

TAVA CENTER FOR LEASE

3457 Arlington Avenue
Riverside, CA 92506

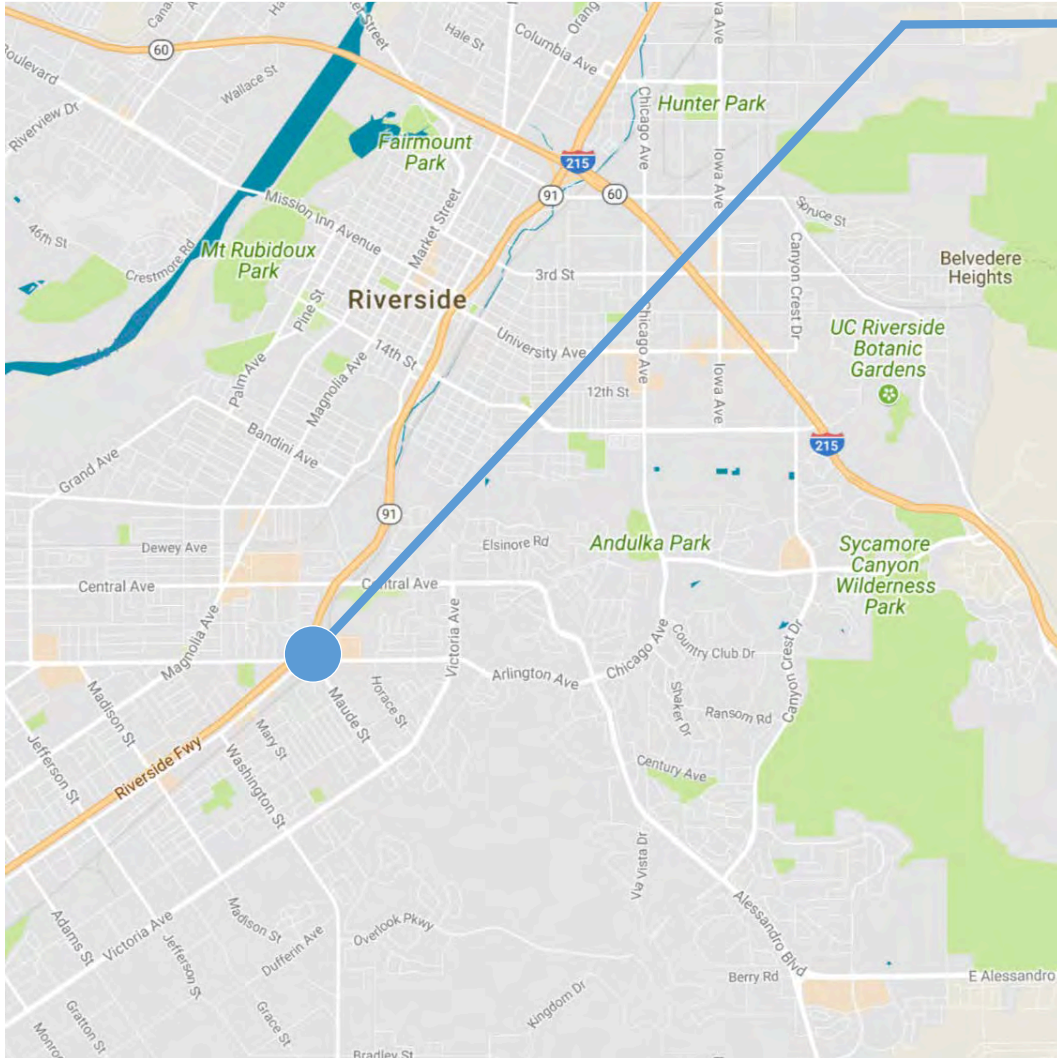


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Property Highlights:

- 2,000 SF fully fixtured 2nd generation restaurant for lease
- Freeway visible, high profile location fronting the 91 Freeway at Arlington Avenue
- Traffic counts of approximately 208,748 cars per day
- Communal grease interceptor
- Adjacent to LA Fitness and Target
- High daytime employment with approximately 14,878 workers in a 1 mile radius

