

**3767 IOWA AVE
RIVERSIDE, CA 92507**

**26,136 SF LOT + 4,978 SF
BUILDING - INVESTMENT
OPPORTUNITY**



KEITH BUA

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3767 Iowa Ave, Riverside, CA 92507

PROPERTY INFORMATION

PROPERTY TYPE	Retail / Mixed Use
BUILDING SIZE	4,978 SF
LOT SIZE	0.6 Acres
BUILT	1963
ZONING	MU (Mixed Use)
PARCEL	250-190-036
PARKING	30 Spots





PROPERTY HIGHLIGHTS

- **Established Trade Area:** Located near UC Riverside within a dense student and residential community, the property benefits from a strong built-in customer base and consistent daily activity.
- **National Retail Presence:** Situated within a Starbucks-anchored center, the site enjoys enhanced visibility, steady traffic, and the synergy of an established national co-tenant.
- **Turnkey Restaurant Opportunity:** Fully equipped Mexican restaurant featuring dedicated banquet and event space, allowing for immediate operation and diversified revenue potential.
- **Connectivity & Accessibility:** Convenient access to the I-215 freeway provides seamless regional connectivity to surrounding neighborhoods, universities, and commuter corridors.
- **Value-Add Potential:** Positioned within a designated redevelopment zone in a rapidly evolving area, offering long-term upside through future redevelopment or repositioning opportunities.
- **On-Site Convenience:** Private parking lot provides added accessibility and convenience for customers, staff, and event attendees.



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RETAILER & TRAFFIC GENERATOR MAP



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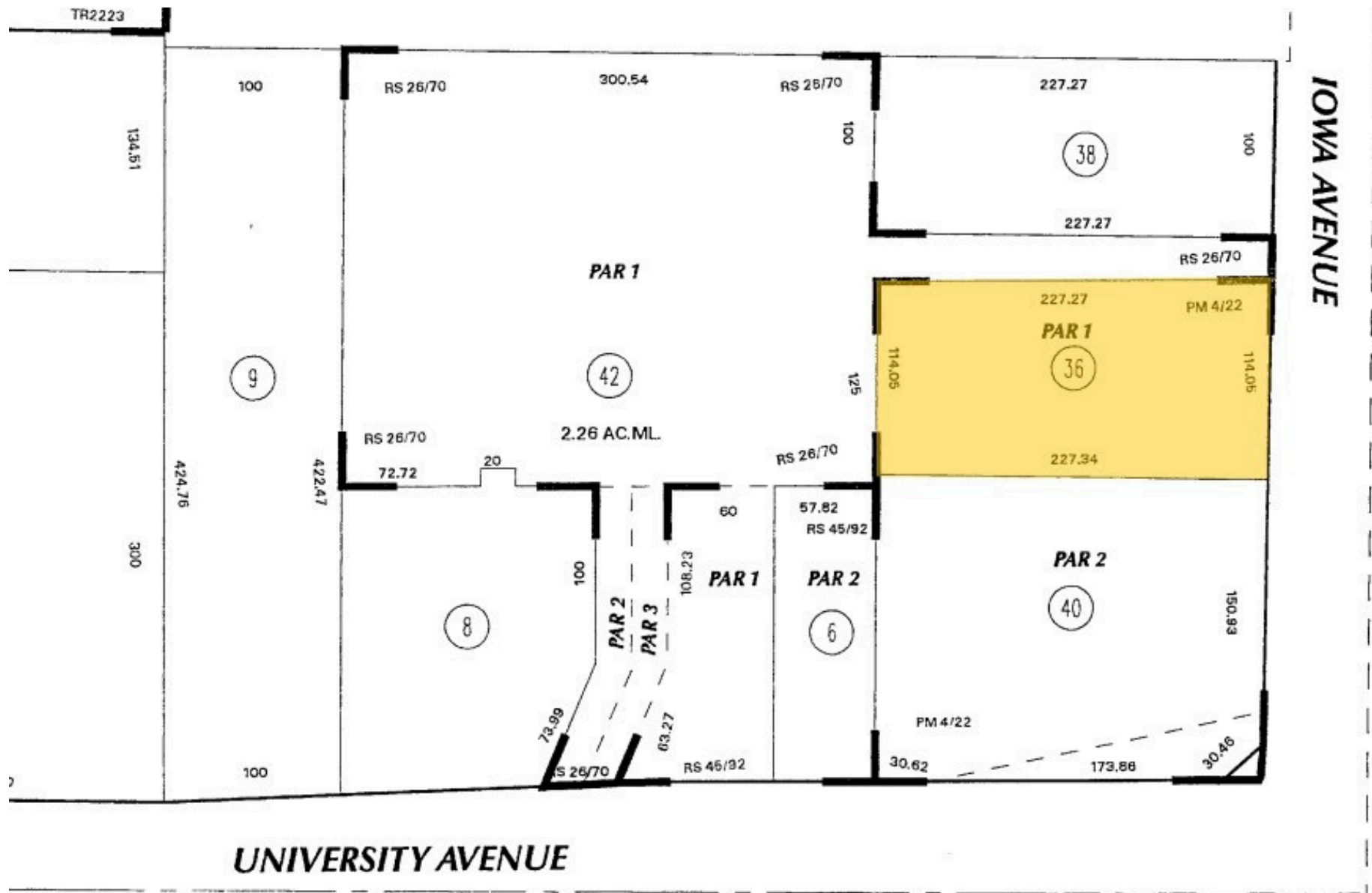
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ADDITIONAL PHOTOS



