

FOR LEASE

ALIGHT RIVERSIDE

1400 UNIVERSITY AVENUE

THE ALIGHT RESIDENCES
ON UNIVERSITY

1400 University Ave,
Riverside, CA 92507





ANTHONY YING, BRE# 02052345
 O: 949.558.0305
 tying@svn.com
 CalDRE #02052345

JAY NO, BRE#02052695
 O: 949.558.0311
 jno@svn.com
 CalDRE #02052695



LEASE INFORMATION

TYPE	1,436 - 2,000 SF	LEASE TERM	5+ Years
LEASE TYPE	NNN	LEASE RATE	\$1.85 - \$2.75/month

AVAILABLE SPACES

SUITE	SIZE	TYPE	LEASE RATE	DESCRIPTION
Suite 102	1,500 SF	NNN	Negotiable	Gray Shell Condition - BTS Option Partial Build-Out for Quick Service Visible signage on University Avenue
Suite 105	1,436 SF	NNN	\$1.85 SF/month	Retail / Office space Open Layout Small Front Patio - Outdoor Seating
Suite 106	1,436 SF	NNN	\$2.50 SF/month	Previously Pokishop space Turn-key Restaurant Opportunity Small Front Patio - Outdoor Seating
Suite 107	1,480 SF	NNN	\$1.85 SF/month	Retail / Office space Open Layout Small Front Patio - Outdoor Seating
Suite 109	2,000 SF	NNN	\$2.75 SF/month	Previously Tacoshop 2nd-gen Restaurant space Small Front Patio - Outdoor Seating

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PROPERTY TYPE	Retail
SUITE	Suite - 102
UNIT SIZE	1,500 SF
LEASE TERM	5+ Years
LEASE RATE	Negotiable
NNN	Est. \$0.65/psf

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ALIGHT ON UNIVERSITY 1400 University Ave Riverside, CA 92507



- Gray Shell Condition - BTS Option
- Partial Build-Out for Quick Service Restaurant
- Visible signage on University Avenue
- Easy freeway access [91 & 215 Freeways]



PROPERTY TYPE	
SUITE	
UNIT SIZE	
LEASE TERM	
LEASE RATE	
NET FEE	

Retail / Office

Suite - 105

1,436 SF

5+ Years

\$1.85/psf

Est. \$0.65



- Retail / Office space
- Open Layout
- Small Front Patio - Outdoor Seating
- Highly visible signage on University Avenue
- Easy freeway access [91 & 215 Freeways]

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PROPERTY TYPE	
SUITE	
UNIT SIZE	
LEASE TERM	
LEASE RATE	
NET FEE	

Retail - Restaurant

Suite - 106

1,436 SF

5+ Years

\$2.50/psf

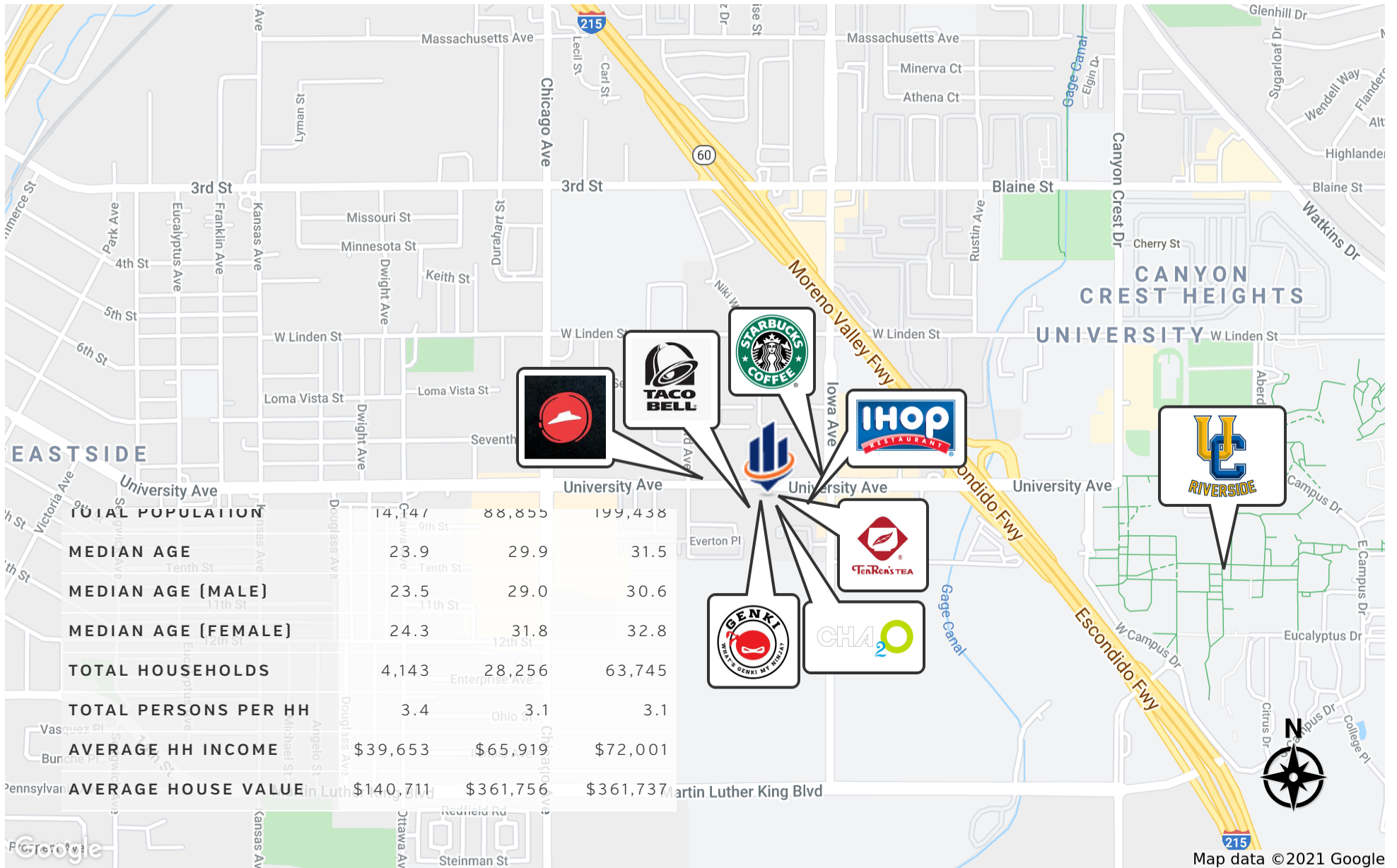
Est. \$0.65



- Previously Pokishop space - Restaurant Opportunity
- Small Front Patio - Outdoor Seating
- Highly visible signage on University Avenue
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 CalDRE #02052345 CalDRE #02052695



ANTHONY YING, BRE# 02052345

Advisor

D: 949.558.0305 | C: 714.421.2258

tying@svn.com

CalDRE #02052345



JAY NO, BRE#02052695

Advisor

D: 949.558.0311 | C: 213.923.0977

jno@svn.com

CalDRE #02052695

ANTHONY YING, BRE# 02052345

O: 949.558.0305

tying@svn.com

CalDRE #02052345

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O: 949.558.0311

jno@svn.com

CalDRE #02052695