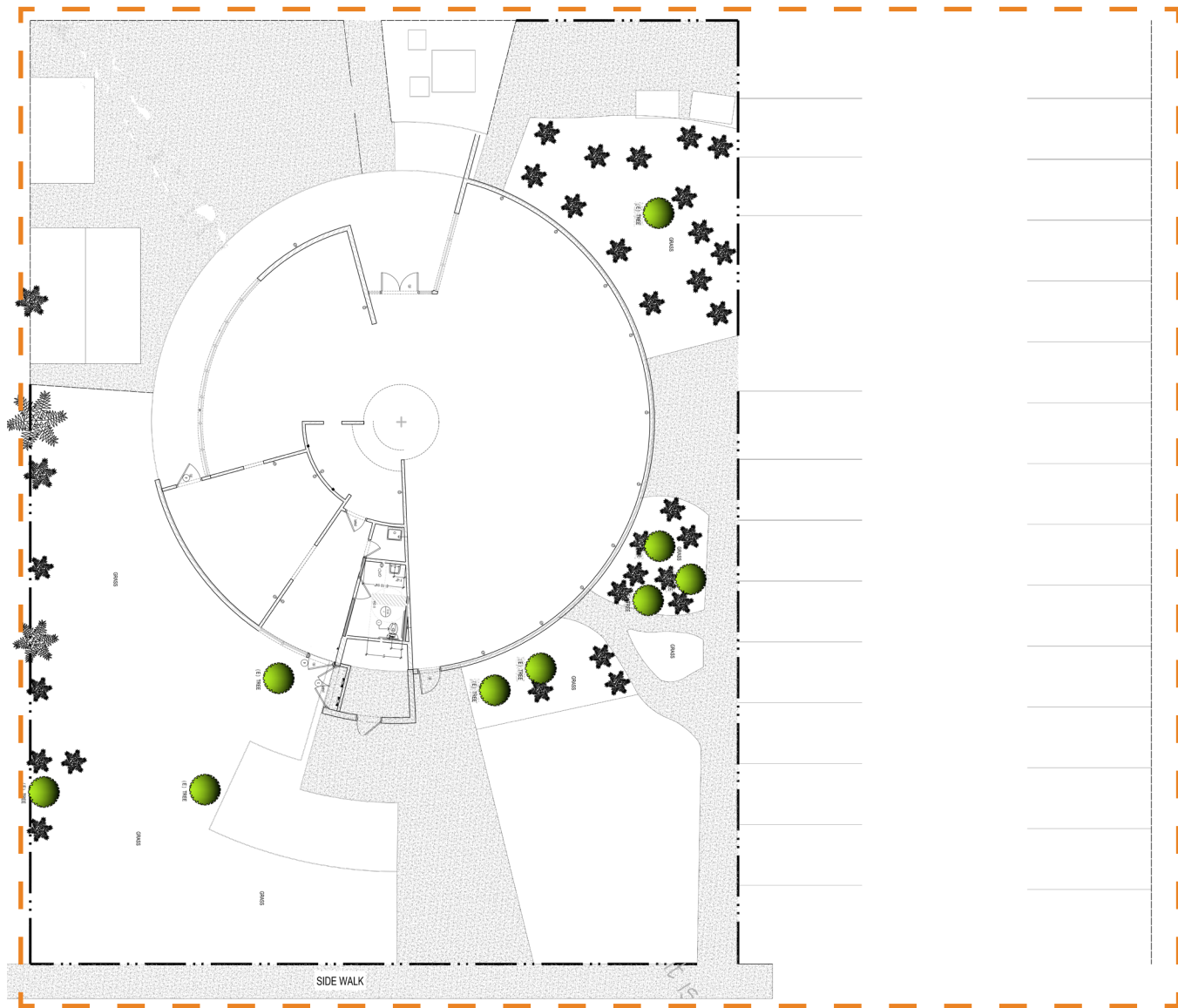


## AVG. HOUSEHOLD INCOME

**1 MILE** | \$114,045  
**3 MILE** | \$116,255  
**5 MILE** | \$114,625



# SITE PLAN





# AREA OVERVIEW

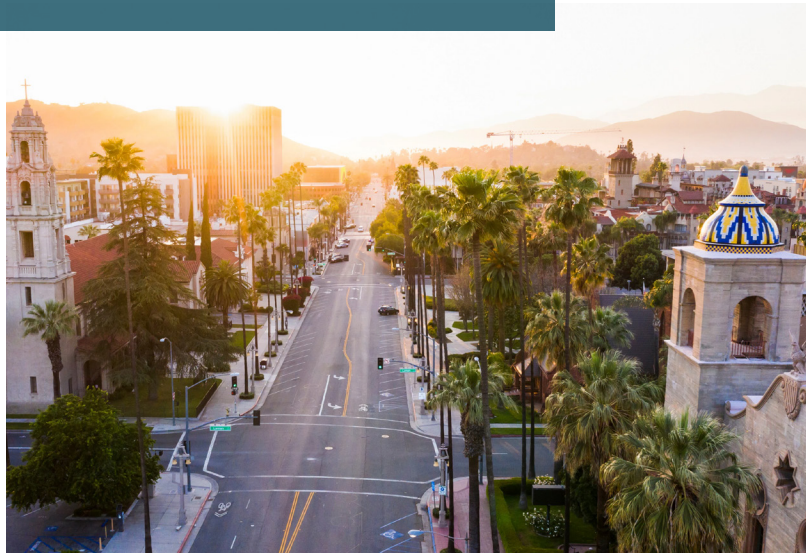




# RIVERSIDE

## MARKET OVERVIEW

A dynamic Inland Empire city that blends historic charm with modern growth, Riverside is known for its beautiful architecture, educational institutions, and vibrant cultural scene. As the birthplace of California's citrus industry, it retains deep agricultural roots while evolving into a center for innovation and education, anchored by the University of California, Riverside. The city's arts and music culture thrives through venues like the Riverside Art Museum and the historic Fox Performing Arts Center. Its walkable downtown offers eclectic dining, boutique shops, and preserved Mission Revival landmarks. With ongoing development and a strong community spirit, Riverside is an increasingly attractive hub for business, culture, and lifestyle in Southern California.



