

# NEW RETAIL DEVELOPMENT OPPORTUNITY FOR SALE

SWC Center St & Garfield Ave, Riverside, CA

- $\pm 11$  Acres ( $\pm 479,160$  SF)
- The subject property is located along Center St. at the gateway of the  $\pm 1,300$  residential unit mixed use project.
- Located within 1 mile of Spring Mountain Ranch, a  $\pm 1,500$  home master planned development.
- Underserved trade area with very limited commercial availability.
- Ideal for a neighborhood retail shopping center development.





# COMMUNITY CONCEPT

SWC Center St & Garfield Ave, Riverside, CA

## COMMERCIAL RETAIL



## 200 UNIT SENIOR HOUSING



## 62-124 (4-PLEX) CONDOMINIUMS



## 144-266 MULTI-FAMILY UNITS



## COMMUNITY PARK



## 98-147 TOWNHOMES



## 360 MULTI-FAMILY UNITS



## 216 CONDOMINIUMS



\* All renderings are conceptual designs



# VICINITY MAP

SWC Center St & Garfield Ave, Riverside, CA



## SITE DEMOGRAPHIC SUMMARY

	1 MILE	2 MILE	3 MILE
POPULATION	9,471	28,089	75,411
AVG. HH INCOME	\$74,966	\$73,764	\$61,288
MEDIAN AGE	32	33	29
TOTAL HOUSEHOLDS	2,734	9,198	23,204



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