

University Heights Shopping Center

At UC Riverside | 3375 Iowa Avenue, Riverside, CA 92507

FOR LEASE



**1,100 & 2,400± SF
SUITES AVAILABLE**



**\$1.50 PSF NNN
STARTING MONTHLY
LEASE RATE**



**2,400± SF RETAIL SUITE / 1,100± SF RETAIL SUITE
AVAILABLE WITHIN 35,660± SF SHOPPING CENTER**

Available Immediately:

- **Suite C:** 2,400± SF former gym
- **Suite I:** 1,100± SF former Metro PCS

- Located within walking distance of the University of California, Riverside and surrounded by higher density residential
- 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



Demographics

Source: CoStar 2023	1 mile	3 mile	5 mile
2023 Population (Estimated)	21,664	95,737	209,332
2028 Population (Projected)	21,484	95,638	209,198
Daytime Employee Population	10,347	62,812	105,481
Average Household Income	\$49,844	\$87,676	\$93,495

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

Exclusively Marketed By:

Scott Forest

Senior Vice President
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(951) 491-6300

sforest@westmarcre.com



41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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

SUITE	TENANT NAME	SF	BASE LEASE RATE PSF/MONTH
1320 ABC	New Indian Sweets & Spices	2,577	
1320 D	Falaful	882	
3355 A	My Hero Subs	1,125	
3355 B	American Donuts	1,125	
3355 C	Ace Dental Group	1,125	
3355 D	Morgan Barber Shop	1,125	
3375 A	Liquor Store	2,100	
3375 B	Joy Embroidery	2,375	
3375 C	AVAILABLE IMMEDIATELY (Spin Tyme Fitness)	2,400	\$1.50
3375 D	Indian Restaurant & Bakery	1,100	
3375 E	Gold Nails Salon	825	
3375 F	Smoke Shop	825	
3375 G	Cell Phone Repair	825	

SUITE	TENANT NAME	SF	BASE LEASE RATE PSF/MONTH
3375 H	Pizza Restaurant	1,100	
3375 I	AVAILABLE	1,100	\$1.95
3375 J	Insurance	1,100	
3375 K	Poke Bistro	1,100	
3375 L	Boba	1,100	
3375 M	Iowa Coin Laundry	2,448	
3375 N	Hala Produce Market	2,610	
3375 O/P	La Playita Mexican Market	6,200	
PARKING RATIO: 3.94: 1,000 SF TOTAL SF: ±35,660			

NNN's Estimated at \$1.21 PSF Per Month (2023)



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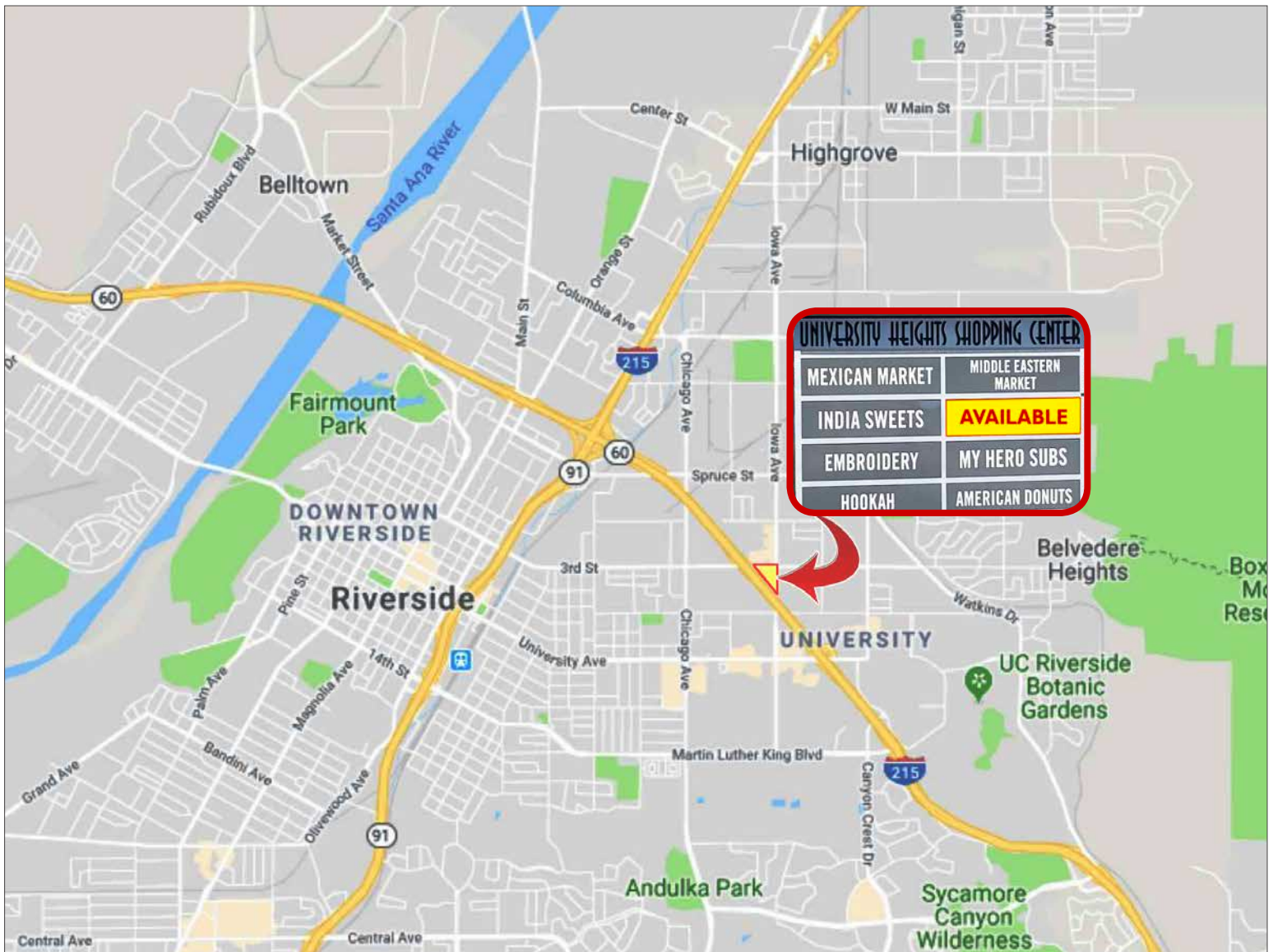
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FOURTH LARGEST COUNTY BY POPULATION AND THE #1 POPULOUS CITY IN THE I.E.



300,000± PEOPLE LIVE IN THE CITY OF RIVERSIDE WITH 44,000± STUDENTS MATRICULATING



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