SITE PLAN



SBA LOAN SCENARIO

PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$ 4 , 204 , 000
TENANT IMPROVEMENTS	
SBA/CDC FEES	\$51,000
TOTAL PROJECT COST	\$4,255,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$2,102,000	6 . 20%	25 Years 25 Yr. Amort.	1st Deed	\$13,801	\$165,616
SBA 504 LOAN	40%	\$1,732,600	5.94% Apr '26	25 Years Full Amort.	2nd Deed	\$11,100	\$133,196
BORROWER	10%	\$420,400					
TOTAL	100%	\$4,255,000				\$24,901	\$298,813

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the same time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.65% of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (Including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.
BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Lee Kleinman
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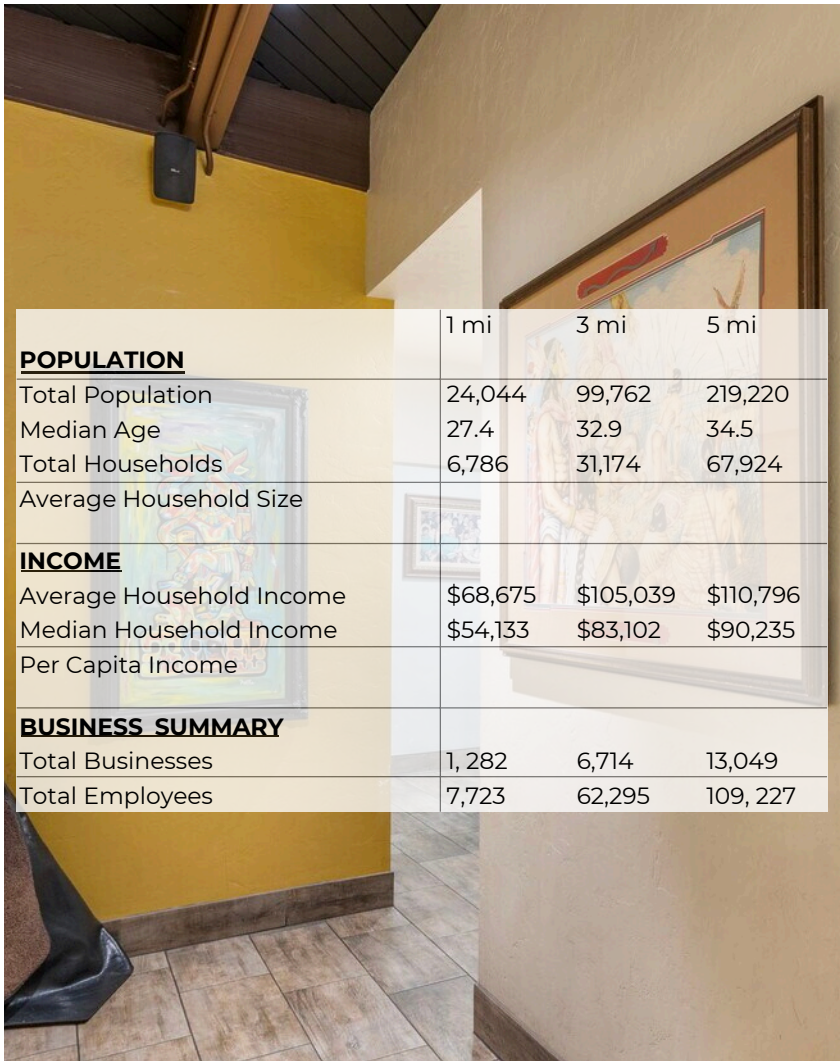


