

3610 Park Sierra Dr

INLAND EMPIRE / RIVERSIDE, CA



WE ARE
THE CENTER
OF RETAIL

FOR LEASE / PRIME RESTAURANT LOCATION W/ EQUIPMENT



RETAIL SPACE

±8,500 SF

LOT SIZE

±1.29 acres

FOR LEASE

\$1.75 PSF NNN

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NEIGHBORING TENANTS

Kaiser Permanente, Riverside County Department of Social Services, CVS, LA Fitness, Pep Boys, McDonald's, Red Lobster, Panda Express, Raising Cane's Chicken Fingers, Blaze Pizza, Tokyo Joe's, Walgreens and more

COMMENTS

- Exceptional Parking with Seven Stalls Per 1,000 SF
- Freeway Signage with high visibility for the 91 Freeway with $\pm 197,000$ VPD
- Strategic Location next to Kaiser Permanente Riverside Medical Center
- Approved for a Two-Story Medical/Medical Office Use
- Former Farrell's Ice Cream Parlour
- Approved Uses: Entertainment, Night Club, Medical, Retail and Office
- Renovated 2013 with good visible structure and restaurant equipment present

NEIGHBORHOOD DEMOGRAPHICS



TOTAL
POPULATION



AVERAGE
HOUSEHOLD INCOME



TOTAL
HOUSEHOLDS

3 Miles

132,463

79,039

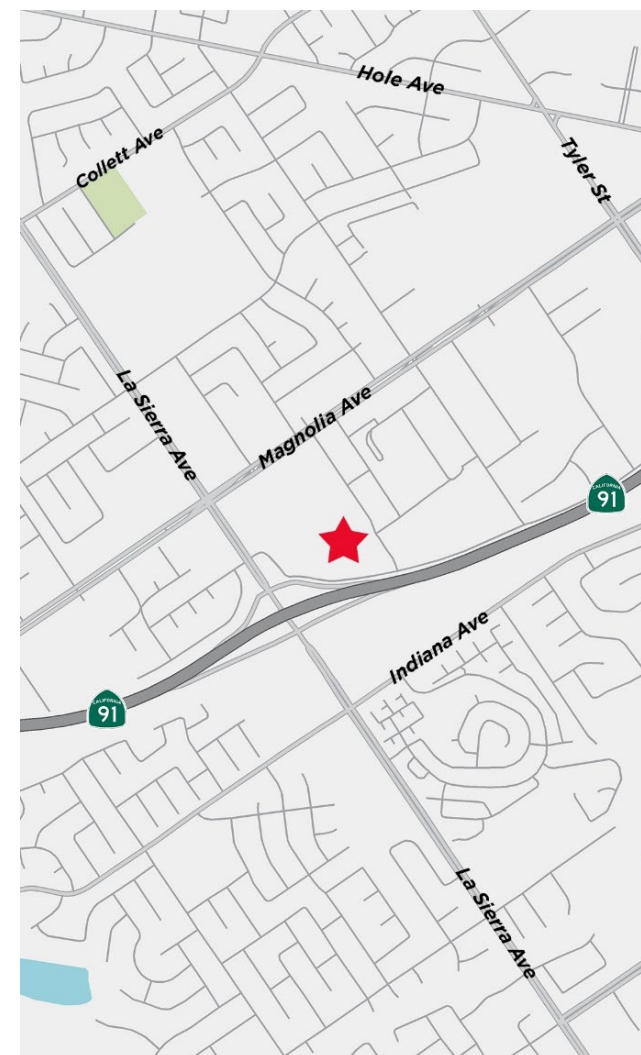
37,520

5 Miles

240,149

79,637

69,098

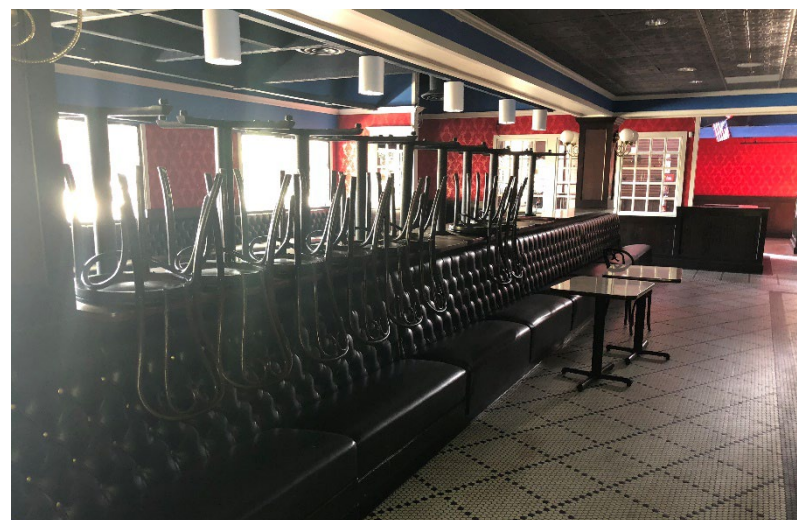
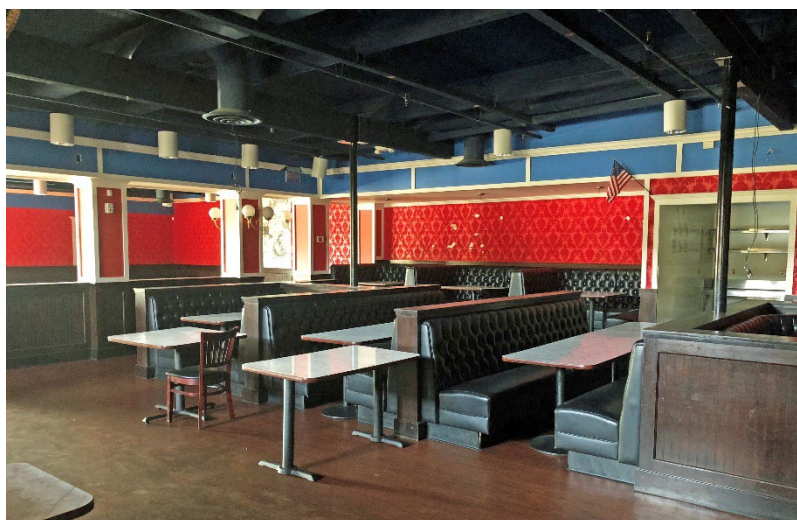


Nicole Brosious / nicole.brosious@cushwake.com / +1 909 942 4694 / Lic. 02004624
Joseph Lising / joseph.lising@marcusmillichap.com / +1 949 419 3227 / Lic. 01248258

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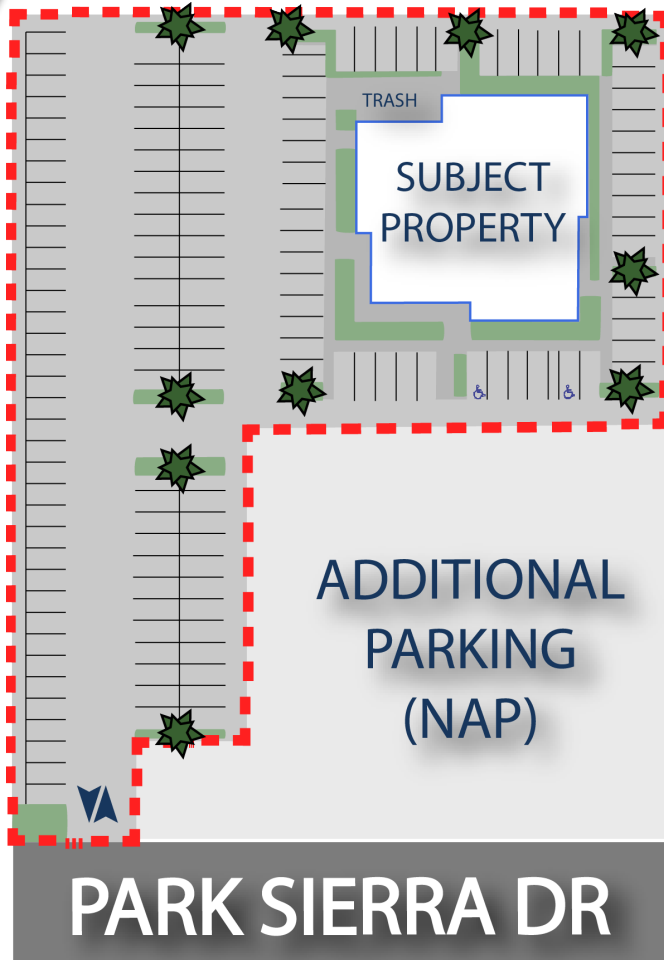


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