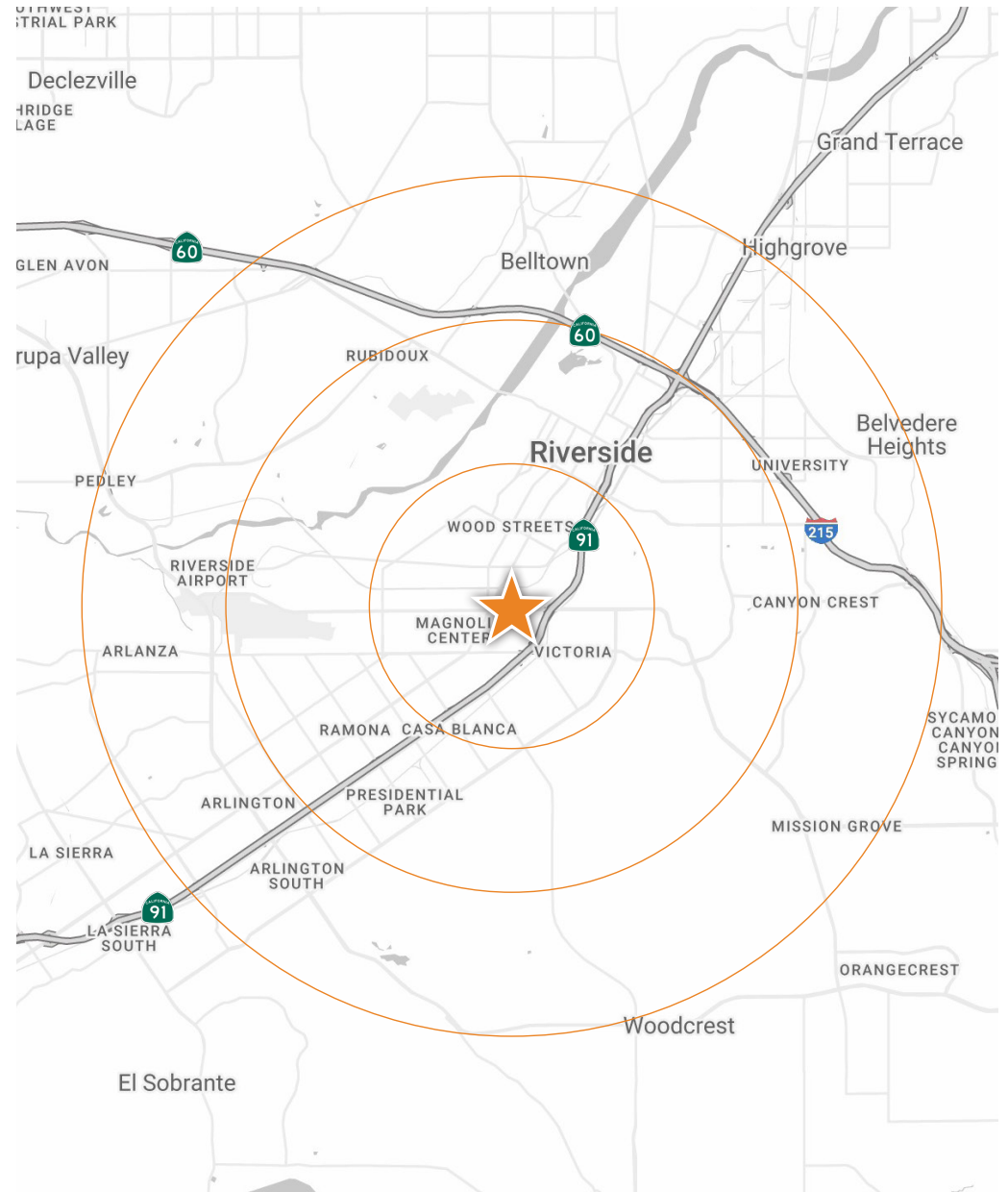


# DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
Total population	16,416	116,521	280,052
Average age	36.0	34.8	33.5
Average age (Male)	35.8	34.1	32.5
Average age (Female)	36.3	35.7	34.6

Households & Income	1 Mile	3 Mile	5 Mile
Total households	5,745	36,587	84,404
# of persons per HH	2.8	3.1	3.2
Average HH income	\$114,045	\$116,255	\$114,625
Average house value	\$543,014	\$574,781	\$ 569,727

Race (%)	1 Mile	3 Mile	5 Mile
White	45.6%	38.6%	36.8%
Hispanic	61.2%	67.8%	68.3%
Black	7.4%	7.2%	7.2%
Asian	4.3%	5.1%	6.9%
Hawaiian	0.3%	0.3%	0.3%
American Indian	1.6%	2.0%	2.0%
Other	23.8%	29.8%	29.9%







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