

UNIVERSITY HEIGHTS SHOPPING CENTER AT UC RIVERSIDE | 3375 Iowa Avenue, Riverside, CA



1,100± SF & 2,400± SF RETAIL SUITES AVAILABLE WITHIN 35,660± SF SHOPPING CENTER



Available Immediately:

- Located within walking distance of the University of California, Riverside and surrounded by higher density residential
- 2,400± SF former gym off Iowa Avenue
Asking \$1.50 PSF plus NNN
- Monthly NNN estimated at \$0.95 PSF

Features:

- Great visibility with Iowa Avenue frontage and potential for freeway building signage
- Immediate access off I-215 Freeway
- Signalized corner location with four points of entry (excellent ingress and egress)
- Directly across from Starbucks and Stater Bros anchored center with Jack-in-the-Box, Farmer Boys, Duke's Bar & Grill and more

Exclusively Listed By:

Scott Forest
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Founded in 1988
www.WestMarCRE.com
WestMar Commercial Real Estate



±25,000 STUDENTS AND MORE THAN 1,600 APARTMENTS IN 1/2 MILE RADIUS OF CENTER

SUITE	TENANT NAME	SF	SUITE	TENANT NAME	SF
I320 ABC	New Indian Sweets & Spices	2,577	3375 F	Smoke Shop	825
I320 D	Falaful	882	3375 G	Cell Phone Repair	825
3355 A	My Hero Subs	1,125	3375 H	Pizza Restaurant	1,100
3355 B	American Donuts	1,125	3375 I	Metro PCS	1,100
3355 C	Ace Dental Group	1,125	3375 J	Insurance	1,100
3355 D	Morgan Barber SHop	1,125	3375 K	Poke Bistro	1,100
3375 A	Liquor Store	2,100	3375 L	Boba Shop	1,100
3375 B	Joy Embroidery	2,375	3375 M	Iowa Coin Laundry	2,448
3375 C	AVAILABLE \$1.50 PSF NNN (Spin Tyme Fitness)*	2,400	3375 N	Hala Produce Market	2,610
3375 D	Mexican Seafood	1,100	3375 O/P	La Playita Mexican Market	6,200
3375 E	Gold Nails Salon	825	PARKING RATIO: 3.94: 1,000 SF TOTAL SF: ±35,660		

*Available Now

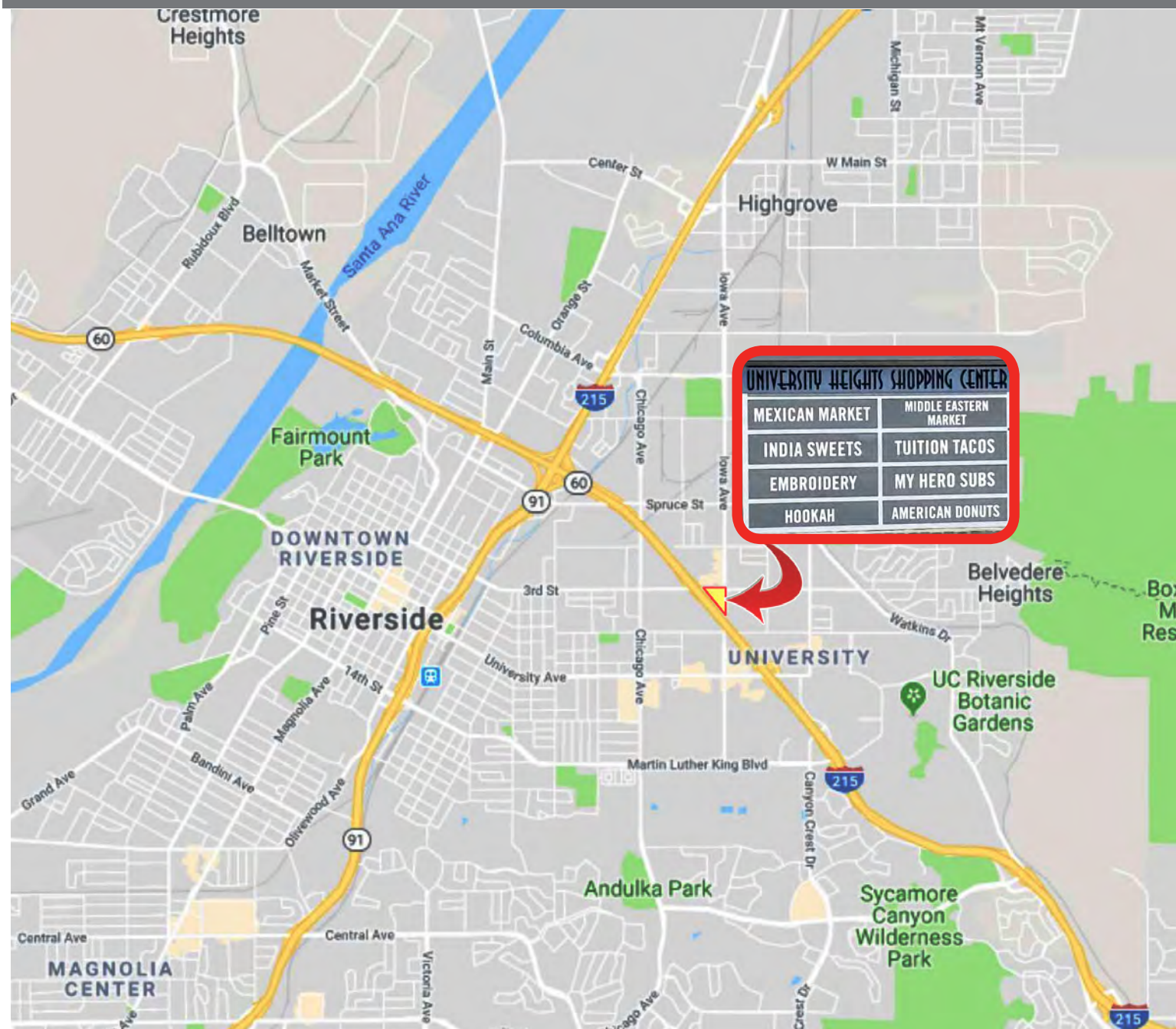
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FOURTH LARGEST COUNTY BY POPULATION AND THE #1 POPULOUS CITY IN THE I.E.



300,000+ PEOPLE LIVE IN THE CITY OF RIVERSIDE WITH 44,000+ STUDENTS METRICULATING

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.

Traffic Counts

Source: CoStar 2022	ADT
Iowa Avenue at Blaine Street	±22,340
I-15 Freeway at Blaine Street	±243,211
I-15 Freeway at Linden Street	±161,583



Demographics

Source: CoStar 2022	1 mile	3 mile	5 mile
2022 Population (Estimated)	22,833	99,900	216,597
2027 Population (Projected)	24,231	106,201	229,666
Daytime Employee Population	10,699	49,610	92,645
Average Household Income	\$46,816	\$82,507	\$91,288

