High-End Grocery, Retail and Restaurants
Canyon Crest Drive at Central Avenue, Riverside

2019 Demographics

<table>
<thead>
<tr>
<th>Report</th>
<th>2 Miles</th>
<th>3 Miles</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>42,564</td>
<td>81,687</td>
</tr>
<tr>
<td>Average Household Income</td>
<td>$88,596</td>
<td>$87,514</td>
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<tr>
<td>2024 Income Projection</td>
<td>$99,109</td>
<td>$97,730</td>
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</tbody>
</table>

Features

- Riverside's highest end neighborhood center
- Anchored by Ralph's Fresh Fare grocery store, Canyon Crest Athletic Club, Rite Aid, numerous restaurants and banks
- Strategic location with no competition within 2 miles
- High income residential community with highly skilled, professional and educated population
- 50,000 SF offices fully leased = daytime population

For Leasing Information:
(951) 686-1222
www.shopcanyoncrest.com

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.