

LA SIERRA PLAZA

±1,400 SF - ±2,879 SF SHOP SPACES FOR LEASE

3800-3870 La Sierra Ave, Riverside, CA 92505



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DRE #01409003

PROGRESSIVE
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Presented By



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- Property is anchored by a high volume Cardenas Supermarket on one of the busiest intersections in Riverside.
- Located immediately off the 91 FWY, the intersection of La Sierra Ave and Magnolia Ave make the site visible to $\pm 88,330$ CPD.
- This retail hub services a high population of 142,320 within a 10 minute drive time.
- Magnolia Ave retail hub is the primary corridor minutes from Galleria at Tyler regional mall, Downtown Riverside, and is across from Kaiser Permanente (4,000 employees).
- $\pm 1,400$ SF - 2,879 SF available for lease.



SITE PLAN



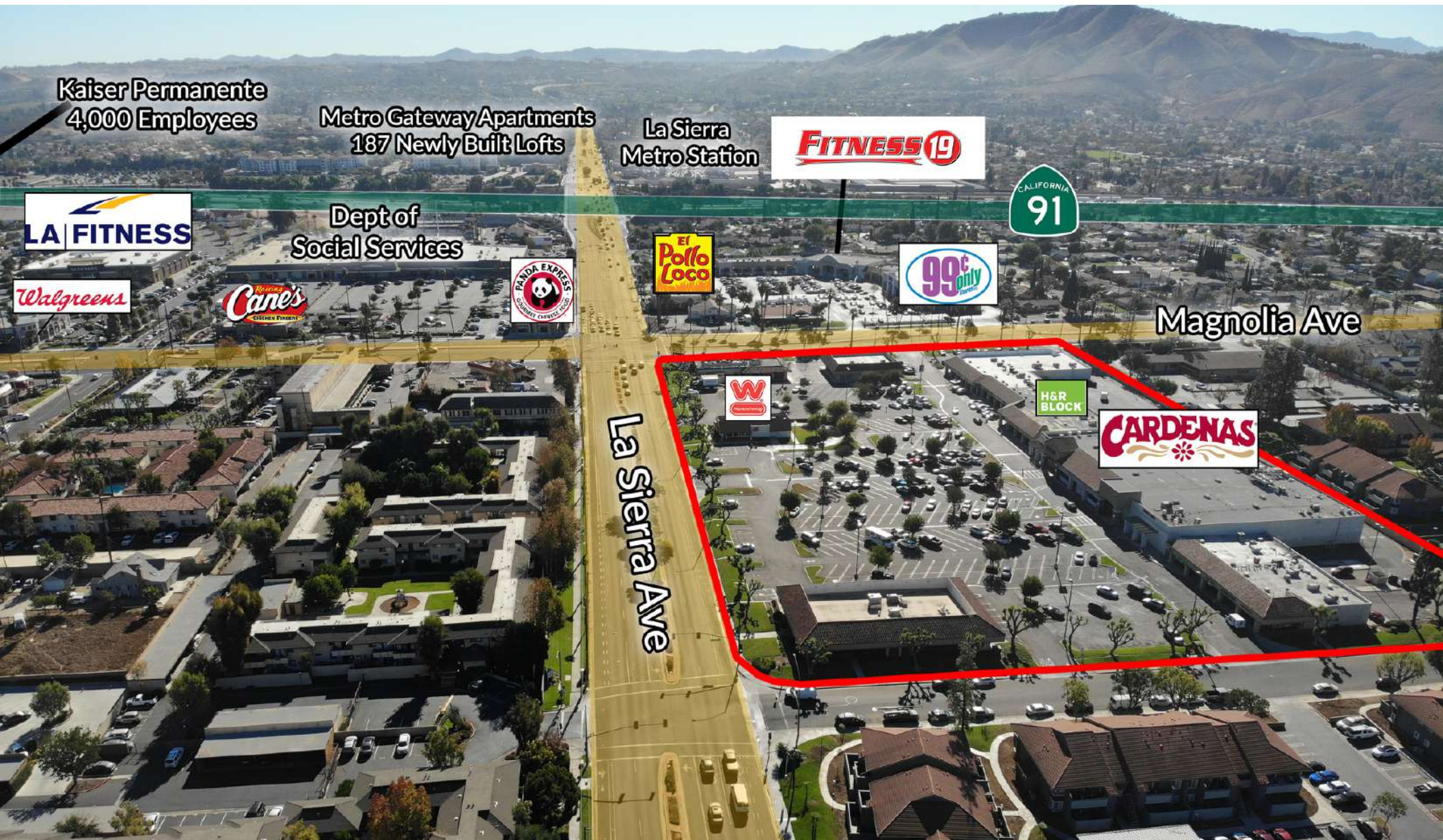
ADDITIONAL PHOTOS



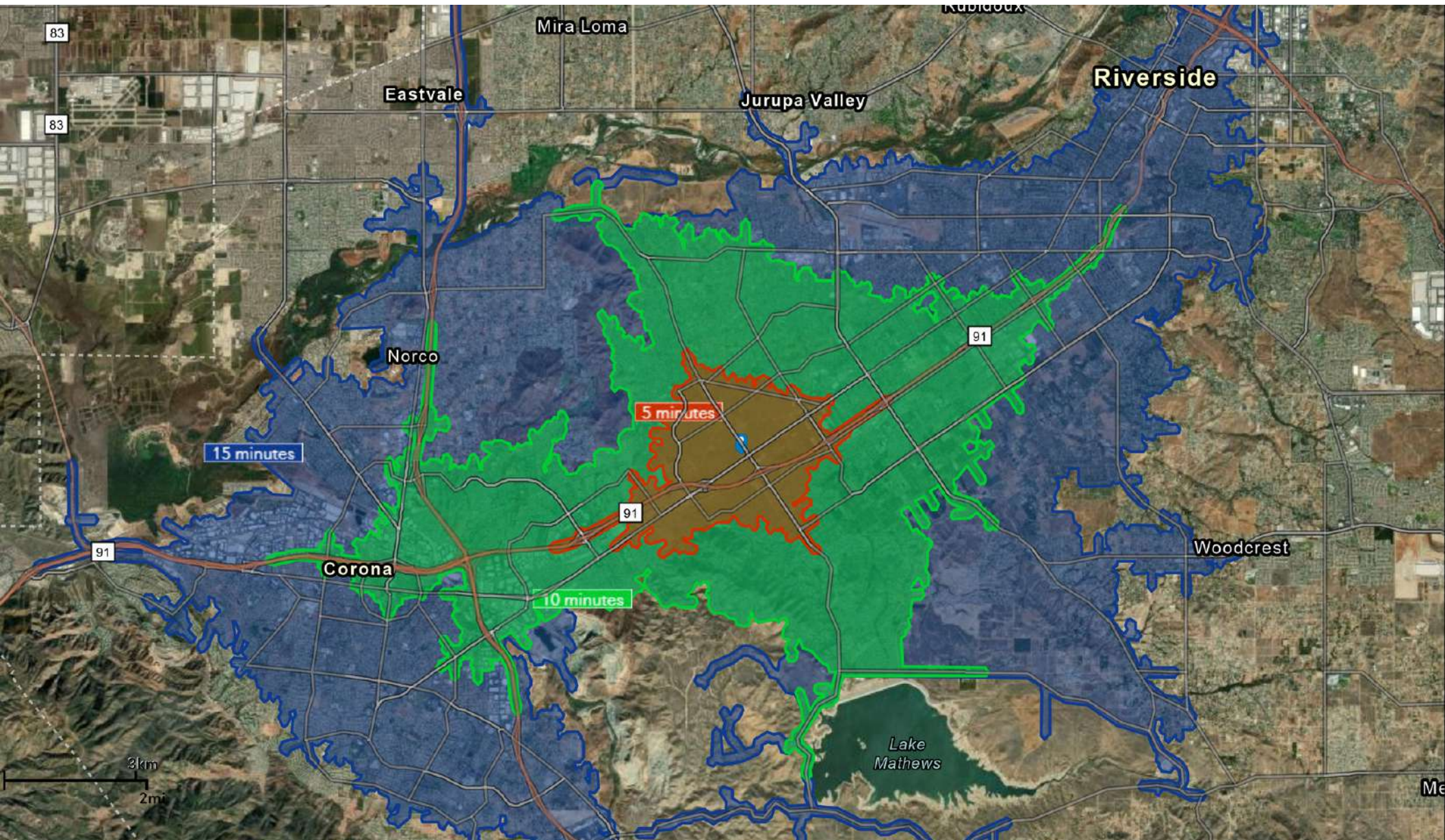
RETAILER MAP



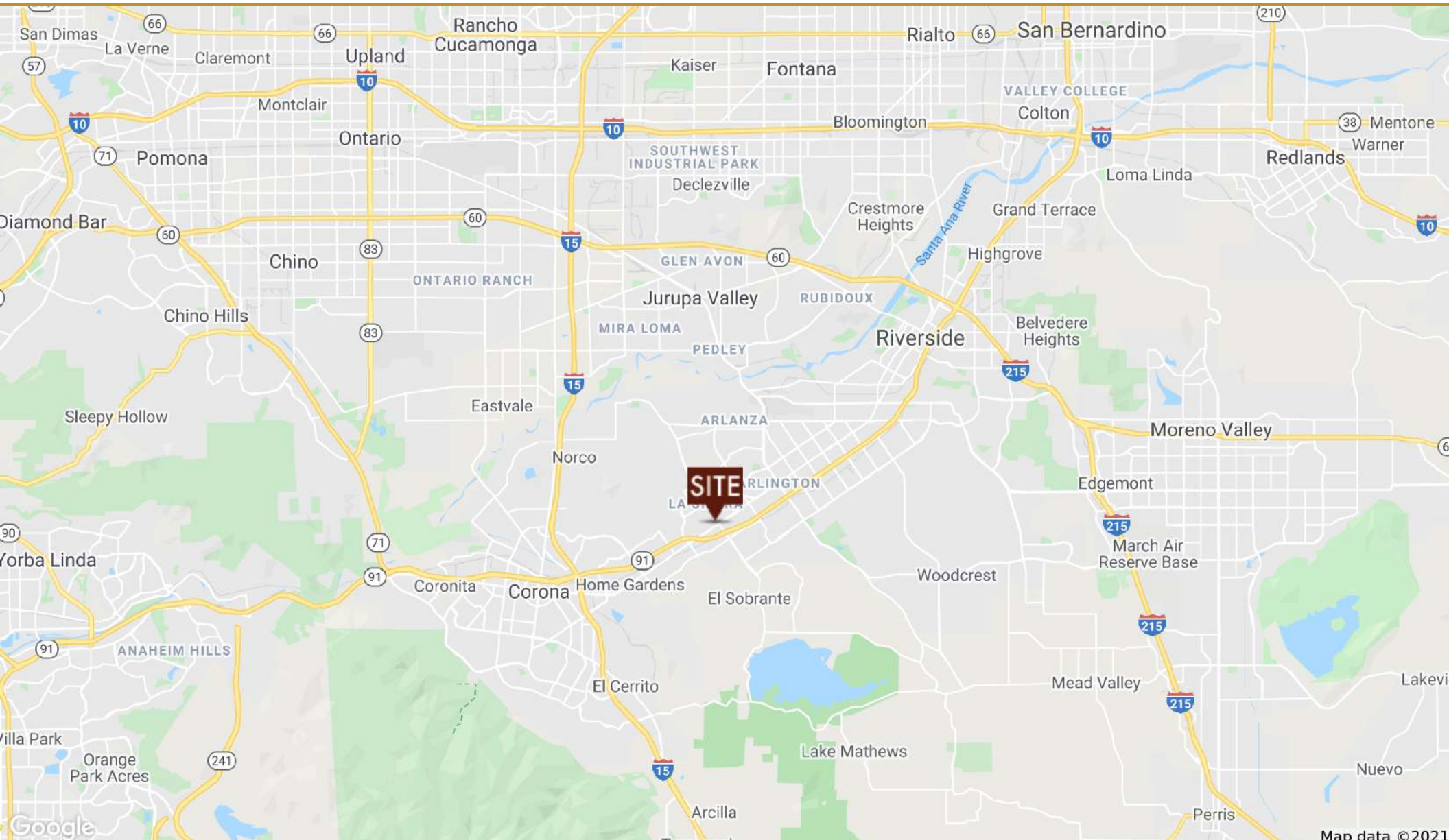
LOCATION AERIAL MAP



DRIVE TIME MAP



REGIONAL MAP



DEMOGRAPHICS

	5 min	10 min	15 min
POPULATION			
2023 Total Population	44,367	142,320	259,006
2023 Median Age	33.7	33.2	33.6
2023 Total Households	13,692	40,347	74,902
2023 Average Household Size	3.2	3.5	3.4
INCOME			
2023 Average Household Income	\$108,074	\$116,255	\$115,186
2023 Median Household Income	\$81,660	\$87,550	\$88,650
2023 Per Capita Income	\$33,436	\$33,097	\$33,444
BUSINESS SUMMARY			
2023 Total Businesses	2,195	5,069	11,803
2023 Total Employees	15,351	42,763	109,543