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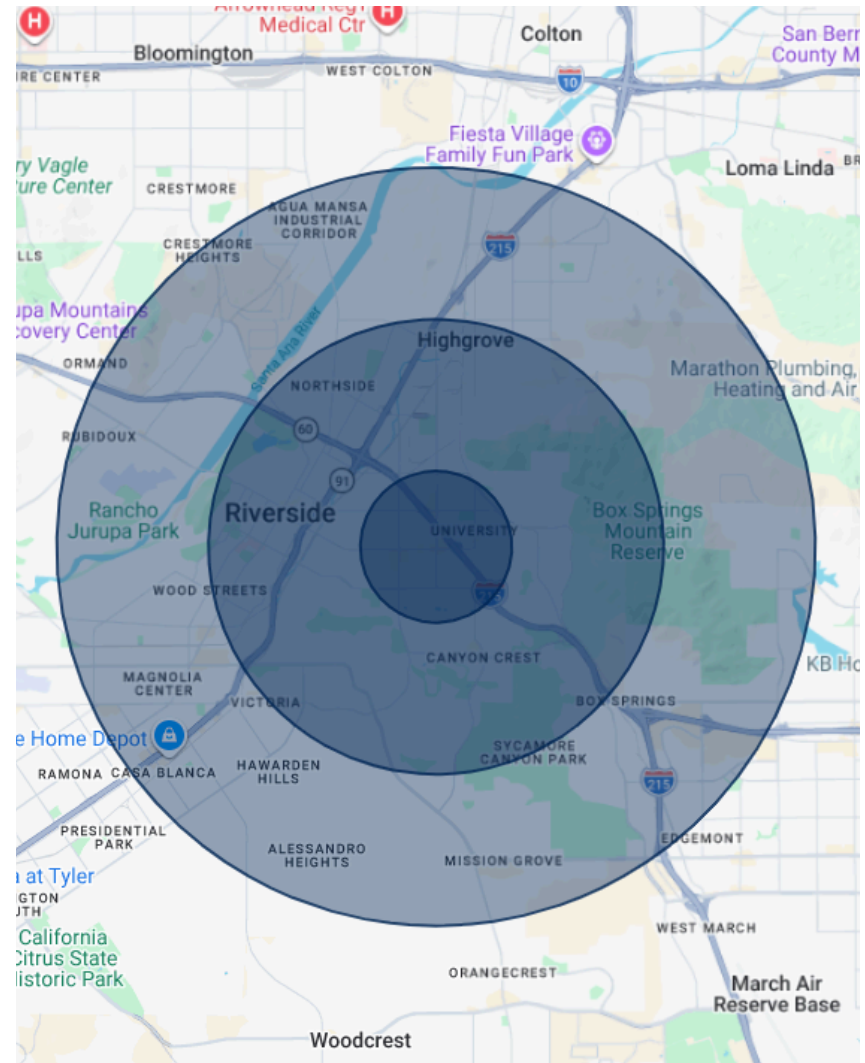
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DEMOGRAPHICS



	1 mi	3 mi	5 mi
POPULATION			
Total Population	24,044	99,762	219,220
Median Age	27.4	32.9	34.5
Total Households	6,786	31,174	67,924
Average Household Size			
INCOME			
Average Household Income	\$68,675	\$105,039	\$110,796
Median Household Income	\$54,133	\$83,102	\$90,235
Per Capita Income			
BUSINESS SUMMARY			
Total Businesses	1,282	6,714	13,049
Total Employees	7,723	62,295	109,227



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