Demographics:

| 2023 Estimates | 1 MILE | 2 MILE | 3 MILE |
|----------------|-----------|-----------|-----------|
| Population | 13,785 | 53,662 | 113,419 |
| AHH Income | \$109,831 | \$112,635 | \$109,230 |



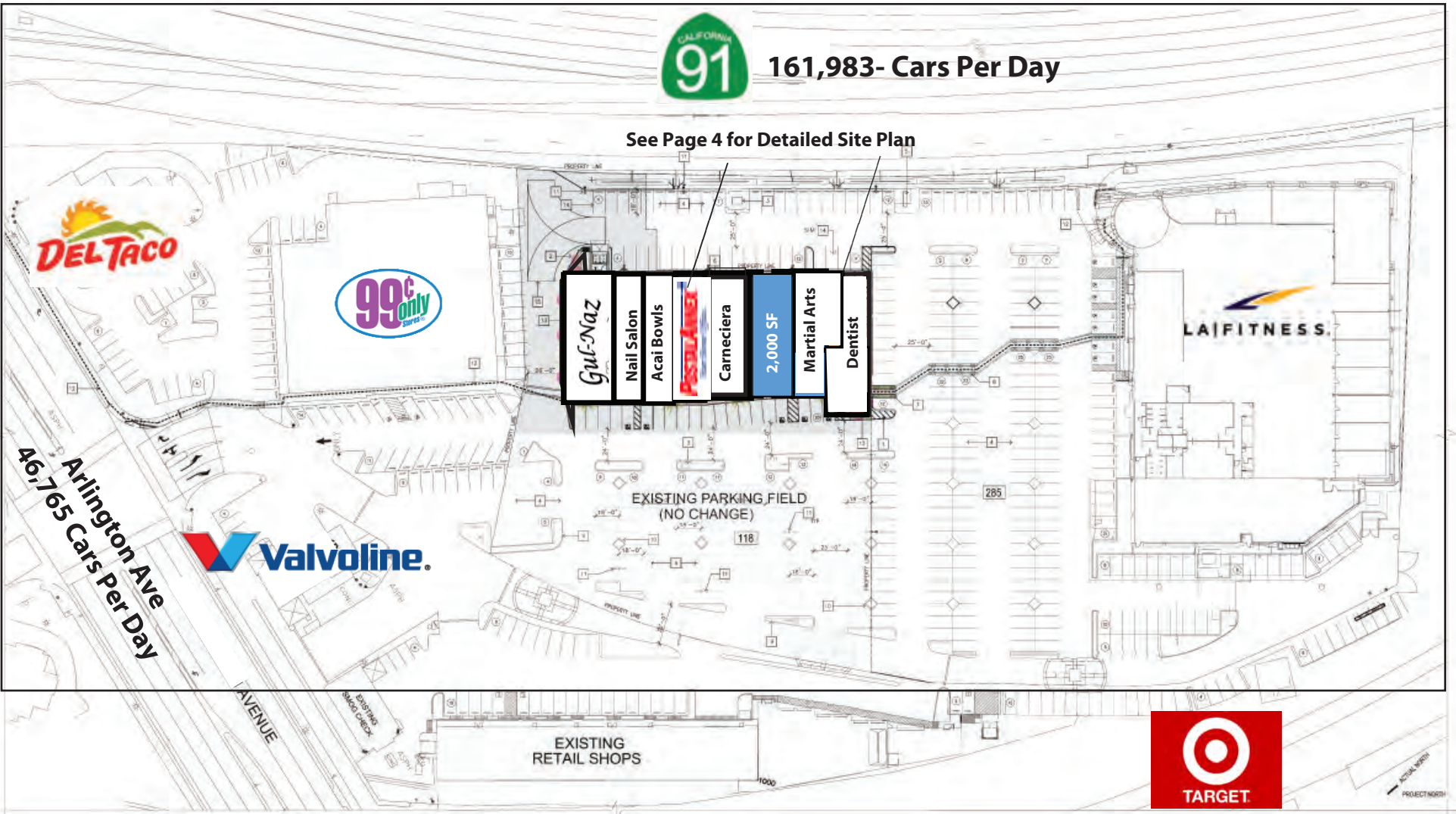
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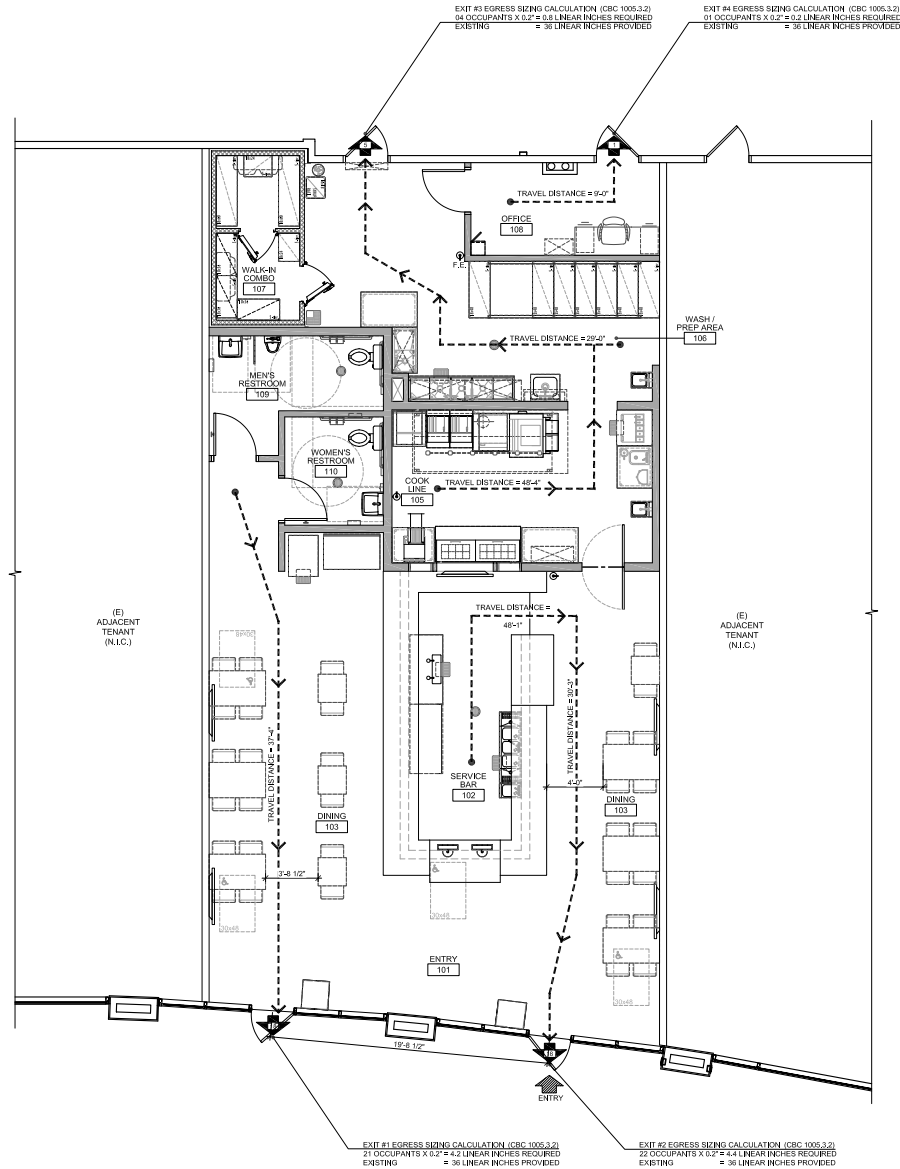
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